



**Preston
Rowe
Paterson**

National Property Consultants

Property *Market* Report

Queensland

About This Report

Preston Rowe Paterson prepare standard research reports covering the main markets within which we operate in each of our capital cities and major regional locations.

The markets covered in this research report include the commercial office market, industrial market, retail market, hotel and leisure market and residential market as well as economic factors impacting on the real estate markets within we operate.

We regularly undertake valuations of commercial, retail, industrial, hotel and leisure, residential and special purpose properties for many varied reasons, as set out later herein. We also provide property management services, asset and facilities management services for commercial, retail, industrial property as well as plant and machinery valuation.

To compile the research report we have considered the most recently available statistics from known sources. Given the manner in which statistics are compiled and published they are usually 3-6 months out of date at the time we analyse them. Where possible we consider short term movement in the statistics by looking at daily published data in the financial press. Where this shows notable fluctuation, when compared to the formal published numbers we have commented accordingly.

June Quarter 2013

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Economic Fundamentals

GDP

GDP figures for the June quarter are not available until the 4th September 2013 however PRP research over the March 2013 quarter revealed that the Australian economy recorded growth of 1.33% which brings annual growth to 3.03%.

In seasonally adjusted terms, the main contributors to expenditure on GDP were Net exports which increased by 1% and Final Consumption expenditure increasing by 0.4 percentage points. The main declines were total gross fixed capital formation and changes in inventories with declines of 0.7 percentage points and 0.4 percentage points respectively.

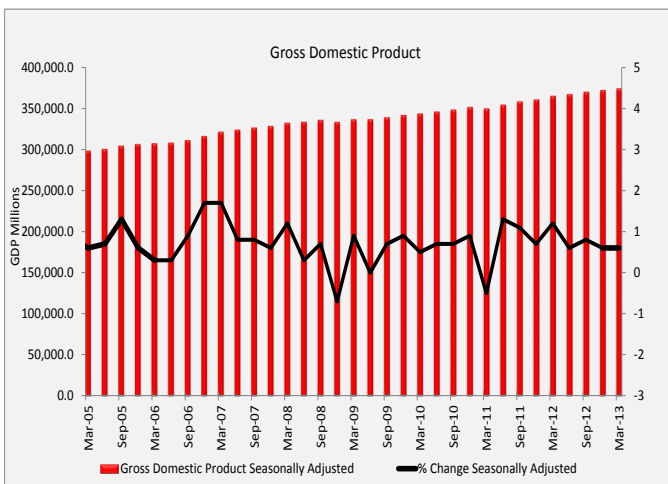


Chart 1 – Gross Domestic Product (GDP) – Source ABS

Labour force

Figures released by the Australian Bureau of Statistics revealed that the unemployment rate increased by 0.2 percentage points to 5.7% as at June 2013.

Employment over the month recorded growth of 0.089% which brings total employment to 11,668,533 persons. Unemployment over the month increased by 23,732 persons to 709,297, year on year comparison revealed an 11.88% increase in the number of unemployed persons.

The participation rate recorded a slight increase of 0.1 percentage points to 65.3% as at June 2013, with year on year comparison revealing a 0.1% increase.

Over the month of June 2013 aggregate number of hours worked increased by 8.82 million hours to a total of 1,638.6 million hours seasonally adjusted.

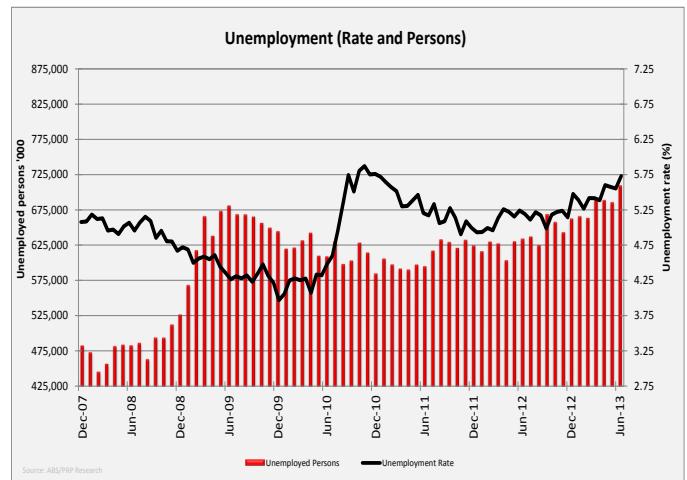


Chart 2 – Unemployment – Source ABS

Interest Rates

At the date of publishing, the official Cash Rate over the June quarter 2013 declined by 25 basis points to 2.75%. The decline took place in May and remained unchanged for the months of April and June. The Media Release from the RBA's Glenn Stevens for May 2013 provided the Board's reasoning for a reduction in the cash rate;

"The board has previously noted that the inflation outlook would afford scope to ease further, should that be necessary to support demand. At today's meeting the Board decided to use some of that scope. It judged that a further decline in the cash rate was appropriate to encourage sustainable growth in the economy, consistent with achieving the inflation target".

