

# Due Diligence

We provide Due Diligence services for a diverse range of projects, serving major Public/Private Residential Builders and Developers, Commercial and Industrial Builders and Developers, Equity and Debt Firms, Oil Companies, Land Owners, Government Agencies, Entertainment Developers, and more. Leveraging over five decades of experience, we employ our expertise to identify exposures and develop creative, efficient, and cost-effective solutions, ensuring decision-makers receive the necessary information for informed "Go/No Go" decisions. Our Gate System methodology analyzes complex real estate development projects from initial underwriting through entitlement and development, enabling clients to assess projects incrementally, manage capital outlay, and navigate time constraints effectively. If Gate 1 (Initial Feasibility) reveals fatal flaws, decision-making is expedited; otherwise, the process continues through subsequent gates, ensuring thorough discovery and vetting.

## Gate Systems:

(Note: All Due Diligence Gates Include Risk Analysis & 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

## Due Diligence Services Include:

- 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 and 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.