



## Acquisition Due Diligence Solution

Cordjia Capital Projects Group offers a “one stop” Acquisition Due Diligence solution which is the most accurate way to develop a realistic and achievable real estate investment strategy. Disclosure, or lack of it, is a significant challenge in making investment decisions. Our Acquisition Due Diligence solution is designed to discover as much about a real estate investment as possible prior to the acquisition in order to identify hidden risks and opportunities that will determine if a property is the right investment. We respond to your needs by harnessing and strengthening an extensive knowledge base and specialist expertise to help buyers make informed purchase decisions. By linking our services to your goals we focus on the four primary due diligence areas of your real estate investment – Environmental, Physical Condition, Entitlement Issues and Approvals & Permits.

### Service Offerings

- ≈ Phase I Environmental Assessment
- ≈ Phase II Environmental Report
- ≈ Under/Aboveground Storage Tanks
- ≈ Environmental Operating Permits
- ≈ Shorelines/Watersheds/Flood Zones
- ≈ Noise Restrictions
- ≈ FAA Restrictions
- ≈ Lead Paint
- ≈ Asbestos
- ≈ Wetlands
- ≈ Radon
- ≈ Mold

- Local Zoning Compliance ≈
- Building Code Compliance ≈
- Life Safety Code Compliance ≈
- Building Envelope Inspection ≈
- Structural Inspection ≈
- Mechanical & Electrical Inspection ≈
- Energy Efficiency Inspection ≈
- Site Improvements & Drainage ≈
- Circulation/Parking/Loading ≈
- ADA Compliance ≈
- Water Supply Sources ≈
- Public Utilities ≈

### Environmental

### Physical Condition

### Approvals & Permits

### Entitlement Issues

- ≈ Subdivision/Platting
- ≈ Historic Preservation
- ≈ Open Space Preservation
- ≈ Land Use Permits
- ≈ Local Variances
- ≈ Occupancy Permits
- ≈ Signage Permits

- Standard Boundary Survey ≈
- Boundary Line Agreements ≈
- Topographic Surveys ≈
- Easements ≈
- Covenants ≈
- Conditions & Restrictions ≈
- Title Research ≈

### Benefits

Single Point of Contact and Responsibility

Value Management and Risk Management

Comprehensive and Strategic Advice

Direct Client Representation

Cost Effective Solutions

*we don't just deliver solutions | we lead them™*

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