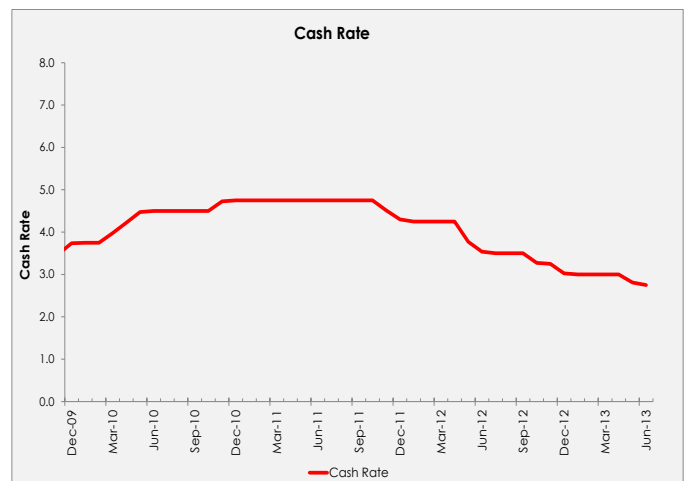


Chart 6 – Cash Rate – Source RBA

CPI

The Consumer Price Index (CPI) rose by 0.4% in the June quarter 2013 with the index now recording 102.8, reflecting annual growth of 2.4%. The most significant price rises this quarter were for medical and hospital services increasing by 3.4%, tobacco with a 3% increase and furniture increasing by 4.8%.

The most significant declines were experienced by domestic holiday travel and accommodation, decreasing by 4% and automotive fuel declining by 3.1%.

The Housing Group recorded growth of 0.6% over the quarter to June 2013. The sub-groups which contributed to this increase were new dwelling purchase by owner-occupiers (+0.9%) and rents (+1.1%). Over the twelve months to June, the housing group recorded a 5.3% increase, with main contributors being electricity (+17.2%), new dwelling purchase by owner-occupiers (+3.6%) and rents (3.4%).

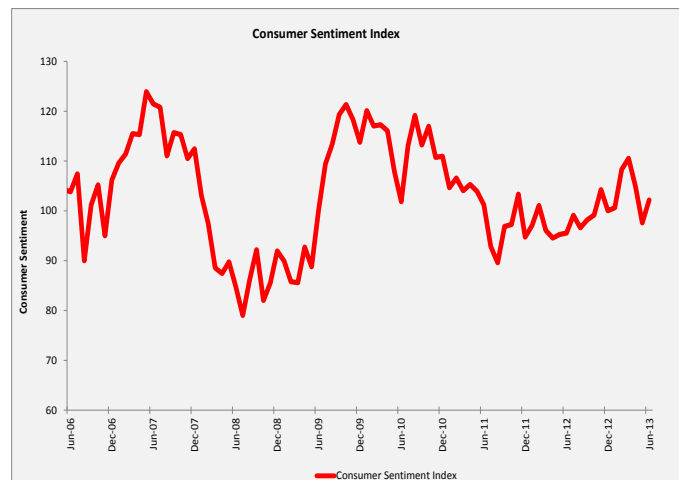


Chart 5 – Consumer Sentiment Index—Source—Westpac Melbourne Institute Survey

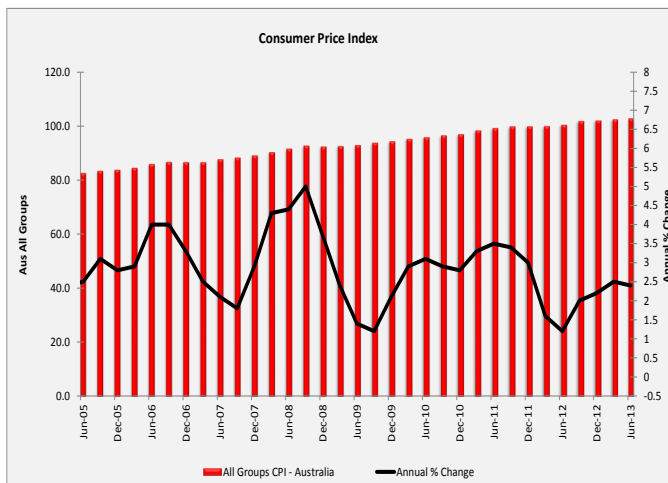


Chart 4– Consumer Price Index—Source—ABS

Consumer Sentiment

The Consumer Sentiment Index increased by 4.7% in June from 97.6 in May to 102.2 in June. Over the quarter this was the only increase in sentiment. From March 2013 to May 2013 the index fell by 11.7% from 110.5 to 97.6. In the twelve months to June 2013, the index has recorded growth of 7.25% increasing from 95.6 to 102.2.

With the index over the 100 level again this indicates that optimists outnumber pessimists despite consumer sentiment sitting 7.56% below its peak of 110.5 in March 2013.

Commercial Office Market

Brisbane CBD

Investment Activity

PRP Research recorded a number of reported sales transactions that occurred in the Brisbane CBD Office Market during the three months to June 2013.

South Australian Motor Accident Commission has acquired a 50% share in a 34 level office tower situated at **400 George Street in the Brisbane CBD for \$195.8 million**. The building has been purchased from Grosvenor Fund Management and reflects an internal rate of return of 8.91%.

The Gasometer 2 project on **Skyring Terrace, Newstead in Brisbane** comprising **23,400 sqm** has been purchased by PSP Investments and Charter Hall from FKP Property Group for an undisclosed amount.

