

# RENT ROLL

At Avery Commercial Lawyers, we have been working with real estate professionals and franchise groups in relation to agency, rent roll sales and purchases for well over a decade. We advise on transactions all across Australia.

We regularly accept referral work from some of Australia's leading rent roll brokers as they recognize our experience and expertise.

Law. People. Passion.

The sale or purchase of a rent roll involves different considerations to many other types of businesses due to the nature of the assets being sold and the way rent rolls are valued.

Our experience means that you are given the right advice from the outset. This reduces the likelihood of delays, failed transactions, and costly mistakes from poor advice.

“If you  
succeed, we  
succeed”

## WHO ARE WE?

We are a boutique commercial firm in the heart of Melbourne's CBD. We specialise in business sales and acquisitions, general commercial, estates and probate, property transactions and commercial leasing.

We act on behalf of business owners, business brokers, executors and administrators, accountants, finance brokers, individuals and commercial agents on a broad range of commercial and property matters. Our solutions are tailored to our client's specific needs as we recognise that each client and matter is different.

“We speak your  
language”

## WHY USE US?

We have a passion for what we do and work hard to drive successful outcomes for our clients and referrers. We make it our business to give you direct partner contact. We strive to build strong and long-lasting relationships and to really understand your objectives. When you succeed, we succeed.

We pride ourselves on being practical and commercially orientated. However, we are also professional and caring in our approach. We are great problem solvers and will help you reach your desired commercial outcomes.

As trusted commercial advisors, we are extremely approachable and great at what we do. We are proud of our long-standing relationships with our real estate industry clients and referrers. We understand that our obligation is to look after you and your best interests.

## MATTHEW BAKER- JOHNSON

Principal



Matthew is an experienced commercial and corporate lawyer who advises on a broad range of business, property and private client matters.

He is the preferred lawyer for some of Melbourne's leading business brokers, and regularly acts for business owners, landlords, accountants, Owners Corporations, high net worth individuals, executors and administrators and real estate agents on their business and personal matters.

Matthew has advised on a range of transactions in the hospitality and tourism sector (including the sale and purchase of cafes, restaurants, pubs, hotels, motels and leisure facilities), professional service firms (including real estate agencies, telecommunication businesses, bookkeeping firms) and on numerous deals in connection with industrial businesses (wholesale, import, B2B and manufacturing businesses).

He has advised extensively on property transactions including the sale and purchase of residential, commercial and industrial property, commercial leasing matters, and various building contracts and project management agreements. His advice work includes acting for clients on a range of dispute matters in relation to board deadlocks, shareholder disputes, commercial disputes, debt recovery, and estates litigation.

Matthew is valued by his clients for his 'no-nonsense' approach to legal issues, his excellent project management skills, and his commitment to delivering sound legal outcomes. He is a regular commentator on commercial legal issues, and enjoys working closely with clients and their advisers to ensure matters proceed smoothly.

If you wish to discuss the purchase or sale of a real estate agency or rent roll, please feel free to contact Matthew on 0438 029 433 or at email [mbj@averylaw.com.au](mailto:mbj@averylaw.com.au).

## SUSIE MANIAS

Senior Law Clerk

Susie has over 30 years experience working as a senior law clerk in Melbourne's top legal firms. As an experienced clerk, Susie has acted on a range of commercial, conveyancing, probate, franchising, debt recovery and litigation matters. Her current area of practice is mainly on sale of business transactions (including agency and rent sales), probate and conveyancing matters.

Susie takes enormous pride in her work, treating her clients like family and always striving to provide exceptional service. She is highly regarded by her clients and referrers alike.

If you wish to contact Susie, feel free to call her on (03) 9020 7344 or by email at [susie@averylaw.com.au](mailto:susie@averylaw.com.au)



# MEET THE TEAM

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