

PROJECT DESCRIPTION

Site Name: Commercial Manufacturing Property
Project Location: Church Road, Lansdale, PA
Project Type: Property Condition Assessment
Purpose: Due Diligence for Real Estate Purchase
Project Cost: \$2,795



Land Recycling Solutions, LLC (LRS) was contracted by the client to complete a Property Condition Assessment (PCA) of a former industrial facility located in North Wales, Pennsylvania. The subject property encompassed an area of approximately 3.0 acres and was improved with a single building formerly used as a light manufacturing facility. The onsite building consisted of a one-story structure, reportedly constructed in the 1950's, and occupied an interior area of approximately 150,000 square feet of administrative office space and warehouse space. The TSA was completed by the prospective buyer as part of the due diligence efforts prior to purchase of the property.

The purpose of this study was to assess the general physical condition and maintenance status of the property and its improvements. The report addressed items that were considered significant for the continued operation of this facility in its current usage and occupancy, consistent with comparable properties of similar age.

Preliminary cost estimates were developed for each repair/maintenance recommendation, and each recommendation was classified Immediate (items requiring work in the coming year), or Deferred (items requiring work over years one through the length of the term). The report outlined the general physical conditions observed and provided opinions of probable costs to remedy deferred maintenance and existing physical deficiencies, along with a 12-year term Modified Capital Reserve Schedule.

Based on LRS's detailed inspection and assessment, the client was able to accurately calculate the immediate and reserve cost items prior to purchase of the property.



LAND RECYCLING SOLUTIONS, LLC