

Distressed Property Solutions

FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENT



Overview

The unprecedented influx of foreclosed and distressed properties on the market today means that it is more important than ever to make informed decisions on property acquisitions. With nearly 40 years providing land development and entitlement services, Westwood has the experience to maximize value and recover costs throughout all stages of development. Recognizing the varying needs of clients, our entitlement products have been designed to meet the requirements of any property, in any phase of development.

Zoning Review

Zoning Conformance Reports

Preliminary Property Assessment

Due Diligence Study

Feasibility & Due Diligence Reports

Developer's Agreement Completion



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Zoning Review:

A Zoning Review is a simple, yet powerful report that summarizes the property's standing with the local jurisdiction and provides basic protection to land owners and investors.

Zoning Conformance Reports:

A Zoning Conformance Report utilizes an ALTA survey to analyze a property in accordance to current jurisdictional regulations, adding a layer of protection for owners and investors.

Preliminary Property Assessment:

Designed specifically for properties under construction, this study will efficiently identify potential liabilities with projects, set the foundation for future studies, and help determine the building or property's potential.

Due Diligence Study:

A Due Diligence Study leads to informed decisions on properties with development or redevelopment potential by a thorough review of the property including:

- Zoning Conformance Report
- Comprehensive Plan or Future Land Use review
- Existing infrastructure review
- Entitlement process & fees research
- GIS natural features review
- Estimated developable area
- Site specific development recommendations

Feasibility & Due Diligence Reports:

A Feasibility & Due Diligence Report expands upon the Due Diligence and adds land optimization analysis and anticipated construction costs. This report will add maximum protection on investment for property due diligence.

Developer's Agreement Completion:

Properties that have been entitled, but require services before they can be marketable will benefit from an analysis of the outstanding development costs and potential risks inherent to the project. Services include:

- Grading, utility, & street construction acceptance by the city
- Development landscaping/amenities acceptance by the city
- Wetland permit acceptance by LGU/ Corps of Engineers/DNR
- Development NPDES permit assessment
- Homeowner's Association/Architectural Review

Our Firm

Developing commercial property for its highest and best use is critical to the success of a project. The right team will provide value with creative site plan options, cost- and environmentally-sensitive solutions, and streamlined land use entitlements. Westwood's experience spans four decades of full-service solutions for private-sector clients involved with the development and redevelopment of property.

Disciplines

- Planning
- Aerial Mapping & LiDAR
- Land Surveying
- GIS
- Civil Engineering
- Renewable System Design
- Transportation Engineering
- Environmental
- Landscape Architecture
- Cultural Resources
- Visualization
- Construction Management
- NPDES & SWPPP Compliance