



What Real Estate Due Diligence do I need?

OBJECTIVE	NEED	SUGGESTED OPTIONS
LEASE	<ul style="list-style-type: none"> • Risk protection • Potential Innocent purchaser protection 	<ul style="list-style-type: none"> ✓ Limited/Comprehensive Environmental Assessment ✓ Environmental Compliance and Permitting Assessment ✓ Potential ASTM Phase I Environmental Site Assessment ✓ Potential Preliminary Assessment Report
BUY/ INVEST	<ul style="list-style-type: none"> • Knowledge of site property and structure(s) • Innocent purchaser protection • Knowledge of potential risks and liabilities • Knowledge of potential financial return on investment 	<ul style="list-style-type: none"> ✓ ASTM Phase I Environmental Site Assessment ✓ Preliminary Assessment Report ✓ Asbestos/Lead-Based-paint/PCB Survey ✓ Radon Survey ✓ Property Condition Assessment ✓ Engineering Assessment including electrical; civil; plumbing; structural and roof; and mechanical ✓ Energy Efficiency Assessment ✓ Limited/Comprehensive Environmental Assessment (if necessary) ✓ Basic/Comprehensive Underwriting ✓ Financial Review ✓ Design Review ✓ Offering Memorandum
REFINANCE	<ul style="list-style-type: none"> • Financial approval 	<ul style="list-style-type: none"> ✓ ASTM Phase I Environmental Site Assessment
SELL	<ul style="list-style-type: none"> • Industrial Site Recovery Act compliance (in NJ, if applicable) • Environmental and engineering concerns of a potential buyer 	<ul style="list-style-type: none"> ✓ Preliminary Assessment Report and ISRA Compliance Services ✓ ASTM Phase I Environmental Site Assessment ✓ Storage Tank Management/Cleaning ✓ Remediation of Outstanding Environmental Concerns
DEVELOP/ RENOVATE/ EXPANSION	<ul style="list-style-type: none"> • Knowledge of site property and structure(s) • Site development limitations • Development costs • Knowledge of potential risks and liabilities • Knowledge of potential financial return on investment 	<ul style="list-style-type: none"> ✓ Wetlands Survey / Ecological Evaluation ✓ Engineering Assessment including electrical; plumbing; structural; and mechanical ✓ Conceptual Site Plan and Design ✓ Site Feasibility and Constraints Review ✓ Limited/Comprehensive Environmental Assessment ✓ Asbestos/Lead-Based-Paint/PCB Survey ✓ Vapor Intrusion Investigation and Mitigation Management ✓ Energy Efficiency Assessment ✓ Environmental Compliance and Permitting Assessment ✓ Basic/Comprehensive Underwriting ✓ Financial Review ✓ Design Review ✓ Offering Memorandum
ASSESS	<ul style="list-style-type: none"> • Risk protection • Knowledge of current site conditions 	<ul style="list-style-type: none"> ✓ Limited/Comprehensive Environmental Assessment ✓ Environmental Compliance Assessment
OPERATE	<ul style="list-style-type: none"> • Risk protection • Potential Innocent purchaser protection • Regulatory compliance 	<ul style="list-style-type: none"> ✓ Limited/Comprehensive Environmental Assessment ✓ Environmental Compliance and Permitting Assessment ✓ Asbestos Operations & Maintenance Plan ✓ Energy Efficiency Assessment ✓ Waste Management Audit ✓ Waste Reporting Audit ✓ Waste Minimization & Efficiency Analysis
LITIGATE	<ul style="list-style-type: none"> • Knowledge and chronology of environmental concerns at site 	<ul style="list-style-type: none"> ✓ Limited/Comprehensive Environmental Assessment ✓ File Inventory and Review ✓ Expert Services