

OFFICE EQUITY SOLUTIONS

OES



OFFERING LAND AND BUILDING
DEVELOPMENT SOLUTIONS



OFFICE EQUITY SOLUTIONS DEVELOPMENT MANAGEMENT SERVICES

Office Equity has a unique history of providing Program and Development Management Services relating to complex Land and Building Development Projects. We have developed projects working closely with various HCA hospitals, North Hills Hospital, Wise Regional Hospital-Decatur, Radiology Associates, Dialysis Associates and numerous other public and Private Medical Centers, small and large. Additionally, we have provided large scale Development Services for Fortune 500 companies that include BMW of North America, PepsiCo and the Port Authorities of New York and New Jersey, to name only a few.

OES has pioneered the use of "Development Management Services" as a service to Owners who want the extra **"Total Quality Assurances"** and want to be in **Total Control** of their projects, without the ongoing Staff and cost burden.

How it works:

OES works as a consultant to the Owner, specializing in the complete Land and Building Development process by providing all Project Controls from project viability, site selection, planning, permitting, design, construction, certification and finance administration of your project. OES becomes your specialized staff, concentrating on the turnkey development of your project. Our services can also be phased based on the Scope of the Project.

Why it works:

You will enjoy the cost savings of having a highly qualified specialized staff to outsource services to, limiting management and employee headaches. Most importantly once the project is finished, only the services you need remain. Our fees are built into the project and the project loan; saving extensive dollars during the entire development process. There is NO ongoing staff overhead or burden once the project is complete.

Owner Control:

It is important to point out that during the Development Management Process, the Owner maintains complete control by approving each step of the project.

Tenant Development / Property Management

Tenant marketing is our hallmark, we start marketing for Tenants the day the project starts. When the facility is 100% leased, Office Equity manages the complexity of Tenant leasing and transition into their new space. A very important process is to develop a "Prospective Tenant Data Base" that fits your criteria and Market to those target clients.

SERVICES PROVIDED:

- Initial Program Development includes a written statement of project goals defining preliminary aspects of the overall project, budgets, time lines, building criteria, resulting in a Scope of Project document
- Demographics, financial feasibility study and marketing plan for the Project
- Detailed site analysis including topographical, environmental, preliminary site layout concepts and basic development cost analysis
- Preliminary building plans and elevations including floor plans and conceptual site plans are developed. This results in preliminary project pricing
- Financial packaging for lenders (if necessary) provides the owner with information necessary to seek the best terms
- Schematic Design and Design Development, includes detailed specifications comprehensive enough for accurate pricing and equipment layouts.
- Construction Documents and Final Pricing
- Permitting
- Construction Management/Administration

"OES allows Companies to be in Total Control of their projects, without the ongoing Staff and Management burden."

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Cost Savings to our Clients:

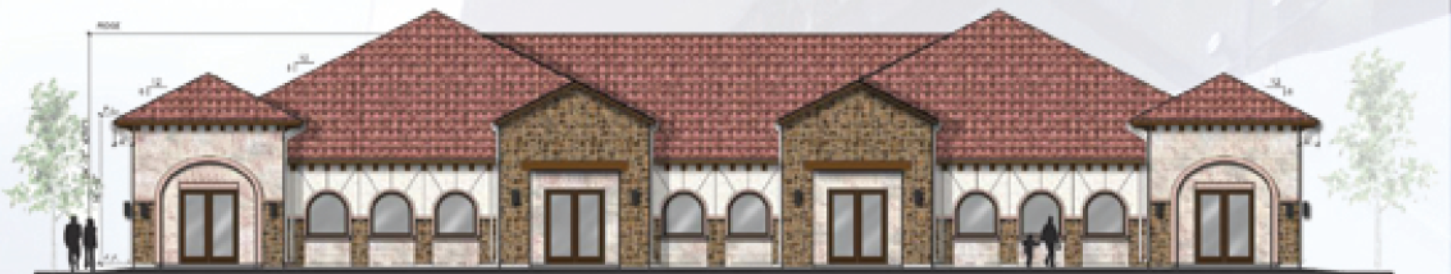
Many opportunities exist to realize cost savings throughout the entire development process. Based on over 35 years of experience we realize it takes a concentrated, ongoing effort to maximize every dollar spent. OES's professional management staff cuts wasteful spending. This effort is a very important part of our service. Starting from early site selection through final move-in, our experienced staff helps assure our clients the best value for their dollar. We understand that you work hard for your money.

Our Cost:

OES receives a fee based on the project size and services offered. This is typically a fixed cost per Square foot of the building(s) and is often included in the loan amount along with the other project costs. Our experience has shown that this cost is returned many times over, through our various Cost Savings and Value Engineering (VE) services.

Office Equity understands the importance of utilizing local professionals, contractors, subcontractors and area businesses to plan, design and build your Project. This provides your local community the opportunity to keep the dollars local.

You Will Like Doing Business with *OES*



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