



gesvalt®

Due Diligence Services for real estate assets



What Do They Consist of?

Due Diligence Reports depict the still picture of an asset prior to being incorporated into a real estate project.

They cover the verification, study and analysis of **the following aspects and points of inspection of the assets in relation to:**

- Their current location and condition.
- Their ownership and occupancy status.
- Their administrative and town-planning status.
- Technical and legislative compliance with their intended use.
- Possibilities in the future.
- Associated adaptation costs.
- Environmental impact.



What Are They Needed for?

In order to **know the suitability of the property with respect to the objective of the real estate project** from the legal, administrative, economic and town-planning point of view.

In order to quickly determine whether an operation is feasible or not (Red Flags - Due Diligence).

In order to have an **accurate view of the CAPEX** required for the correct adaptation of the asset.



Who Are They Intended for?

Companies and individuals owning or managing real estate assets. Servicers, investors and investment funds, family offices, etc.

Individuals: Status report of a real estate asset.



What Does Gesvalt Do?

Through inspection and exhaustive verification of the following aspects:

Legal: Ownership and lien status.

Town-planning: Degree of compliance with planning regulations and potential higher use as compared to its current one.

Normative: As-built Vs as-designed comparison.

Technical: Compliance (or not) with building and technical regulations in relation to condition, dimensions, building systems and services.

Environmental: Visual identification of the presence of materials either contaminating or prohibited by regulations in force.

Commercial: Analysis of supply and demand and market adequacy.

CapEx Report:

- Repair of flaws and improvements.
- Execution Plan, prioritizing risks and timelines.

Professional references

Some companies that have trusted Gesvalt:



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