The Dexu Property Group and Dexu Wholesale Property Fund have purchased a **55,000 sqm** office tower project at **480 Queen Street for \$543.9 million** with completion expected in 2016.

Abacus Property Group has purchased an office building in Brisbane's Queen Street mall at **33 Queen Street** for a reported **\$34 million** reflecting a yield of 9.4%.

A 19 level office tower at **259 Queen Street, Brisbane CBD** being purchased by Investa Commercial Property Fund is being finalised for approximately **\$173 million**. The sale reflects a **yield of 8.5%**.

Leasing Activity

PRP Research recorded relatively low leasing transactions that occurred in the Brisbane CBD Office Market during the three months to June 2013.

Office space at **150 Charlotte Street, Brisbane CBD** comprising **7,460 sqm** has been leased by Boeing Defence Australia from CIMB Trust Capital at an undisclosed rent for a term of 10 years.

Office space at **One One One Eagle Street in the Brisbane CBD** of **1,000 sqm** has been leased by PetroChina from the GPT Group at a gross rental of **\$880 per sqm**.

A **6,000 sqm** office building at **757 Ann Street in Brisbane** has been leased by Ventryx for a reported \$3 million per annum reflecting a rate of **\$500 per sqm**.

Property Council of Australia

The latest statistics from the Property Council of Australia's (PCA) Office Market Report January 2013 have been analysed to derive at the following findings:

Supply by Grade (Stock)

In the six months to January 2013 the Brisbane CBD office market recorded growth of 27,071 sqm to bring total stock levels to 2,176,868 sqm. Supply additions to the Brisbane CBD market were 29,786 sqm which was offset by 2,715 sqm of withdrawals. Premium Grade and D Grade stock remained unchanged at 204,056 sqm and 61,507 sqm respectively.

A Grade office stock recorded the most significant growth with 28,077 sqm of new supply added due to completion of a new development at 145 Ann Street. A Grade total office stock levels are now at 851,663 sqm and makes up approximately 39% of the Brisbane CBD office market. The B Grade office market recorded withdrawals of 2,715 sqm in the six months to January 2013 with total stock levels now at 842,058 sqm. Finally, C Grade office supply recorded marginal growth of 1,709 sqm to increase the total stock to 217,584 sqm.

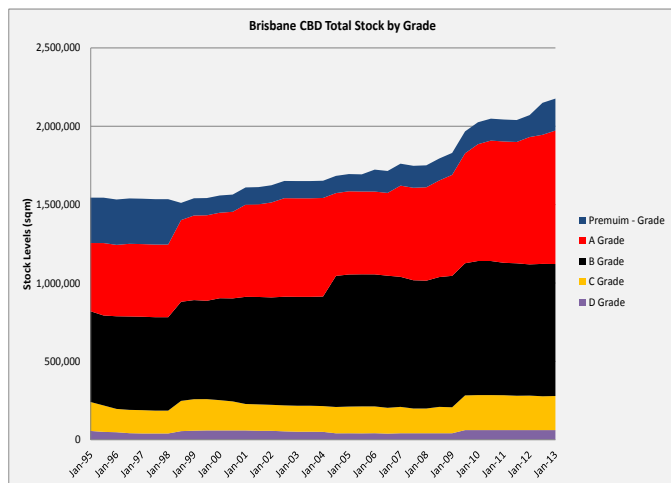


Chart 6 – Brisbane CBD Total Stock by Grade – Source ABS

Total Vacancy

The total vacancy in the Brisbane CBD office market over the six months to January has increased by 24,665 sqm (1.1%), with direct vacancy increasing 27,827 sqm and sub-lease vacancy tightening by 3,162 sqm. Total vacancy as at January 2013 was recorded at 197,516 sqm reaching its highest level since July 2010.

Premium Grade office stock recorded 23,773 sqm of vacant stock as at January 2013, a decline of 463 sqm when compared to July 2012. A Grade vacancy was 61,935 sqm accounting for 7.3% of the A Grade market.

B Grade office stock recorded an increase of 1.4% to bring total vacancy at 80,566 sqm. Finally C Grade and D Grade recorded increases of 1% and 3.1% respectively to total vacancy levels of 19,299 sqm and 11,943 sqm respectively.

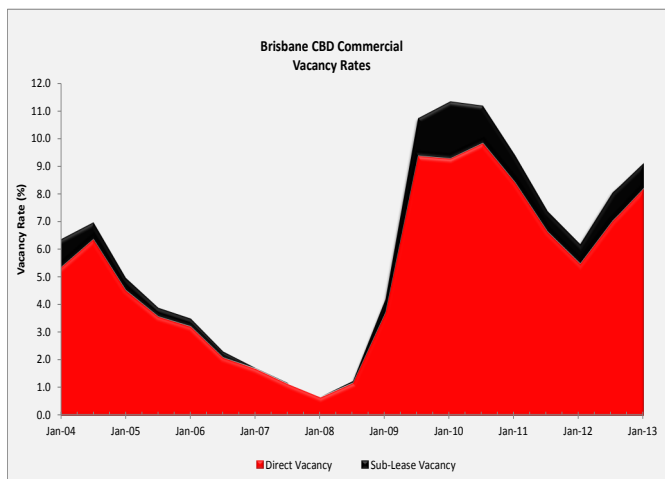


Chart 7 – Brisbane CBD Commercial Vacancy Rates – Source ABS

Gold Coast Office Market

Investment Activity

PRP Research recorded relatively low investment activity over \$5 million that occurred during the three months to March 2013. However,

The **1,485 sqm** Harbour Point office complex at **8 Santa Barbara Road at Hope Island** has been purchased by an undisclosed investor for a reported **\$6 million**.

