



Unlocking Value for Improved ROI: In today's real estate market, many owners are looking for ways to cost effectively create value from aging or dated properties. With prices rising, the challenge of adding value, while preserving upside is critical to whether a deal can be done or not. Many investors are not aware of the options available when it comes to updating older construction trends such as exposed aggregate, unattractive brick, or metal features with 30 or 40 year old color schemes.

There is good news for owners and investors who have held or acquired these properties assuming there were limitations in terms of value potential. Whether the goal is to better position an asset for re-sale or to move from C class rates to B class rates etc., there are cost effective alternatives to re-cladding or other renovations that typically are too expensive to make value add deals work.

Property: 3401 Quebec (Q34)

Project:

Dated, underperforming office property

Objective:

Cost effectively repair/enhance/update exterior to reposition the asset for better lease/sale performance

- 132,000 sf Office – Built in 1975
- Aging and deteriorating exterior finishes
- Paint, concrete & sealant degradation

Process:

- Damaged concrete patched & repaired
- Concrete patio floors refinished with urethane deck coating
- Joint sealants replaced
- Concrete panels primed & sealed to protect from moisture & continued degradation
- Elastomeric coatings to provide modern/updated appearance & protection from the elements
- Hand painted mural applied

Results:

- Cost effective, short duration, high impact property enhancement
- Significant savings over alternatives
- Re-positioned asset for improved leasing/sale performance
- Improved tenant and customer experience





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Concrete Repair:

- Missing/failing concrete identified via swing stage & drone inspection
- Damaged/deteriorating concrete removed and contained
- Anchor fasteners installed to XYZ spec for structural repair/support
- Bare areas cleaned & primed to insure patch integrity
- Patch base coats installed per spec
- Patch finish coats applied and hand tooled to provide appropriate finish

Deck Coating:

- Cost effective, short duration, high impact property enhancement
- Significant savings over alternatives
- Re-positioned asset for improved leasing/sale performance
- Improved tenant and customer experience

Exterior Coatings:

- All exterior surfaces cleaned of dirt & debris
- Concrete cracking

