

Michael McClifty

National Director – Valuations (Going Concern)
Dip. Val Property, FAPI

CHARTER.
KECK CRAMER



Michael joined Charter Keck Cramer, a leading Australian strategic property consulting firm in 2018 and has approximately 35 years of experience in various sectors of the property market. Since 1998, Michael has specialised in going concern assets and is a preferred valuer for child care buildings and businesses. Michael is a National Director within the Brisbane office.

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PROFESSIONAL BACKGROUND

Academic qualifications and relevant industry associations:

- » Diploma – Valuation, Sydney TAFE
- » Fellow of the Australian Property Institute – API Member No.65714
- » Certified Practising Valuer (Business)

PROFESSIONAL SERVICES

Michael has provided valuation and market advice in the health and education sector for many years, specifically child care, offering the following services:

- » Mortgage valuations for financial institutions.
- » Sale and purchase advice.
- » Valuations for accounting, financial reporting and superannuation purposes.
- » Valuations on both “as is” and “upon completion” basis, incorporating feasibility analysis.
- » Rent assessments.

SPECIALISATION

Going Concern

Michael specialises in going concern property and is particularly experienced at providing professional services in the following:

- » Child Care Centres
- » Motels
- » Boarding Houses
- » Residential flat buildings

INDUSTRY EXPERIENCE

Michael is actively engaged in providing valuations and advice on existing and proposed child care centres, both for freehold and businesses. The extent of work spreads across metropolitan Brisbane, regional Queensland, northern New South Wales and other parts of Australia if required.

Recent tasks include:

- » Proposed child care centres in South Brisbane and Camp Hill – value range from \$7m to \$15m
- » Proposed child care centre “As If Complete” leasehold interest, as part of a major shopping centre extension – value over \$7m
- » Going Concern freehold and business valuations of three Brisbane based child care centres within a major local child care group.
- » “As Is” and “As If Complete” of existing motel plus proposed adjoining child care centre (freehold) in a major regional Queensland city – value over \$4m.
- » Various valuations in Brisbane and regional Queensland of existing and proposed child care centres for a major childcare group based in Brisbane. Values range from \$2m to \$6m.
- » Asset value updates of freehold child care centres across Queensland within a major listed real estate investment trust.
- » Going Concern valuation of existing Student Accommodation/Boarding house in West End – value over \$3m.
- » Rent assessments and determinations for various child care centres both in Brisbane and regional Queensland.