

The logo features a stylized golden falcon head profile on the left, with its beak and eye area integrated into the letter 'F' of the word 'FALCON'.

FALCON **RE**
GROUP

DUE DILIGENCE WITH DISTINCTION

MULTI-DISCIPLINARY CONSULTING



WHAT WE DO

THE FALCONRE GROUP PROVIDES SPECIALIZED DUE DILIGENCE SERVICES TO SUPPORT COMMERCIAL AND INDUSTRIAL REAL ESTATE TRANSACTIONS. WE EVALUATE FORMER AND CURRENT PROPERTY OPERATIONS AND ACTIVITIES, AND IDENTIFY POTENTIAL LIABILITIES, CONSTRAINTS, AND OPPORTUNITIES FOR CAPITAL MAXIMIZATION ASSOCIATED WITH A PROPERTY'S EXISTING AND POTENTIAL FUTURE USES.

DEDICATION TO YOU

Your project is unique and important to **us**...

...because it's unique and important to **you**.

With a commitment to excellence, and a custom-made project-based consulting team, we are dedicated to supporting you with high caliber and timely assessments, exceptional service, and consistently responsive communication.

We understand the careful balance between risk mitigation, cost and time abatement, and successful transaction execution.

We provide you the **peace of mind** you want, and the necessary **tools you can use**, to make **informed and wise business decisions**.



MULTI-DISCIPLINARY CONSULTING

The FalconRE Group proudly collaborates with a strong team of environmental, engineering, and financial specialists to offer a wide selection of real estate due diligence services, such as:

ENVIRONMENTAL DUE DILIGENCE

- ✓ ASTM E1527 Phase I Environmental Site Assessments (Phase I ESAs);
- ✓ New Jersey Preliminary Assessment Reports (PARs);
- ✓ Desktop and file reviews;
- ✓ Licensed Site Remediation Professional (LSRP) Services;
- ✓ Industrial Site Recovery Act (ISRA) Compliance Services;
- ✓ Asbestos/Lead-Based-Paint/PCB Surveys;
- ✓ Mold Assessments;
- ✓ Radon Testing;
- ✓ Environmental Assessment and Sampling Investigations;
- ✓ Indoor Air Sampling, Vapor Intrusion Investigations, and Mitigation Management; and
- ✓ Environmental Compliance and Permitting Assessments.

BUILDING DUE DILIGENCE

- ✓ Property Condition Assessments (PCAs);
- ✓ Engineering Assessments including:
 - Electrical;
 - Mechanical;
 - Heating, Ventilation, and Air Conditioning;
 - Plumbing;
 - Structural Framing and Building Envelope; and
 - Roof
- ✓ Fire Protection and Safety;
- ✓ Energy Efficiency and Management Audits;
- ✓ Compliance Assessments; and
- ✓ Architectural Coordination such as building construction; health and safety; and ADA accessibility.

LAND USE DUE DILIGENCE

- ✓ Sourcing of Development Opportunities;
- ✓ Site Feasibility and Constraints Reviews;
- ✓ Conceptual Site Plan and Design;
- ✓ Ordinance and Compliance Reviews;
- ✓ Drainage assessments;
- ✓ Wetland Assessments;
- ✓ Zoning Reviews; and
- ✓ Regulatory Reviews.

FINANCIAL DUE DILIGENCE

- ✓ Basic and Comprehensive Underwriting Analyses;
- ✓ Rent Analyses and Assessments;
- ✓ Financial Reviews;
- ✓ Government Incentive Evaluations;
- ✓ Development Design Reviews;
- ✓ Trend Analyses;
- ✓ Project Cost Estimate and Budgeting; and
- ✓ Offering Memoranda Preparation



OUR EXPERIENCE

Our team has successfully completed **over 1,000 due diligence projects** at a diverse array of sites, including multi-family residences, retail complexes, real estate portfolios, and larger and more extensive industrial, commercial, and manufacturing facilities.

With a broad understanding of **conventional real estate analysis**, and a specialized focus of both **federal and New Jersey-specific environmental requirements**, the FalconRE Group offers guidance and assistance with a **comprehensive range of due diligence services**.

We have conducted numerous **accredited and non-accredited classes and presentations** at legal firms, trade shows and organizations, schools and colleges, and private companies, and have had many **articles and papers published**.

Our **commercial and industrial real estate clients** include **purchasers, sellers, developers, investors, operators, lessees, and brokers**, and we collaborate with **attorneys** active in real estate and land use law, litigation and environmental law, and corporate and estate planning.

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