Property Council of Australia

The latest statistics from the Property Council of Australia's (PCA) Office Market Report January 2013 have been analysed to derive at the following findings:

Supply by Grade (Stock)

The Gold Coast office market recorded a decline in total stock levels at January 2013 of 4,792 sqm which brought total stock to 464,664 sqm. Over the six months to January, there was 1,688 sqm of supply additions and 6,480 sqm of withdrawals. A Grade, C Grade and D Grade stock levels remained unchanged at 132,163 sqm, 134,624 sqm and 17,433 sqm respectively.

B Grade office stock which was the only class to record any change in supply and withdrawal accounted for the 1,688 sqm of supply additions and the withdrawal of 6,480 sqm which brought total B Grade stock at January 2013 to 180,444 sqm.

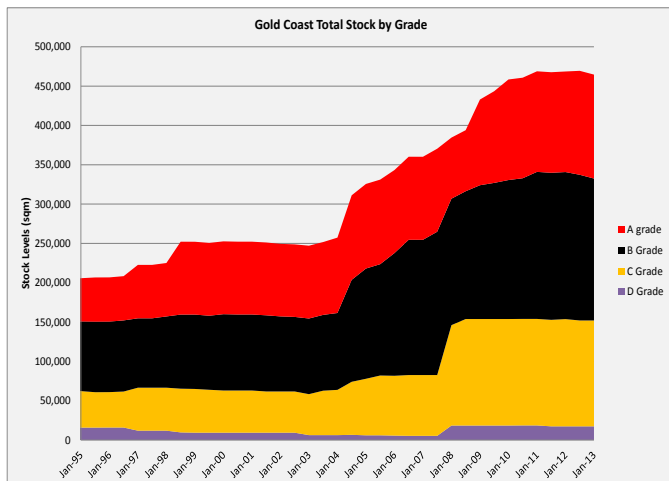


Chart 8 – Gold Coast Total Stock by Grade – Source ABS

Total Vacancy

The Gold Coast office market recorded a tightening in total vacancy over the six months to January 2013 of 1.2%. Direct vacancy accounted for a 1.7% declining to 19.1%. Sub-lease vacancy increased by 0.6 percentage points to 1.3%. The changes in direct vacancy and sub-lease vacancy reflect vacant stock levels of 88,655 sqm and 5,814 sqm respectively.

Over the six months to January 2013, A Grade office stock direct vacancy decreased by 592 sqm (0.5%) to 31,762 sqm. A Grade sub-lease vacancy increased by 3,323 sqm (2.5%) to 4,807 sqm. B Grade office space recorded a decline in both direct and sub-lease vacancy of 4.9% and 0.4% to stock levels of 27,086 sqm and 557 sqm respectively.

C Grade direct vacancy and sub-lease vacancy both recorded a minor decline of 0.1 percentage point to vacancy levels of 24,870 sqm and 450 sqm respectively. Finally, D Grade direct vacancy increased by 1,325 sqm (8.4%) to 4,937 sqm, sub-lease vacancy remained unchanged at 0 sqm.

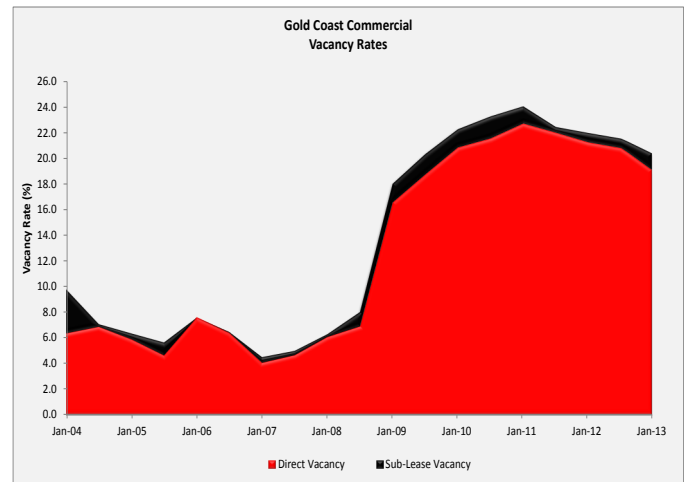


Chart 9– Gold Coast Commercial Vacancy Rates – Source ABS

Retail Market

Investment Activity

PRP Research recorded a number of retail transactions that occurred in Queensland during the June quarter 2013;

The **3,371 sqm** Daisy Hill Shopping Village situated at **3 Cupania Street, Daisy Hill in Brisbane** has been purchased by Yeh Holdings for a reported **\$6.35 million**.

Federation Centres, previously called Centro Retail Australia has purchased the **14,054 sqm** Centro Gympie shopping centre in **Gympie, Queensland** for a reported **\$64 million**. Tenants for the property include Big W and Woolworths.

