

Sam Lipshut

Director - Valuations (Office)
B.Bus. (Prop.), AAPI

CHARTER.
KECK CRAMER



Sam joined Charter Keck Cramer in 2011 and has over 10 years of experience in a variety of commercial valuation sectors. Sam is specialising within the firm's Commercial Office Practice Group, and also has broad experience in both industrial and retail asset classes.

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Liability limited by a scheme approved under Professional Standards Legislation.

**Leaders in
Property
Intelligence.**

PROFESSIONAL BACKGROUND

Academic qualifications and relevant industry associations.

- » Bachelor of Business (Property) - RMIT
- » Associate of the Australian Property Institute - API Member No. 62776
- » Course in Real Estate for Agent's Representatives

SPECIALISATION

Sam mainly specialises within the suburban office market and is experienced at providing the following professional services:

- » Mortgage valuations for most financial institutions.
- » Pre-purchase and pre-sale consultancy advice.
- » Valuations for accounting, financial reporting or superannuation purposes.
- » Valuations for matrimonial dispute purposes.
- » Valuations on both an "as is" and "upon completion" basis, incorporating feasibility analysis.
- » Rental assessments for both landlords and tenants.

INDUSTRY EXPERIENCE

Sam is regularly involved in the valuation of existing commercial assets and new commercial developments, and includes stand-alone office buildings, subdivided office suites and units, commercial development sites and inner Melbourne office/warehouses. Some recent tasks include:

- » Prospect Street, Box Hill
Pre-sale consultancy advice - Office building/ redevelopment opportunity with value of circa \$8M.
- » Cremorne Street, Richmond
Mortgage Valuation - Office building with value of circa \$5M.
- » Palmerston Crescent, South Melbourne
Financial Reporting Valuation - Office building with value of circa \$10M.
- » Hall Street, Hawthorn East
Mortgage Valuation - Office/warehouse with value of circa \$2M.

- » Doncaster Road, Doncaster.
Mortgage Valuation - Office building with value of circa \$12M.
- » Bowen Crescent, Melbourne
Mortgage Valuation - Office building with value of circa \$17M.
- » Mt Alexander Road, Essendon
Financial Reporting Valuation - Office building with value of circa \$7M.
- » Rokeby Street, Collingwood
Consultancy Advice - Commercial development site with value of circa \$12M.
- » Bromham Place, Richmond
Mortgage Valuation - "As is" and "as if complete" on a proposed 25 unit office development with gross realisation of circa \$20M. Also incorporated feasibility analysis/project related site value.
- » Singleton Street, Collingwood
Mortgage Valuation - Office/warehouse building with redevelopment potential with value of circa \$4M.
- » Albert Road, South Melbourne
Superannuation Transfer Valuation - Office building with value of circa \$6M.

Sam also has experience in undertaking valuations within many suburban multi-unit office developments, including:

- » 9 Yarra Street, South Yarra.
- » 10 Yarra Street, South Yarra.
- » 25 Claremont Street, South Yarra.
- » 134 Cambridge Street, Collingwood.
- » 991 Whitehorse Road, Box Hill.
- » 1175 Toorak Road, Camberwell.
- » 328 Reserve Road, Cheltenham.
- » 195 Wellington Road, Clayton.
- » 12 - 14 Cato Street, Hawthorn East.
- » 9 - 11 Claremont Street, South Yarra.
- » 1 Ricketts Road, Mount Waverley.
- » 91 Murphy Street, Richmond.
- » 200 Toorak Road, South Yarra.
- » 521 Toorak Road, Toorak.
- » 209 Toorak Road, South Yarra.
- » 737 Burwood Road, Hawthorn.
- » 400 Canterbury Road, Surrey Hills.
- » 651 Victoria Street, Abbotsford.
- » 828 High Street, Kew East.
- » 10 Compark Circuit, Mulgrave.
- » 296 Bay Road, Cheltenham.