



Providing Due Diligence and Construction
Management Consulting Services to the
Real Estate Investment Community



Our Competitive Edge

Single Point of Contact:

It is important to PCA Consulting that our clients have a strong relationship with the staff working on their project. We believe that this cannot be successfully accomplished with multiple staff performing different phases of the process. We are committed to using the same seasoned, licensed professional to conduct the site visit, write the customized report and follow up with our client.

Industry Focus:

PCA Consulting believes that due diligence and construction management should not be a sub sector to other professional services. Our exclusive focus on these services enable our clients to trust that their project interests are successfully met.

Project Specific Customized Reports:

We understand that each project is distinctive and therefore, PCA Consulting does not use a check list or cookie cutter approach to any of our assignments. Our tailored reports provide thorough accounts of the issues, recommended repair strategies and estimated unit costs.

Appropriate Report Response:

PCA Consulting is cognizant that time is of the essence in today's real estate market and serves as a responsive and dependable partner to our clients with the delivery of concise, accurate and on-time reports.

Expertise of PCA Consulting Professionals:

PCA Consulting staff proficiency and experience stand out when it comes to delivering quality services. We are licensed architects and engineers who individually possess a minimum of ten years of Property Condition Assessment and/ or Construction Management service experience.

All Inclusive Pricing:

We want our clients to have no surprises when it comes to billing. This is why PCA Consulting provides lump sum, not to exceed pricing.

Property Condition Assessment Consulting, Inc.

EXPERIENCED PROFESSIONALS FOR TODAY'S COMPLEX REAL ESTATE MARKET

PCA Consulting, Inc. is a foremost provider of architectural and engineering due diligence and construction management services. With a keen understanding of the market and our ability to successfully partner with our clients, we deliver thorough and easy to understand report products. Our clients include Real Estate Investment Institutions, Property Management Companies, Lending Institutions, and Real Estate Owners and Developers. PCA Consulting's area of expertise is comprised of office buildings, commercial, industrial, and retail properties; multi-family developments, retirement communities; and hospitality properties.

PCA Consulting has decades of experience in the architectural and engineering services, real estate development and construction management professions. We are highly qualified to investigate and report on the physical conditions and code compliance of multi property types and provide realistic costs for repairs/replacements - all in a timely manner.

a trusted, responsive & reliable partner providing comprehensive services in a timely manner

PROPERTY CONDITION ASSESSMENT AND ARCHITECTURAL / ENGINEERING DUE DILIGENCE

PCA Consulting's expertise lies in its use of licensed and seasoned professionals who perform both site visit and report production activities. This single point of contact is provided to all of our clients who are premier real estate investment, lending and development institutions.

Standard and custom PCA Consulting services include:

- *Property Condition Assessment Reports*
- *Property Replacement Reserves*
- *ADA Compliance Surveys*
- *Building Water Intrusion Reports*
- *Third-Party Report Reviews*
- *MEP and Life Safety Studies*



PCA Consulting's clear, organized and detailed reports include an overall description of the property utilizing a CRSI format, a detailed listing of the observed deferred maintenance items, a description of the proposed corrections and the associated estimated costs. Also included is the property's conformance to local codes (including obtaining municipal records), a twelve year replacement reserve and a general ADA compliance review. Our reports are in compliance with the requirements of the American Society for Testing and Materials (ASTM E 2018-01).

CONSTRUCTION SERVICES

PCA Consulting protects investor and lender interests by uncovering construction issues through its pre-construction review of construction documents, contracts, proposed budgets and schedules. Continued assistance is provided via periodic on site construction progress observations, the tracking of change orders and the review of testing laboratory reports during the construction phase.

Our services help property investors avoid potential construction pitfalls and facilitate investor comfort with the proposed construction or changes to the construction.

PCA Consulting construction services include:

- *Review of Construction Documents*
- *Construction Cost Reviews*
- *Monthly Construction Observation Reports*
- *On Site Construction Monitoring*
- *Owner's Representation Services*
- *Observation and Documentation of Off Site Stored Materials*



PCA CONSULTING DUE DILIGENCE REPORTS INCLUDE:

- Overall description of the property in a CRSI format
 - Detailed listing of deferred maintenance items
- Description of proposed corrections
 - Proposed correction costs
- Local municipality code/zoning requirements and conformance
- Twelve year property replacement reserve
 - ADA compliance review



MARKETS

Commercial
Office
Retail
Industrial
Residential
Hospitality
Retirement Communities



CLIENTS

Lending Institutions
Real Estate Developers
Real Estate Investors
Real Estate Advisors
Real Estate Owners
Real Estate Brokers
Corporations
Conduits



PROJECTS

Property Financing
Construction Lending
Acquisitions and Mergers
For Sale Properties
Property Bankruptcy / Workouts



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