A private investor has purchased the 6,766 sqm Stafford Shopping Centre at **400 Stafford Road, Stafford** in Brisbane's north-west for a reported **\$6.1 million**. The centre is fully tenanted and generates annual rental of over \$500,000 reflecting an **8.7% yield**.

A **2,468 sqm** building at **160 Grafton Street, Cairns** has been purchased by a syndicate controlled by Heathley Asset Management for a reported **\$11.1 million**.

A **1,677 sqm** retail building at **8-24 Commerce Drive at Brown Plains in Brisbane** has been purchased for **\$5 million** on a reflective yield of 7.3%.

Receivers & Managers

A private investor has purchased a retail complex from receivers BDO. The property situated at **5-11 Parkland Street, Nundah in Brisbane** consists of **2,311 sqm** and was acquired for a reported **\$3.816 million**.

Leasing Activity

PRP Research recorded relatively low retail leasing activity that occurred over the three months to March 2013. However,

A **1,500 sqm** space at **650 Wickham Street, Fortitude Valley** has been leased by Aldi for a 9 year term at an approximate rental of **\$330 per sqm**.

Economic Statistics

According to the Australia Bureau of Statistics category 8501.0 Retail Trade (May 2013), the retail turnover figures recorded in Queensland produced varied results;

Total retail turnover for Queensland over the month of May increased by 0.49% to \$4595.7 million. This increase over the month reflected annual growth of 4.18%. The majority of categories recorded growth over the month of May 2013, with the most significant growth attributed to Household Goods Retailing which increased by 1.24% to a monthly turnover of \$751.8 million.

The monthly growth reflected an annual increase of 5.87% when compared to May 2012. Other retailing recorded growth of 1.13% over the month to turnover of \$660.5 million reflecting annual growth of 10.08%.

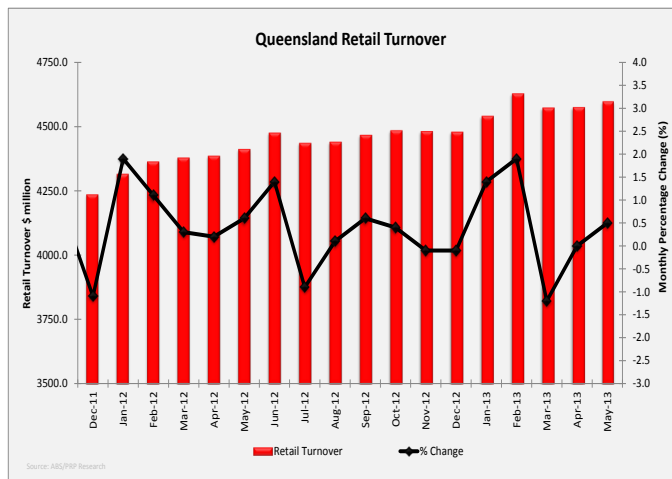


Chart 10—Queensland Retail Turnover—Source ABS

Declines over the month were recorded by Food Retailing and Footwear and other personal accessory retailing by 0.05% and 0.19% with monthly turnover of \$1965.2 million and \$103.7 million respectively.

Of the six categories analysed annual growth was recorded among all apart from Department stores which recorded a decrease in turnover of 0.48% to \$312.3 million.

The most significant growth was experienced by cafes restaurants and takeaway food services with 13.99% to turnover of \$617.7 million. This was followed by footwear and other personal accessory with 10.08% growth and household goods retailing with a 5.87% increase in turnover.

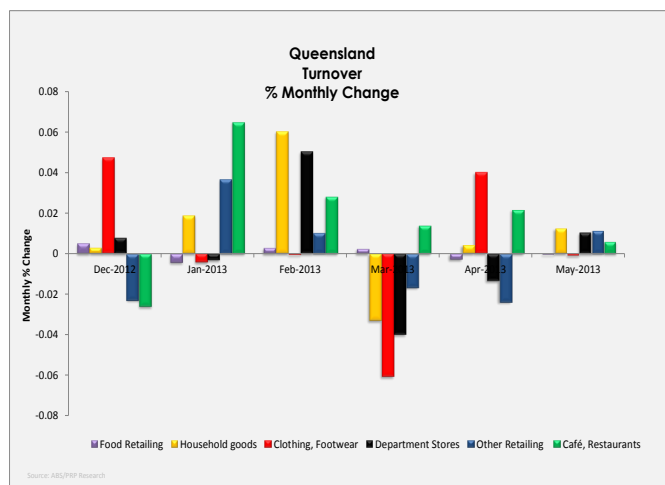


Chart 11—Queensland Turnover % Monthly Change—Source ABS

Industrial Market

Investment Activity

PRP Research recorded a number of sales transactions that occurred in the Brisbane Industrial Market, during the three months to June 2013;

Sentinel Property Group has purchased a **15,200 sqm** industrial property at **13 Ferndell Street in Brisbane** for a reported **\$13.5 million** reflecting a rate per sqm of \$888.

A **1.2 hectare** parcel of land located at **560 Olsen Avenue, Moolendinar** has been purchased by Zupp Property Group for a reported **\$3.25 million**.

A **10,135 sqm** industrial development site at **188 Pine Road, Richlands in Brisbane's outer south-west** sold for a reported **\$1.15 million**. The site currently has a four-bedroom house on the land and is zoned as future industrial land.

