

Patrick McNulty

Associate Director- Valuations
[Residential Prestige & Projects]

B.AppSc (Val), AAPI

CHARTER.
KECK CRAMER



Patrick joined Charter Keck Cramer in July 2014 after five years' experience in property consultancy and valuation. Patrick is a Valuer within the Residential Prestige & Projects Practice Group.

Melbourne

Level 19/8 Exhibition Street
Melbourne Vic 3000

Direct Telephone

+61 (0) 3 8102 8892

Mobile

+61 (0) 439 396 062

Email

patrick.mculty@charterkc.com.au

charterkc.com.au

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**Leaders in
Property
Intelligence.**

Patrick currently specialises in prestige residential valuations specifically properties in the broad range \$3,000,000 - \$6,000,000 plus in the localities of Stonnington and the inner Northern suburbs. Together with residential and mixed use projects across metropolitan Melbourne area with a particular focus throughout the inner south-eastern suburbs.

PROFESSIONAL BACKGROUND

Academic qualifications and relevant industry associations.

- » Bachelor of Applied Science (Valuation) with Honours - RMIT University
- » Associate of the Australia Property Institute - AAPI Member No. 75629

SPECIALISATION

- » High value residences throughout the inner south-eastern and northern suburbs.
- » Formal valuation reporting and analysis for medium density residential and mixed use development sites and projects Inner Melbourne residential work.
- » Pre-project due diligence and advisory.
- » Cash flow and development feasibility analysis.

INDUSTRY EXPERIENCE

Patrick has valued or provided property related advice to financial institutions, investors, prospective purchasers, vendors and developers.

Areas of specialisation for Residential Prestige & Projects predominantly include metropolitan Melbourne.

VALUATION SERVICES

- » Valuation advice to the majority of major financial institutions, including the four major banks, secondary lenders and private investors.
- » Detailed feasibility analysis and valuation for mortgage purposes for property developers and financiers.
- » Advice for pre-project "off the plan" pricing and associated marketing reports.
- » Advice for vendors or prospective purchasers in relation to realisation or purchasing.