

# DUE DILIGENCE

Our clients are Landowners, developers and financial institutions who find themselves at the early stage of a development project. It can be an exciting but risky proposition.

What kinds of uses can be developed on the property? Are there constraints? What are the risks? What is the process and how long does that take? How much will it cost? How much value does that add? Is it worth it? Those are great questions that warrant sophisticated answers. It is critical to undergo a thorough and objective due diligence analysis.

At Murow, our Due Diligence services couple extensive real estate development experience and expertise with the technical skills to identify issues and then develop creative and strategic solutions.

We manage all aspects of the due diligence process including:

- Planning & Entitlement Evaluation
- Political and Community Ascertainment
- Agency Consultation
- Constraint Mapping
- Utility Will Serve Letters
- Fee and Cost Estimates
- Project and Consultant Management
  - Physical Investigations and Surveys
  - ALTA Survey & Title Review
  - Market Analysis and Underwriting
  - Feasibility and Sensitivity Analysis
  - Project Design and Yield Analysis

# ENTITLEMENT PROCESSING

The Murow Land Development Team operates as the Project Proponent, Owners Representative and Applicant on behalf of the project sponsor(s). Collectively we offer over 50 years of Entitlement, Planning and Development Experience working on a variety of different product types in jurisdictions throughout Southern California. We are also uniquely positioned to leverage the expertise and technical capability of the Murow CM.

Services include:

- Interface and collaborate with lead agency staff to understand and manage expectations, negotiate solutions to various problems and expedite application processing.
- Establish and foster long lasting relationships with the Public Sector to achieve project results.
- Assemble and manage the team of sub-consultants.
- Manage and oversee the preparation and submittal of application materials to lead agencies.
- Manages the political and community outreach program.
- Provide ongoing Project Management tracking and reporting of project budget and schedule performance.

**Pre-Development Division**  
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**Murow|CM**  
CONSTRUCTION OVERSIGHT CONSULTANTS



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# SERVICES

- Assistance w/ Site Selection
  - Due Diligence
- Forward Planning / Entitlement Management
  - Permitting
- Schedule and Budget Development and Management
  - Asset Management
- Disposition and Disposition Analysis

*"Working with the Murow CM team on the project has been top notch. Great service and attentiveness to the client needs and deadlines. Very professional and highly motivated."*

*Gene Wark, Foremost Companies*