Leasing Activity

PRP Research recorded a number of leasing transactions that occurred in the Brisbane Industrial Market during the three months to June 2013;

An **8,099 sqm** industrial site at **33 Dunn Road, Rocklea in Brisbane** has been leased by Erb Bros Transport for a term of 7 years at an undisclosed rental.

A **2,429 sqm** industrial space at **2/71 Raubers Road, Northgate in Brisbane** has been leased by Ezi Aluminium Systems for a 7 year term at an undisclosed rental.

An office warehouse at **28 Gassman Drive, Yatala in Brisbane** comprising **1,416 sqm** has been leased by Digga Loaders for a 3 year term at a rental of **\$100 per sqm**.

Corporo has leased an office warehouse with **1,623 sqm** of space at **108 Grindle Road, Rocklea in Brisbane** for a term of 6 years at a reported rental of **\$100 per sqm**.

Tasman Structural Engineering has leased **2,100 sqm** of office warehouse space at **6 Commerce Court, Clontarf in Brisbane** for a 3 year term at a reported rental of **\$86 per sqm**.

Oil and gas services company Corpro has leased an industrial property in Rocklea, in Brisbane's south. The property situated at **108 Grindle Road** has **1430 sqm of warehouse space and 197 sqm** of office space and leased for over **\$100 per square metre** for a term of six years with a six year option.

A **3,650 sqm** space at **125 Kerry Road, Archerfield** has been leased by Hay You Pet Supplies for a 5 year term at a net rental of **\$105 per sqm**.

A **1,700 sqm** warehouse space at **57 Ashover Road, Rocklea in Brisbane** has been leased by Nash Logistics on a 4 year term at an approximate rental of **\$85 per sqm**.

Residential Market

Economic Statistics

According to Australian Bureau of Statistics category 8731.0 Building Approvals May 2013, the total number of house dwelling approvals in the Queensland Statistical Division over the month have increased by 8.79% from 639 approvals to 676 approvals. Despite the monthly increase, analysis has revealed a 6.37% decrease over the twelve months to May 2013 in the house dwelling approvals.

Non-dwelling approvals recorded solid growth over the month and annually, with the monthly growth reported at 17.82% from 522 approvals in April to 615 approvals in May. This result reflected annual growth of 67.12% in comparison to May 2012.

QUEENSLAND

Market Affordability

Over the March 2013 quarter, the Brisbane median house price decreased by 2.3% to \$430,000. According the Real Estate Institute of Australia (REIA) this reflects a year on year increase of 0.7%.

Over the three months to March 2013, only one zone recorded a decline which was Middle Brisbane with a 0.2% decrease to median sale price of \$478,000. All other zones recorded growth over the March quarter with the most significant increases attributed to Cairns which increased by 2.4% to \$358,500 followed by Gold Coast with a 2.2% increase to \$475,000 and Outer Brisbane with a 2% increase to \$355,100.

In comparison to the March 2012 quarter all zones recorded increases apart from Townsville which decreased by 0.7% to \$360,000. Inner Brisbane, Gold Coast and Outer Brisbane recorded the greatest growth over the year of 6.5%, 5.6% and 4.4% respectively to median sale prices of \$695,000, \$475,000 and \$355,100 respectively.

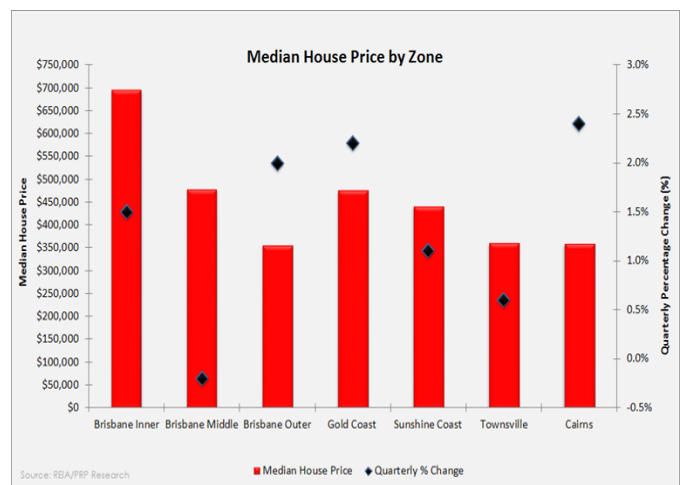


Chart 12—Median House Price by Zone— Source REIA

Other Dwelling median sale prices in Brisbane recorded predominantly negative results with the majority of zones recording decreases. Outer Brisbane was the only zone to record quarterly growth of 19.7% to a median sale price of \$353,000. The Sunshine Coast zone remained unchanged over the quarter at \$330,000. The most significant decreases were recorded by Townsville with 5.9% to \$287,000, Middle Brisbane with 4.1% to \$336,500 and Inner Brisbane with 3.7% to \$420,000.

Year on year comparison has revealed similar results with the majority of zones declining. Inner Brisbane and Outer Brisbane were the only zones to record growth of 2.4% and 15.7% respectively. The most significant annual declines were recorded by the Gold Coast, Cairns and Middle Brisbane with declines of 9.6%, 7.3% and 6.8% respectively to median sales prices of \$330,000, \$192,300 and \$336,500 respectively.

