



Brett Halvorson - Licensee  
Member REIWA

## Brett Halvorson and Associates

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Licensed Real Estate Agents

Commercial Sales – Leasing & Property Management

The Commercial and Industrial Property Specialists

# COMMERCIAL PROPERTY APPRAISAL

**For**

**Accountant's / Solicitor's  
& their clients**

**[address]**

**Prepared By:**

**BRETT HALVORSON AND ASSOCIATES**

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Best Start T/A Brett Halvorson & Associates ACN 15 625 630 7



## 1. INTRODUCTION

We welcome this opportunity to present our Property Appraisal to the owners of ? ? ? for their Accountants use.

This is not a Full Marketing Submission and is only to be used for your Accountants use to assess the subject property.

Should the property owners be looking at taking the property to the market for sale we recommend in providing a full Marketing Submission.

This Appraisal for our client's Accountants use in the main has assessed the subject property and taken into consideration comparable market evidence of similar properties that have sold and properties currently on the market for Sale.

In determining our Appraisal for the property due regard was had to the location and nature of the property.

Many factors influence the appraisal figure for the property and it is important to reassess the property prior to taking the property to the market for sale as market conditions may change from time to time.

It is also very important to implement a good marketing campaign to assist in achieving a successful sales result.



## **2. THE PROPERTY**

### **2.1 Title Particulars**

On our preliminary investigations the property is described as an estate in fee simple being **Lot** \_\_\_\_ on **Diagram** \_\_\_\_ and the whole of the land contained is Certificate of Title **Volume** \_\_\_\_ **Folio** \_\_\_\_.

(upon being appointed we shall order a C/T search)

### **2.2. Town Planning**

It is our understanding the site is zoned “\_\_\_\_\_”

### **2.3 Site Description and Services**

Land Area : \_\_\_\_\_ square metres approximately

### **2.4 Services**

All normal services are available and connected to the property including storm water, electricity, telephone and three phase power.

The property is not on deep sewer or has Gas connected.

The road is bitumen sealed and concrete kerbed.

### **2.5 Location**

### **2.5 Improvements**



## **2. THE PROPERTY continued**

### **2.6 Tenancy**

## **3. POTENTIAL REALISATION**

\$\_\_\_\_\_ plus gst

For the above reasons we believe the potential realisation is achievable upon adopting our marketing recommendations.

### **3.1 Potential Rental**

### **3.2 Outgoings**

All paid by the lessee

### **3.3 Parking**

#### **Disclaimer**

"We do not represent or warrant that the indicative market appraisal can be achieved for your property. We are not licensed valuers and this is not a valuation. In giving this appraisal, we accept no responsibility for any reliance placed on it or for any loss or damage caused as a result of any reliance made on this appraisal.



## **4. PROPOSED MARKETING SCHEDULE**

This is an important element of presenting your property to the market to achieve a successful outcome.

### **Press Advertising**

“The West Australian”

### **Display/classified Advertising**

6 consecutive Wednesday insertions.

One (1 ) 10 cm x 2 columns.

(Includes production costs).

### **Full colour 2-sided A4 brochure 4000**

(Includes production, artwork and postage).

Mail out Distribution 3800

### **Signboard x 1**

One (1 ) 6 x 8 signboards

“For Sale” (Includes erection and removal).

### **Website**

Sundries

Tax enquiries, titles etc.