



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: 9351 Grant

Project:

Dated, office property with rust contaminated aggregate cladding.

Objective:

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

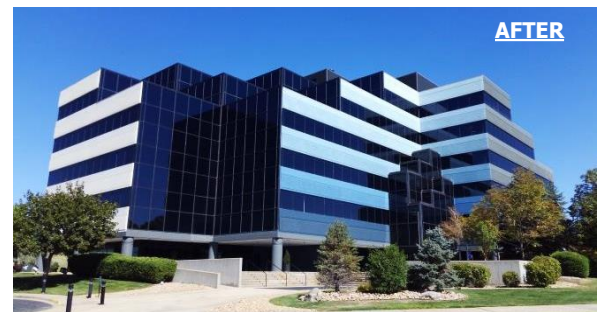
- 90,000 sf Office – Built in 1985
- Aging and deteriorating aggregate construction
- Under performing asset

Process:

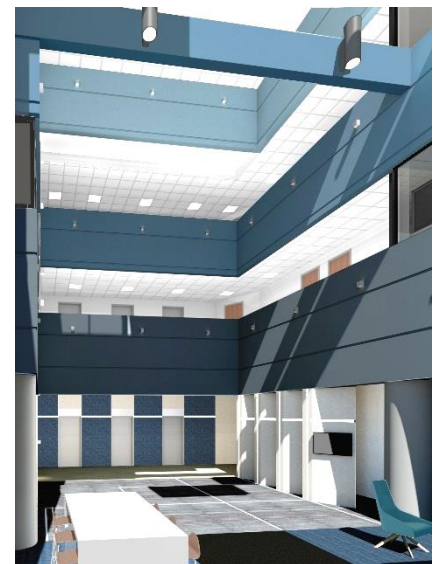
- Rust stains & contaminated aggregate cleaned & treated with epoxy patch material to prevent future staining
- Exposed aggregate primed & sealed to protect from moisture & continued degradation
- Elastomeric coatings to provide modern/updated appearance & protection from the elements

Results:

- Cost effective, short duration, high impact property enhancement
- Significant savings over alternatives
- Increased lease activity & rates
- Improved tenant and customer experience



Before



After