



CAPABILITY STATEMENT

Commercial Property Advisory & Valuations

Transactions | Valuations | Property Advisory

Unlocking value through sourcing, due diligence, extensive industry networks and informed property decisions.

Lawrence Rom

Founder, LRP Advisory

lrpadvisory.com.au

What We Do

Independent commercial property services across transactions, valuations, advice and strategic property decisions

01

Transactions

- Source on- and off-market opportunities
- Underwrite value, risk and returns
- Negotiate and lead DD to settlement

02

Property Advisory

- Capital, land and rental assessments
- Market rent advice and rent reviews
- Value-add, hold, sell or reposition

03

Valuation Services

- Capital Gains Tax and financial reporting
- Bank and private lending
- Asset, trust and portfolio valuations

WHO WE WORK WITH

Property Equity groups

Family offices

Funds & syndicators

Private investors

Owners & occupiers

Lenders & advisers

FOR YOU

Senior-level property capability, engaged per mandate — without the overhead of a full-time appointment.

Transactions & Advisory

Unlocking value through opportunity, due diligence and market insight

Transaction Advisory

Buyer-side advocacy, from full acquisitions to targeted due diligence engagements.

- Source sites and off-market opportunities
- Test investment value, risk and returns
- Negotiate price and commercial terms
- Lead property DD through to settlement

Property Advisory

Indicative market assessments for pre-sale pricing, existing assets and divestment decisions.

- Capital value and preliminary site assessments
- Market rent advice and rent reviews
- Land value and land tax value reviews
- Development upside and hold, sell or reposition advice

UNLOCKING VALUE AT EVERY STAGE

End-to-end mandates or targeted support at the stage you need.



NATIONAL COVERAGE

Industrial & logistics, retail, office, medical and development sites

Valuation Services

Formal valuations prepared by a Certified Practising Valuer — for tax, lending, reporting and investment decisions

FY-27 CAPITAL GAINS TAX — ACT NOW

Capital Gains Tax valuations

Lock in a supportable, dated market value now. A current valuation protects your cost base and avoids a retrospective assessment later.

WHEN IT APPLIES

- Property transfers and restructures
- Superannuation and trust fund assets
- Deceased estates and retrospective dates

SCOPE OF VALUATION SERVICES

PURPOSE	BASIS OF VALUE	ASSET TYPES
Capital Gains Tax	Market value — investment	Industrial & logistics
Financial & internal reporting	Vacant possession	Retail & large format
Bank & private lending	Land value & land tax	Office & medical
Family, trust & SMSF transfers	Market rent & lease reviews	Development & residual land

FORMAL REPORTS

Prepared by LRP Advisory and issued through an affiliated accredited valuation firm — API and RICS qualified.

Transaction Track Record

Selected acquisitions and transaction mandates

SETTLED Jun 2025 Shepparton Home Shepparton VIC Retail home centre  ~\$28m Yield ~6.7% Buyer Blackfox Property Group Strategy Core-plus Land rate ~\$910/sqm Role: On-market underwriting & negotiation. Led property DD to settlement.	EXCHANGED Jul 2026 103 Vanessa Street Kingsgrove NSW Industrial  ~\$25m Yield VP Buyer Coleman Group Strategy Value-add Land rate ~\$2,200/sqm Role: On-market underwriting & negotiation. Leading property DD to settlement.	SETTLED Jan 2022 6-8 Geonic Street Woodridge QLD Light industrial  ~\$6m Yield ~6.0% Buyer Oceana Property Partners Strategy Core-plus Land rate ~\$880/sqm Role: Off-market sourcing & underwriting. Led property DD to settlement.
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Approximate acquisition figures. DD = due diligence.

Transaction Track Record

Selected acquisitions and transaction mandates (continued)

SETTLED May 2024 39 Laverick Avenue Tomago NSW Industrial manufacturing  ~\$11m Yield ~6.2% Buyer Blackfox Property Group Strategy Core-plus Land rate ~\$650/sqm Role: On-market underwriting & negotiation. Led property DD to settlement.	EXCHANGED Feb 2024 43-45 South Pine Road Brendale QLD Industrial  ~\$29m Yield ~7.2% Buyer Fund manager (alternate buyer) Strategy Core-plus Land rate ~\$1,000/sqm Role: Off-market sourcing, underwriting & DD. Transacted to an alternate buyer.	SETTLED Mar 2026 146 Maddington Road Maddington WA Industrial & logistics  ~\$36m Yield ~6.5% Buyer Blackfox Property Group Strategy Core Land rate ~\$1,100/sqm Role: On-market underwriting & negotiation. Led property DD to settlement.
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Approximate acquisition figures. DD = due diligence.

ABOUT LRP ADVISORY

Lawrence Rom

Founder & Certified Practising Valuer

Lawrence combines commercial valuation, acquisition and funds management experience. His background includes nine years at Colliers in Sydney and New York, followed by industrial & logistics, retail and commercial investment roles at Centennial Property Group.

A hands-on partner focused on unlocking property value

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CPV, AAPI
API and RICS member