



Distressed Property Solutions

FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENT

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



Distressed Property Solutions

Is the land you are about to purchase or property and buildings you have acquired in compliance with codes? How do you determine the value of buildings partially completed or land partially developed? If you are a land owner or investor, Westwood can help you protect your assets.



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.

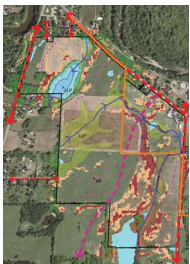


Preliminary Property Assessment:

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

Account	Balance	Debit	Credit	Balance
1000 Cash	1000.00			1000.00
1010 Accounts Receivable	500.00			500.00
1020 Inventory	200.00			200.00
1030 Prepaid Expenses	100.00			100.00
1040 Other Assets	50.00			50.00
2000 Accounts Payable		100.00		(100.00)
2010 Accrued Liabilities		50.00		(50.00)
2020 Deferred Revenue			100.00	100.00
3000 Equity				
3010 Common Stock			1000.00	1000.00
3020 Retained Earnings			50.00	50.00
4000 Expenses				
4010 Salaries		100.00		(100.00)
4020 Rent		50.00		(50.00)
4030 Utilities		20.00		(20.00)
4040 Insurance		10.00		(10.00)
4050 Depreciation		10.00		(10.00)
4060 Other Expenses		10.00		(10.00)
5000 Income			100.00	100.00
5010 Sales			100.00	100.00
5020 Other Income				
6000 Other				
6010 Other Assets				
6020 Other Liabilities				
6030 Other Equity				
6040 Other Expenses				
6050 Other Income				
6060 Other				

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

Westwood is a multi-disciplined firm providing professional services for land and energy development. Established in 1972, we serve our clients from multiple U.S. offices. We are professionally licensed and experienced across the country and are recognized for our expertise in managing complex projects from beginning to end. Westwood provides a complete range of project solutions under one roof.

Disciplines

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