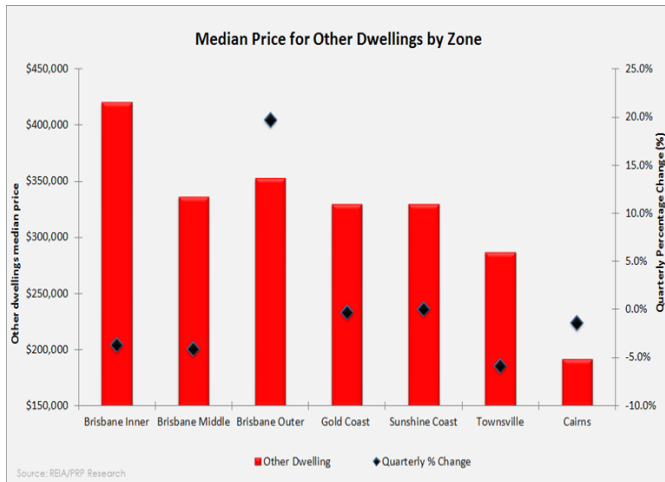


Chart 13—Median Price for Other Dwellings by Zone— Source REIA

Rental Market

The March quarter recorded varied results with the majority of zones increasing or remaining unchanged. Declines in median house rents were experienced in Inner Brisbane 2 bedrooms with 4.5% reduction to \$420 per week, Middle Brisbane 2 bedrooms by 1.4% to \$360 per week, Outer Brisbane 2 bedrooms by 1.9% to \$265 per week and Cairns 2 bedrooms by 3.4% to \$280 per week.

The most significant growth over the quarter was recorded in Townsville 2 bedrooms, Outer Brisbane 3 bedrooms, Gold Coast 2 bedrooms and Inner Brisbane 3 bedrooms with growth of 3.3%; \$310 per week, 3.2%; \$320 per week, 3%; \$340 per week and 3%; \$515 per week respectively.

Year on year analysis revealed positive results with no decreases recorded. The most marked annual increases were attributed to Gold Coast 2 bedrooms by 6.3%, Cairns 3 bedrooms by 4.7% and Inner Brisbane 4 bedrooms by 4.5%.

Other Dwellings rental rates over the March quarter recorded predominantly positive results, with 3 zones recording declines. Inner Brisbane 1 bedroom and 3 bedrooms declined by 5.4% and 7.9% to median weekly rental of \$350 and \$580 respectively. Outer Brisbane 1 bedrooms also declined over the March quarter by 2.5% to \$195 per week.

The most significant growth over the quarter was attributed to Townsville 1 bedrooms with a 13.6% increase to median weekly rental of \$250 followed by Cairns 1 bedrooms with a 7.7% increase to \$210 per week and Townsville 2 bedrooms by 7.1% to \$300 per week.

Year on year revealed similar results with only 2 zones recording declines over the 12 months to March 2013 with Middle Brisbane 1 bedrooms declining 1.9% to \$265 per week and Outer Brisbane 1 bedrooms declining 1.5% to \$195 per week. The most marked annual growth was recorded by Cairns 1 and 2 bedrooms with 13.5% and 8% respectively followed by Inner Brisbane 1 bedroom by 4.5%.

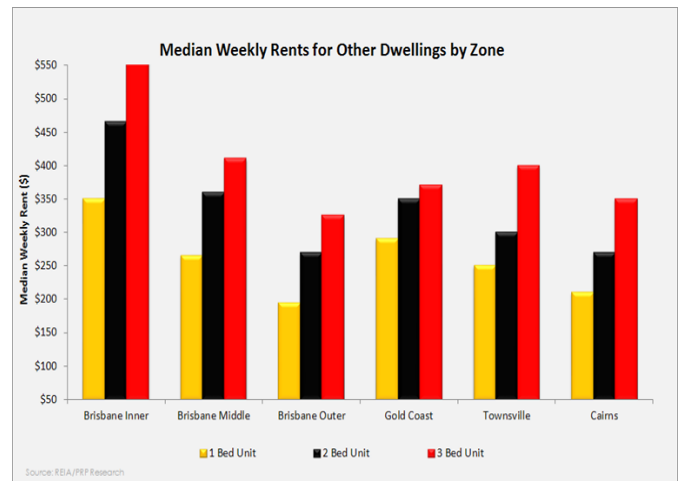


Chart 15—Median Weekly Rents for Other Dwellings by Zone— Source REIA

Hotels & Leisure Market

Investment Activity

PRP Research recorded a number of Hotel and Leisure transactions that occurred in Queensland during the June quarter 2013;

The Jindalee Hotel and First Choice Liquor Superstore on **Sinamon Road, Jindalee** in Brisbane is reportedly being negotiated to be sold to Kaplan Funds Management for **\$17.5 million**.

The Coral Cay Resort Motor Inn situated at **16-18 Nebo Road, Westa Mackay** in North Queensland has been purchased by a fund associated with Blue Sky Alternative Investments for a reported **\$16 million**.

