



Altus Group

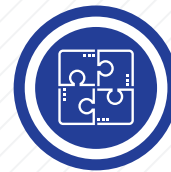


PROPERTY CONDITION ASSESSMENT & RESERVE FUNDS

THE ALTUS ADVANTAGE

PROPERTY CONDITION ASSESSMENT & RESERVE FUNDS

Altus Group's knowledge and experience across all asset types ensures that our services are tailored to each project, delivering dependable, accurate, and valuable intelligence on your capital investments.



PLAN



MANAGE



ADVISE & DELIVER

Altus Group has been a leading provider of independent commercial real estate and construction advisory services for over 50 years, with over 2,300 employees in 70 offices across Canada and internationally.

Our knowledge and experience across all asset types ensures that our services are tailored to each project, delivering dependable, accurate, and valuable independent advice. Our Cost team advises on over 500 unique projects a year that vary in size, location, scope, and complexity, in Canada and around the world.

Our Property Condition Assessment and Reserve Fund services have been relied upon by both private and public sector clients for over 50 years. Our reports are used for real estate acquisitions and dispositions, financing agreements, capital planning and life cycle costing. We cover all types of facilities, including commercial, industrial, retail, business services, hotels, churches, institutional, detention, performing arts, multi-unit residential, and senior's housing.

WE HELP YOU PRIORITIZE REAL ESTATE CAPITAL AND MAKE INFORMED DECISIONS.

- **Strategic Asset Management:** Sound financial and capital allocation decisions result from knowing, far enough in advance, the funding requirements. Our engineers and building science experts will help you develop forward-looking plans and financial analysis to inform decision-making. We catalogue all building and site assets into an asset inventory database.
- **Building Science & Cost Experts:** With decades of experience, Altus Group's seasoned professionals are considered the foremost authorities in their fields. In-house mechanical, electrical, and cost experts, incorporate real-time experience on hundreds of diverse projects annually with an unparalleled cost database. We provide reliable capital planning costs for repairs, refurbishments, upgrades and replacements.
- **Cost-Saving Energy Efficiencies:** Organizations are under continual pressure to manage aging infrastructure in the most cost efficient manner. Our recommendations, such as mechanical and electrical system upgrades, can save you money with a quick payback period.

We provide the processes and technologies to respond to all aspects of capital planning.



Capital Investment Targets

Fixed Asset Inventory



Decision Drivers

Asset Performance
Compliance
Deterioration



Prioritization

Corporate Goals
Business Impact
Technical Risk



Funding

Budgeting
Financial Strategy



Approval

Funds Allocation
Technology Integration



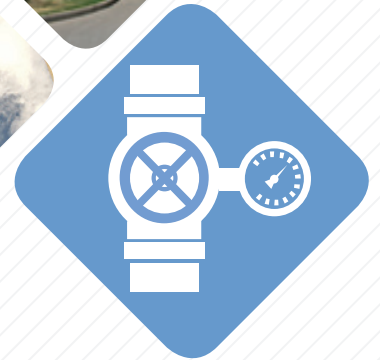
Execution

Program management
Project Tracking
Archiving

PROPERTY CONDITION ASSESSMENT & RESERVE FUND STUDIES

Altus Group helps clients identify, prioritize, approve and execute comprehensive capital plans to ensure optimal use of capital dollars.

We understand the need for fast and dependable insight on major deficiencies that could affect asset values. For purchasers, it is important to conduct thorough due diligence. We help identify and reduce risks through our complete real estate due diligence solutions.



OUR PROPERTY CONDITION ASSESSMENT AND RESERVE FUND SERVICES HAVE BEEN RELIED UPON BY PRIVATE AND PUBLIC SECTOR CLIENTS FOR OVER 50 YEARS.

TRUSTED CONDITION ASSESSMENTS

Our condition assessment procedures are conducted in accordance with ASTM E2018-08 Standard Guide. We conduct interviews with property management, review available drawings and documents, and physically review all systems and components to identify items requiring capital for repair or replacement.

COST-SAVING ENERGY AUDITS

We analyze building energy efficiencies and can include cost-saving measures in our reports. This enables our clients to perform energy retrofits with short payback periods based on our return-on-investment analyses. Our Energy Audits conform to ASHRAE Standard 90.1.

COMPREHENSIVE RESERVE FUNDS

Our clients benefit from reserve fund studies with our comprehensive asset inventory. The reserve fund is in conformance with provincial Condominium Acts. Large portfolio building owners also utilize these reports for internal financial budgeting purposes.

IN-DEPTH REPORTING

Through the physical and financial analysis of a building's condition, including retrofit cost and deferred capital maintenance analysis, our analysis addresses the cost-to-value relationship and supports decision-making.

SELECTED SERVICES

- Cost Planning & Budgeting
- Project Monitoring
- Development Feasibility
- Project & Development Management
- Program Management
- Technical Advisor
- Independent Certifier
- Peer Review
- Scheduling
- Expert Witness & Dispute Resolution
- Change Order Review
- Value Management
- Property Condition Assessments
- Reserve Fund Studies
- Insurance Replacement Cost
- Project Analytics
- Procurement Advice
- Risk Management
- Manager of Distressed Projects
- Asset Management
- Sustainability & Wellness

SECTORS

Sectors include: Residential & Mixed-use; Infrastructure; Commercial & Retail; Arts & Culture; Educational; Healthcare; Hospitality & Gaming; Government; Industrial & Manufacturing; Sports & Recreation; Oil, Gas & Energy; Pharmaceutical; and Water & Wastewater.

Altus Group Limited is a leading provider of independent advisory services, software, and data solutions to the global commercial real estate industry. Our businesses, Altus Analytics and Expert Services, reflect decades of experience, a range of expertise, and technology-enabled capabilities. Our solutions empower clients to analyze, gain market insight and recognize value on their real estate investments.

RELATED SERVICES:

- Appraisal
- Valuation
- Property Tax Assessment Appeals
- Feasibility Studies
- Expert Testimony

CONNECTING THE GLOBAL REAL ESTATE MARKETPLACE

For more information on Altus Group, please visit altusgroup.com

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