

CASE STUDY

WEST COAST INSTITUTIONAL PRIVATE EQUITY FIRM

Project

Valuation and underwriting support to help the Client determine the appropriate bid value on several pools of commercial real estate assets being disposed of by a large financial institution.

ASSETS:

Various asset classes including: office, retail, flex, industrial, multi-family, land and redevelopment sites, as well as alternative assets including bowling alleys, funeral homes, gasoline service stations, and restaurants.

SCOPE OF WORK:

- Third party report review to determine asset risk profile including a review of appraisal, environmental reports and property condition assessments if available.
- Site inspection to gain a better understanding of nuances within the immediate local market, as well as visually ascertain physical condition of the asset.
- Market research including determining vacancy as well as competitive rental rates based on a review of rental comparables within the local market.
- Strategically considered alternative asset uses/potential redevelopment that could result in enhanced value creation.
- Valuation analysis including a sales comparable review as well as current and pro forma cash flow modeling.

OTHER SERVICES:

Foresite provided property management, advisory, leasing and disposition services for assets acquired by client.