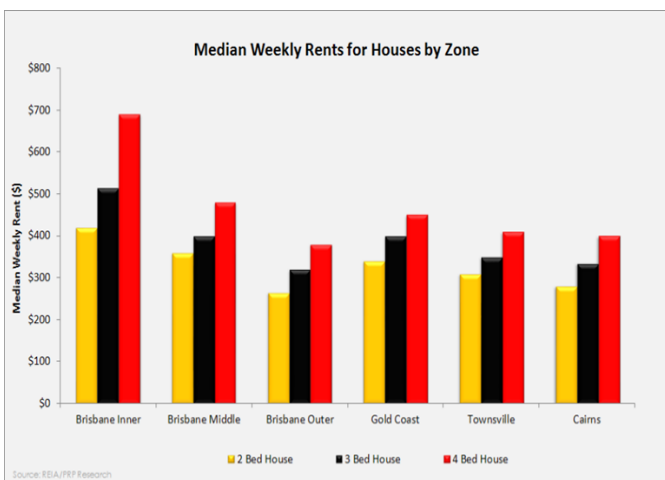


Chart 14—Median Weekly Rents for Houses by Zone— Source REIA

Our Research

At Preston Rowe Paterson, we pride ourselves on the research which we prepare in the market sectors within which we operate. These include Commercial, Retail, Industrial, Hotel & Leisure and Residential.

Our Corporate Property Services We have *property* covered

- Investment
- Development
- Asset
- Corporate Real Estate
- Mortgage
- Government
- Insurance
- Occupancy
- Sustainability
- Research
- Real Estate Investment Valuation
- Real Estate Development Valuation
- Property Consultancy and Advisory
- Transaction Advisory
- Property and Asset Management
- Listed Fund, Property Trust, Super Fund and Syndicate Advisors
- Plant & Machinery Valuation
- General and Insurance Valuation
- Economic and Property Market Research

Types of Real Property We have all *real estate* types covered

We regularly provide valuation, property and asset management, consultancy and leasing services for all types of Real Estate including:

- CBD and Metropolitan commercial office buildings
- Retail shopping centres and shops
- Industrial, office/warehouses and factories
- Business parks
- Hotels (accommodation) and resorts
- Hotels (pubs), motels and caravan parks
- Residential development projects
- Residential dwellings (individual houses and apartments/units)
- Rural properties
- Special purpose properties such as: nursing homes; private hospitals, service stations, oil terminals and refineries, theatre complexes; etc.

Types of Plant & Machinery We have all types of *plant & machinery* covered

We regularly undertake valuations of all forms of plant, machinery, furniture, fittings and equipment including:

- Mining & earth moving equipment/road plant
- Office fit outs, equipment & furniture
- Agricultural machinery & equipment
- Heavy, light commercial & passenger vehicles
- Industrial manufacturing equipment
- Wineries and processing plants
- Special purpose plant, machinery & equipment
- Extractive industries, land fills and resource based enterprises
- Hotel furniture, fittings & equipment

Our Clients We have all *client profiles* covered

Preston Rowe Paterson acts for an array of clients with all types of real estate, plant, machinery and equipment interests such as:

- Accountants
- Banks, finance companies and lending institutions
- Commercial and Residential non bank lenders
- Co-operatives
- Developers
- Finance and mortgage brokers
- Hotel owners and operators
- Institutional investors
- Insurance brokers and companies
- Investment advisors
- Lessors and lessees
- Listed and private companies corporations
- Listed Property Trusts
- Local, State and Federal Government Departments and Agencies
- Mining companies
- Mortgage trusts
- Overseas clients
- Private investors
- Property Syndication Managers
- Rural landholders
- Solicitors and barristers
- Stock brokers
- Trustee and Custodial companies

Our Service Area

We have all *locations* covered

From our central office location within the Sydney Central Business District we serve our clients' needs throughout the Sydney CBD, greater Sydney metropolitan area, throughout the state of New South Wales. For special purpose real estate asset classes, infrastructure, and plant & machinery we operate throughout Australia and globally either directly or through our relationship offices.

Reasons for our Services

We have *your needs* covered

Our clients seek our property (real estate, infrastructure, plant and machinery) services for a multitude of reasons including:

- Acquisitions & Disposals
- Alternative use & highest and best use analysis
- Asset Management
- Asset Valuations for financial reporting to meet ASIC, AASB, IFRS & IVSC guidelines
- Compulsory acquisition and resumption
- Corporate merger & acquisition real estate due diligence
- Due Diligence management for acquisitions and sales
- Facilities management
- Feasibility studies
- Funds management advice & portfolio analysis
- Income and outgoings projections and analysis
- Insurance valuations (replacement & reinstatement costs)
- Leasing vacant space within managed properties
- Listed property trust & investment fund valuations & revaluations
- Litigation support
- Marketing & development strategies
- Mortgage valuations
- Property Management
- Property syndicate valuations and re-valuations
- Rating and taxing objections
- Receivership, Insolvency and liquidation valuations and support/ advice
- Relocation advice, strategies and consultancy
- Rental assessments and determinations
- Sensitivity analysis
- Strategic property planning

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Capital City Offices

Melbourne

Adelaide

Brisbane

Regional Offices

Albury Wodonga

Ballarat

Bendigo

Cairns

Central Coast/Gosford

Geelong

Gold Coast

Gippsland

Mornington

Newcastle

Wagga Wagga

Relationship Offices

Canberra

Perth

Hobart

Darwin

Other regional areas