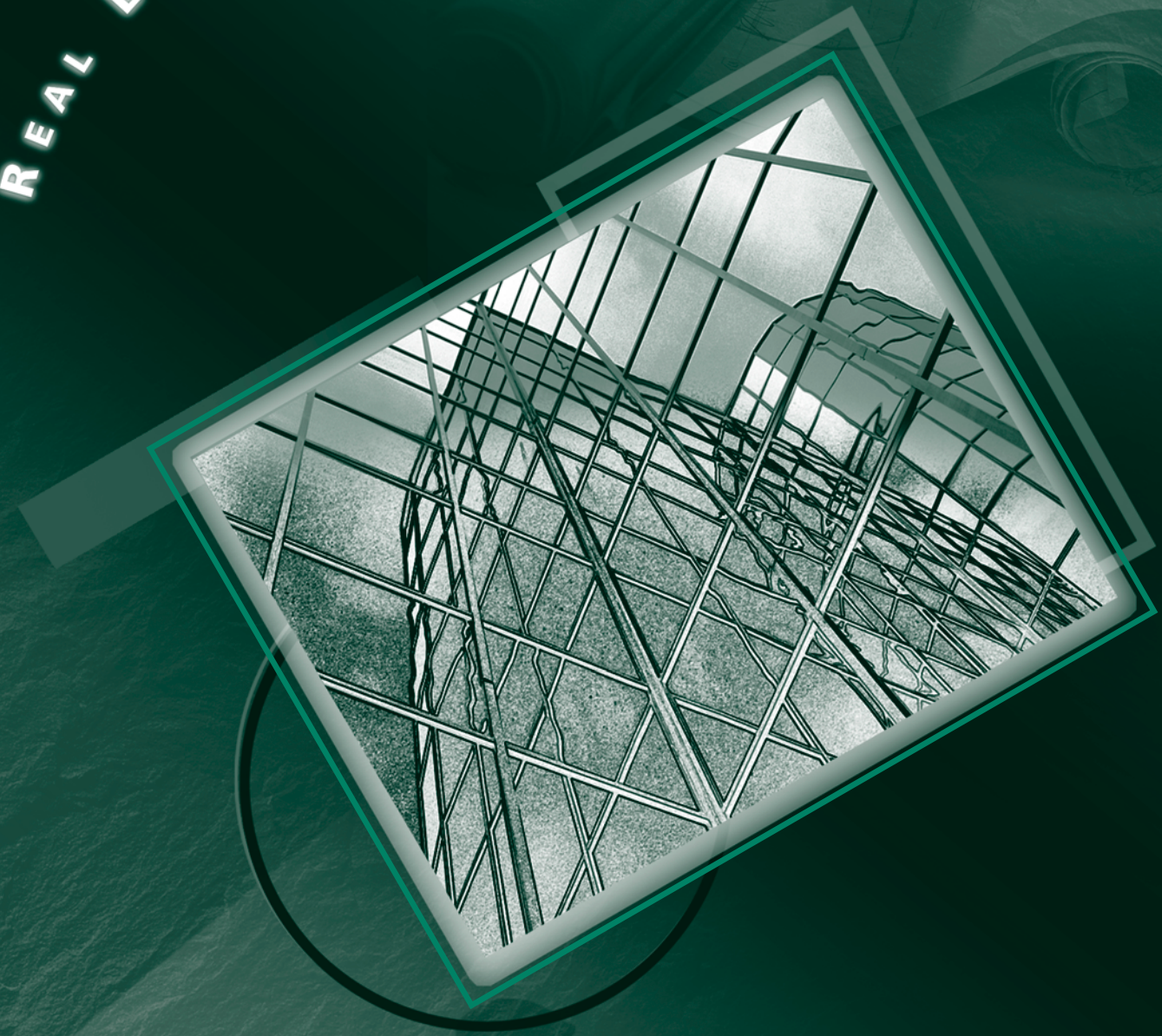


REAL ESTATE CONSULTING



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REAL ESTATE CONSULTING

Whether you're looking for tax-free exchanges or to acquire land, develop or expand a new facility, secure new office space or to sell property, there are numerous techniques – and pitfalls – which directly impact your bottom-line.

With many years of real estate transaction and development experience, W&D Consulting LLC's (WDC) advanced financial skills and negotiating experience save business owners significant amounts of money. We can also generate income and create greater value through assisting in tax-free exchange syndications of currently owned or to be bought properties.

WDC's turnkey approach to real estate development spans all facets of real estate transactions, including site location, planning, feasibility analysis, specialized financing, contract negotiation, documentation, structuring and project management.

WDC's real estate expertise includes office, retail, industrial, multi-family residential, mixed-use developments and special facilities projects.

SERVICES

PROPERTY SALES

BROKERAGE, NEGOTIATION AND DOCUMENTATION
TAX-FREE EXCHANGES AND RELATED SYNDICATIONS

ACQUISITION

VACANT LAND

- Find property for development
- Assist in the due diligence process including zoning, title, wetland/flood plains, development feasibility
- Contract negotiation and documentation

EXISTING PROPERTY

- Due diligence
- Contract negotiation and documentation
- Tax-free exchanges and related syndications

FINANCING

LENDER IDENTIFICATION AND INTRODUCTIONS

NEGOTIATE LOAN DOCUMENTS

SPECIAL FINANCING COORDINATION INCLUDING:

- Industrial Revenue Bonds (IRBs)
- Community Development Action Programs (CDAPs)
- Tax Increment Financing (TIF)
- Community Development Block Grants (CDBGs)

PROPERTY DEVELOPMENT

FEASIBILITY, LEASING, CONSTRUCTION OVERSIGHT, AND FINANCING

LEASING

LOCATING NEW SPACE

NEGOTIATING LEASES/LEASE TERMS

PREPARATION AND REVIEW OF DOCUMENTS