



Due Diligence

At URS, due diligence is not just special care required for securities transactions but is the way all assignments are handled. While often called upon to provide Due Diligence opinions, this term also describes the meticulous review we give each and every assignment.

Urban Realty Solutions works closely with institutional investors and lenders, their attorneys, engineers, contractors, pest control inspectors and other professionals to complete a thorough analysis of the property. We help ensure there are no surprises.

While this most often entails our review of leases and operating expenses, we can coordinate the overall effort. We have developed a wide variety of contacts throughout the industry, and can help identify and retain team members to complete acquisition or deposition negotiations under tight scheduling requirements.

Acquisitions

For clients considering acquisitions, we offer thorough pre-purchase analysis.

- Consumer (Target Market) profiles
- Local market trends.
- Market potential
- Absorption levels
- Potential market share
- Competitive factors
- Pricing and product positioning strategies
- Costs of development and marketing
- Renovation and marketing

Acquisition decisions can then be made based on a comprehensive analysis and with a high degree of confidence.

Dispositions

For clients considering asset liquidation, the same in-depth research and data analysis is applied to single properties or entire portfolios. Whether our client is an owner/investor or broker, URS analyzes market based yields and activity, identifies potential markets, targets key investors and prepares cash flows and value estimates. Based on our knowledge of the pricing criteria, URS can help package the property in a way that maximizes the return on investment without creating unreasonable expectations.