

COMPREHENSIVE PROPERTY INSPECTIONS

Environmental site assessments
Structural / engineering
Utility information
Security / life safety
Roof
Electrical
HVAC
Plumbing
Asphalt / concrete
Vertical transportation
Title / survey
ADA
Hazardous materials
Wetlands
Mold/indoor air quality testing

3RD PARTY REPORT PROCUREMENT & ANALYSIS

BUILDING AUTOMATION SYSTEMS & COMMAND CENTER MONITORING

OPERATIONAL EFFICIENCIES

In-depth review of historical financials and / or current year operating budget
Vendor / contract administration
Property insurance procurement

ENERGY CONSULTING

Purchasing utilities in a deregulated market
LED conversion analysis
Variable frequency drives
Monthly monitoring of utility bills

CAPITAL EXPENSE PLANNING

Repair vs. replace
Short-term & long-term forecasting
Value engineering

DO YOU KNOW WHAT YOU NEED TO KNOW?

Friedman provides physical due diligence services to banks, lenders, special servicers, private equity firms and investors for office, retail and industrial assets. Most importantly, our service offerings are conducted through the eyes of an owner, not just a 3rd party fee provider. Every question asked and each recommendation made is done as if it is a property we are acquiring, with the intent of creating value – either during the acquisition process or throughout the hold period. While most property inspection firms take a simplistic approach to reviewing and reporting on the physical components of a property, we stress the importance of taking a “deep dive” into the physical aspects of the due diligence process. When completing our comprehensive inspection analysis, we thoroughly evaluate the condition of the building & systems, determine realistic life spans based on existing conditions and provide accurate cost estimates associated with recommended repairs or replacements. Our goal is to uncover problems, highlight potential synergies and provide the best and most cost-effective solutions for our clients in order to maximize their returns. Our focus, attention to detail and common sense approach will ensure peace of mind for the most astute real estate investor. If you have any questions about services offered or would like a customized proposal, please contact Brian Bass, Senior Managing Director at [248.848.3528](tel:248.848.3528) or brian.bass@freg.com.

THE FRIEDMAN DIFFERENCE

Friedman Integrated Real Estate Solutions has provided real estate services for 30 years. By presenting expert advice and counsel, we have been able to position our company as one of the nation’s premier brokerage and management firms specializing in opportunistic and distressed situations. Founded in 1987, Friedman is one of the nation’s largest privately owned real estate services firms. Our experienced team of over 400 industry professionals provides a complete array of commercial real estate service offerings, including property and asset management, brokerage, construction, investment sales and acquisition due diligence services.

While we are skilled in all aspects of the real estate investment cycle, we are especially adept in the field of turnaround management. For three decades, our property specialists have provided expertise with evaluating, securing, protecting, managing, repositioning and ultimately selling client assets. We have been involved in transactions worth over \$10 Billion and in turn have developed invaluable relationships within the industry, from hedge funds and financial firms to local and regional owners, developers, REO buyers and individual investors who rely upon Friedman’s diverse spectrum of services.

Friedman’s professional staff has an average of 10 years pertinent experience throughout all of our service lines, including, but not limited to: brokers, property managers, financial analysts, researchers, marketing specialists, space planners and office staff. From managing principals to the administrative team, we work together successfully to add value to the assets we manage. Friedman currently maintains branch offices in Florida (Boca Raton, Deerfield Beach, West Palm Beach, Tallahassee) - Texas (Houston) - Arizona (Tucson, Phoenix) - Illinois (Chicago) - Ohio (Columbus) - Michigan (Detroit, Corporate HQ - Farmington Hills), offering a fully integrated national platform for our clients.