

FAS Construction Management

A MDI, Incorporated Company

Solutions for Real Estate Investment Trusts (REITs)

FAS is a leader in construction consulting and risk management. Since 1995, FAS has been assisting owners, lenders, contractors and REITs with construction and real estate projects throughout North America, South America, and the Caribbean. Our services have enabled our global client base to minimize their construction risks, reduce overhead expenses, grow their businesses and ultimately:

Generate Greater Return on Investments



Industrial



Retail



Hospitality

FAS = Finding A Solution

Experience

Over the past 13 years, FAS has been involved in excess of 6500 projects totaling over \$8.7 billion

Professionals

The FAS professionals are qualified in construction, engineering, architecture, real estate, accounting and information technology services tailored to your needs

Network

FAS has a network of over 1000 construction management and construction consulting professionals throughout all 50 states, Mexico, Central and South America

Difference

All FAS construction management and consulting services include instant access to project information through online client reports

The Global Leader in Construction Risk Management

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www.FAScompanies.com

Due Diligence & Entitlement Work

FAS will work with the REIT or the development partner to ensure proper zoning, adequate access, utility availability, environmental and other due diligence concerns have been addressed and satisfied.

Property Condition Assessments (PCA)

FAS reviews the condition of an existing building and its surroundings prior to purchase or development to determine issues that may affect current value and projected maintenance and/or repair costs.

Construction Risk Management (CRM)

To minimize construction risk for lenders and investors, FAS's CRM services are typically performed as a three-part process including review of contract and design documents for adequacy in constructing the project; monthly construction site visits and photos; and project accounting with funds disbursement.

FAS offers the following CRM services:

- Initial Project Reviews (IPR)
 - Review of construction documents (plans and specifications, contracts, budgets, and schedules) for adequacy and completeness prior to closing a construction loan of beginning construction.
- Pay Application Reviews (PAR)
 - Monthly review and report of the progress of the work and recommendation on the contractor's application for payment.
- Funds Disbursement and Reconciliation
 - Review of subcontractor and supplier lien releases and invoice support, and the preparation of checks to the general contractor, subcontractors and suppliers.

Construction Management (CM)

FAS provides supervision and management of the construction phase of the project working as the representative for the REIT. FAS will act as a consultant to the REIT and oversee the work of single or multiple contractors.

Additional Corporate Services

- Project Status Reviews
- Project Management

