

DUE DILIGENCE

Pre-Development



We provide our Due Diligence services on a variety of projects for major Public/Private Residential Builders and Developers, Commercial and Industrial Builders and Developers, Equity and Debt Firms, Oil Companies, Land Owners, etc. We leverage our over four decades of experience & expertise to identify exposures and develop creative, efficient, and cost effective solutions to quickly provide the decision makers with the necessary information to make informed "Go/No Go" decisions on the project being analyzed.

We implement a Gate System methodology that analyzes complex real estate development projects from the initial underwriting through the course of entitlement and development. The key function of this system is to provide our client the ability to analyze prospective projects in an efficient and incremental manner allowing our client to limit their capital outlay and diligently work through the time constraints of the due diligence period. If at Gate 1 (Initial Feasibility) the economics or other factors identify fatal flaws, the decision making can be quick and efficient. If Gate 1 is passed, then the same process applies to the upcoming gates as we move through the discovery and vetting process.

GATE SYSTEM: (NOTE: ALL DUE DILIGENCE GATES INCLUDE RISK ANALYSES & RECOMMENDED ACTIONS)

Gate 1 – Initial Due Diligence

Gate 2 – Assumption Vetting Phase

Gate 3 – Engagement of the Project Consultant Team

Gate 4 – Analysis of Consultant Reports/Plans

Gate 5 – Compilation of the Final Feasibility Report

Gate 6 – Manage & Direct the Project Team in Support of the Entitlement

OUR DUE DILIGENCE SERVICES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- Research pertinent data bases for salient project information
- Entitlement Status/Process – Review existing entitlements vis-à-vis the proposed project development
- Development Status
- Review Available Documentation/Conditions of Approval relating to required obligations/requirements of the Property
- Provide a Roadmap for Required Approvals/Project Schedule
- Title Review & Title Exception Letter
- Secure Will Serve Letters
- Consultant Procurement/Consultant Management of applicable feasibility study areas

Our Due Diligence expertise is applied across all product types. We deliver a high-quality product within our client's deadlines. At the end of the day we provide you with the information and analysis you need to make the appropriate investment decision.

To learn more with regards to this service, please contact Bob Garrison, Director of Consulting Services, at 949.398.8349 or by email at bgarrison@murowdc.com.