



MAGREE
PROPERTY ADVISORY

TRANSACTION MANAGEMENT CREDENTIALS

1.0 Our Credentials

1.1 MAGREE PROPERTY ADVISORY

Magree Property Advisory is an independent privately-owned property consultancy practice. Services include:

1. Transaction Management
2. Sourcing Premises
3. Asset Management
4. Due Diligence
5. Financial Analysis

Our client base includes a range of financial institutions, property trusts, government and corporates.

Our team is led by Dan Magree, an experienced property advisor. He has a knowledge of purchasers currently active in the market and has the ability to work as a team with the Owners and its consultants.

1.2 DAN MAGREE MRE FAPI FRICS

Dan has a Masters of Real Estate, UNSW; an Associate Diploma in Valuations, RMIT; is a Fellow of the Australian Property Institute (FAPI); a Certified Practising Valuer; a Licensed Real Estate Agent in Victoria & Queensland and is a Fellow of the Royal Institution of Chartered Surveyors (FRICS).

Dan has been active in the real estate investment industry since 1985, gaining experience across a broad spectrum of sectors. He has provided expert advice and direction on major properties and developments around Australia and in North America. His experience includes:

- Off-market sales of major residential englobo parcels in Melbourne’s northern growth corridor including;
 - 1800 Mickleham Road, Mickleham;
 - 1760 Mickleham Road, Mickleham;
 - 960 Donnybrook Road, Donnybrook;
 - 1100 Donnybrook Road, Donnybrook;
 - 1150 Donnybrook Road, Donnybrook;
 - 1030 Donnybrook Road, Donnybrook; and
 - 640 Craigieburn Road, Craigieburn.
- The sale of englobo land in Summerhill Road, Wollert.
- The sale of townhouse development sites located at 955 and 975 Plenty Road, South Morang which are adjacent to the new Marymede Train Station.
- Transaction Manager for the sale of the Heritage Golf Club.
- Sale of former Mercy Hospital site in East Melbourne on behalf of the Sisters of Mercy.
- Off market sale of Glendale Aged Care in Townsville.
- Transaction Manager for the sale of 70-90 Garden Drive Tullamarine and 58-62 Geddes Street, Mulgrave.
- Transaction Manager for the sale of an Aged Care site in Brighton on behalf of Benetas.



- Sale of Berwick Brae and Greenleaf Torquay Retirement Villages.
- Transaction Manager for the sale of the Dairy Innovation Building in Werribee.
- Transaction Manager for the disposal of the Argus Building in the Melbourne CBD, the former Mayday Hills Hospital in Beechworth, and the Hesse Estate (48 lot residential subdivision) and Central Victorian Innovation Park in Bendigo on behalf of La Trobe University.
- Transaction Manager for the sale of 595 and 599 Little Collins Street on behalf of the Nurses Board of Victoria.
- Transaction Manager for the sale of 62 Wests Road, Maribyrnong, a large residential development site.
- Introduction of 2 Vida Street, Aberfeldie, a 9,788 square metre development site to NZ listed aged care operator Ryman Healthcare.
- Transaction Manager for the sale of former Healthscope Private Hospitals located in Kew & Parkdale, Victoria and Adelaide, South Australia.
- The sale of 525 Sunbury Road Bulla a 159.88 Ha site with longer term potential to be included in the Urban Growth Boundary.
- The sale of various industrial land parcels including Heatherston for Alinta, 194 hectares in Derrimut for Orica and 7 hectares of industrial land in Craigieburn for a private owner. Introduced a \$100m industrial land parcel in Ravenhall to Dexus.
- Various capital raisings of both debt and equity raising over \$1 billion for property purchases.
- Managed due diligence teams for some of the largest transactions in Australia.

Magree Property Advisory is a recognised expert in adding value to property disposals. By properly undertaking due diligence and positioning assets to purchasers with the right structure, we provide a certainty of execution while obtaining the best pricing.

The collage consists of several overlapping real estate advertisements:

- UNIQUE OPPORTUNITY:** A 194.5ha site in Melbourne's Most Important Redevelopment Opportunity, 284-294 La Trobe Street (corr Elizabeth Street), Melbourne. Features include 117 frontage to the M8 Government Road, 1 Street Exposure to Victoria Road, 100m frontage, and a new house worth \$100,000 per lot.
- FOR SALE:** The former Argus Building, Land at 120 Eastlink, substantial 7 level building, Zone 1 Council Cate 1, and a location directly opposite Melbourne Central and 100m from the M8.
- SALE BY EXPRESSIONS OF INTEREST:** A major development site of 5.75ha at 68-72 Union Street & 26 Millan Grove, Brighton East VIC. Features include extensive frontage to Union Street, direct proximity to public transport, and a prime location for luxury residential and aged care (STCA).
- HERITAGE:** Heritage Golf and Country Club, one of Australia's premier golf and country clubs in Yarra Valley, Victoria, Australia. Features include a 2 x 18 hole championship golf courses, club house, members car park, day spa, gym and cafe, and excellent practice facilities.
- INTERNATIONAL HEAD OFFICE INVESTMENT:** A prime location in the heart of Melbourne, featuring a large commercial building and a prime location for a head office.
- Blue-Chip Brighton East Land:** An expansive site with multiple street frontages, located at 126-155 Clarendon St & 134-188 Gipps St, East Melbourne.
- MASSIVE DEVELOPMENT OPPORTUNITY:** A site in VIC, Tullamarine: 70-90 G, featuring a total site area of 6.552ha, a freeway frontage of 333m, and a total GLA of 21,309sqm.

In each of the above instances Dan was able to demonstrate the added value of his expertise resulting in outstanding results for the vendors.



Through our involvement in the above campaigns and in respect to many valuations in various asset classes we understand the current market. This includes understanding which developers are currently active and are seeking opportunities.

Yours sincerely
Magree Property Advisory

A handwritten signature in black ink that reads "Dan Magree". The signature is written in a cursive style with a large initial 'D'.

Dan Magree MRE FAPI FRICS
Director

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