

Eagle Point Development LLC Real Estate Consulting Services

Eagle Point Development is a group of real estate consultants made up of team members who each have over 30 years experience in the acquisition, development and construction of real estate projects. We can assist with everything from land acquisition to final disposition. Our team can help make your real estate project successful. We provide oversight and assistance to your team to assure project success. We provide pre-acquisition, post-acquisition, general development, construction, and operation consulting services. Below is a summary of our services.

Land Acquisition

- Prepare acquisition criteria
- Communicate with brokers
- Gather and screen submissions
- Evaluate offerings
- Prepare initial financial feasibility study
- Prepare summary of properties offered
- Assist in final site selection
- Oversee and coordinate Land closing

Land Entitlement Evaluation

- Evaluation and oversight
- Investigate existing Zoning and allowable land use
- Prepare general feasibility analysis
- Prepare land Entitlement Plan

Land Entitlement Process

- Oversee consultant selection
- Prepare Entitlement cost analysis
- Assist with execution of Entitlement Plan
- Monitor and report Entitlement Plan progress

Portfolio Analysis

- Evaluate management performance
- Compare income and expense performance to the norm for like properties
- Examine holding period for the asset

- Depreciation – remaining life?
- Time to exchange and defer taxes?
- Leverage into higher value asset?

Financing / Financial Engineering

- Evaluate acquisition financing alternatives
- Assist with equity acquisition and formation
- Prepare loan underwriting alternatives
- Assist with loan structuring – land, construction, permanent
- Assist with loan placement
- Act as liaison with lender

Legal

- Oversee entity formation document preparations
- Evaluate ownership entity alternative
- Oversee contracts
- Assist in contract negotiations

Consultant Team Selection

- Architect
- Civil Engineer
- Soils Engineer
- Environmental
- Marketing research
- Traffic
- Appraiser
- Accountant
- Attorney
- Insurance Company
- Title Co
- Escrow Co
- DRE (if needed)

Accounting

- Financial modeling
- Financial proforma preparation and analysis
- Recommend suitable chart of accounts for the project
- Integrate Quickbooks chart of accounts into project
- Integrate Tax return line items into chart of accounts
- Assist with budgeting

- Assist with project cost tracking
- Oversee construction accounting
- Prepare loan draw procedures
- Prepare loan draw monitoring procedure
- Monitor loan draws
- Prepare preliminary notice and lien release procedures
- Act as liaison with CPA
- Assist with technology integration

Construction – monitored by Rich Sinnett

- Assist with contractor selection
- Attend and assist with contract negotiations
- Oversee SB800 compliance
- Oversee compliance with insurance requirements
- Oversee safety compliance
- Oversee construction inspections
- Attend construction progress meetings

Marketing

- Broker selection assistance
- Oversee preparation of marketing materials
- Assist with Color Consultant selection
- Oversee publicity and advertising preparation
- Property Types
- Commercial and Industrial property for rent
- Multifamily property for rent
- Single Family homes for sale

Specializes Investment Area

Tax Credit Consulting

- Low Income Tax Credit program
- Historic Tax Credit program
- New Markets Tax Credit program
- Advise on deal structure and prepare alternatives
- Prepare and/or review application
- Structure application for maximum scoring and success
- Prepare competitive analysis

For further information please contact

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