



BARRINGTON

Our Knowledge Your Property

Sale & Purchase Advisory



Barrington & Co is a property company exceeding client expectations.

Sale Advisory

The Australian Property Institute Guidance Note ANZRPGN8 Preparing Property for Sale is provided for the guidance of its members. Bruce Barrington, Director of Barrington & Co, was the chairperson of the committee that prepared the first guidance note (GN7) on this topic.

Means to maximising price:

- Attending to the presentation of the property prior to marketing and sale
- Assembling appropriate due diligence materials
- Calling for submissions from selling agents and selecting the most appropriate
- Regular reporting through the marketing period
- Negotiation of best price, terms and conditions
- Managing through to settlement
- Handover at settlement

**Over \$2.7 billion
in commercial
property
transactions.**

Purchase Advisory

Barrington & Co negotiate investment property acquisition on terms and conditions required by its client. Our acquisition reports include but aren't limited to:

- Property Description
- Location Description
- General Due Diligence (including physical condition of the property)
- Financial Due Diligence
- Income
- Expenses
- Financial Summary
- Environmental Issues
- Town Planning
- SWOT Analysis
- Return on Investment Calculation

We also arrange finance for the purchase. This requires a properly made finance submission and requests for funding from several financiers. We monitor the transaction through to settlement.

BARRINGTON & CO PTY LTD

Astute buying and
selling to maximise
investment returns



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Level 12, 300 Ann Street, Brisbane

CASE STUDY

548 Ipswich Road, Annerley

Barrington & Co acted for the purchaser. We identified the property, negotiated the price, terms and conditions.

We completed the Acquisition Report, and obtained valuation and finance within two weeks.

The sale became unconditional within two weeks of the offer. The property was withdrawn from auction one day preceding the auction date.

Settlement agreed as 39 days to coincide with monthly rent cycle.

SOLD (Prior to Auction)
FULLY LEASED - LONG TERM TENANTS - NEAR CITY RETAIL
INVESTMENT - BRISBANE



Vendor's Agent
CBRE

My group was recently successful in the purchase of a contested multi-tenant commercial property asset.

Barrington & Co were instrumental in securing this property. Barrington & Co offer a comprehensive service with a calm, rational and professional style. They were able to identify the asset, provide a thorough assessment and valuation, negotiate with the vendor on our behalf, coordinate bank valuations and assist in facilitating a smooth transaction.

They continue to manage this property and provide the group regular updates.

I would recommend Barrington and Co's comprehensive services to you in your property pursuit. - Dr Sanjay Dhuplia

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