



INITIAL PROPERTY ASSESSMENT

Gafcon Multifamily Renovations takes existing C and B-level multifamily communities with 50+ units and improves them to the class level that provides optimal ROI, based upon location and condition, without substantial structural modifications and/or overhauls. Gafcon Multifamily renovations is a turnkey solution for property owners.

We are currently offering a no cost property assessment to owners to show how we can help you increase rents and resident retention while improving your property value. Our initial property assessment includes:

- Determine if rents can be increased through renovation
- Determine ability to upgrade tenancy and/or property demographic rating
- Identify and prepare list of potential incentives for property owners to improve properties
- Determine viability of financial incentives such as increased cash flow and property value
- Determine potential maintenance and operational saving initiatives (as applicable)
- Determine viability of 1031 Exchange
- Initial assessment of existing property condition, and identify primary areas requiring major repairs and associated scopes of work, provide a preliminary range of costs to perform these items
- Identify potential life safety, code compliance, and resident health concerns within existing property*
- Determine viability of implementing sustainability programs to potentially reduce operating cost
- Determine potential Cost Segregation to increase tax write-offs
- Initial Assessment Report summarizing above with recommendations for next step

*Client should in no way consider such to be an officially sanctioned report for environmental and/or hazardous materials, as each is required by State Law to be determined via formal report as prepared by State licensed vendors.



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