

DUE DILIGENCE *Consulting*



MACKENZIE

MANAGEMENT COMPANY, LLC

Mackenzie Management Company, LLC works with buyers of commercial properties to assist in the due diligence process by providing a professional **Summary of Findings**. This is an invaluable tool that provides a deeper insight into the project than a lender's typical Property Condition Assessment (PCA) report.

A Basic Summary of Findings can be conducted by a team member and serves as an excellent way to give comfort to your lender that a professional management company has reviewed the property.

A FULL SUMMARY OF FINDINGS IS DEVELOPED THROUGH SITE VISITS AND INSPECTIONS BY SEVERAL MEMBERS OF OUR TEAM, ALONG WITH ANY VENDORS WE ENGAGE. THE FULL SUMMARY OF FINDINGS PROVIDES AN ANALYSIS OF ALL MAJOR BUILDING COMPONENTS AND INCLUDES:

The cost for the Summary of Findings can be credited back to the buyer if the property is purchased, through reduction of management fees.

- PHYSICAL INSPECTION OF EACH COMPONENT
- REVIEW OF VENDOR CONTRACTS
- REVIEW OF WORK COMPLETED
- LIST OF OUTSTANDING DEFICIENCIES
- COST ESTIMATES
- CAPITAL EXPENDITURE RECOMMENDATIONS FOR DEFICIENCIES
- CAPITAL EXPENDITURE RECOMMENDATIONS RELATED TO USEFUL LIFE



OTHER FEE-BASED SERVICES AVAILABLE TO BUYERS AND OWNERS INCLUDE:

- LEASE ABSTRACTION
- ESTOPPEL PREP AND REVIEW
- PROFORMA WORK AND FINANCIAL ANALYSIS
- COST SEGREGATION ANALYSIS
- DEBT & EQUITY CONSULTATION



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