

Real Estate Services

Multi-million dollar real estate transactions are becoming the rule rather than the exception in today's global marketplace. With each transaction comes the burden of endless paperwork, compressed turnaround times and tight deadlines. Duff & Phelps' Real Estate Consulting Group provides comprehensive support in connection with acquisitions, dispositions and financings, enabling our clients to make important business decisions with confidence.



Our unique combination of accounting, finance and real estate expertise assures comprehensive and accurate data review upon which to make both pre- and post-sale transaction decisions.

As the market leader in real estate valuation and consulting, our professionals bring technical and industry expertise and local market knowledge to our clients. As a global practice, we have the scale and geographic coverage to meet our clients' needs wherever they may be and whenever they need our support. Our professionals have specialized industry knowledge, and are skilled at identifying potential issues early in an engagement. The result—our clients are able to make decisions based on accurate, timely and defensible information.

Our real estate services include:

Real Estate Valuation

- FAS 141 and 142
- CMBS appraisals
- Financing appraisals
- Portfolio valuations for pension funds
- Debt valuation
- Estate planning

Consulting and Advisory Services

- Site/Market due diligence
- Site location studies
- Market feasibility studies
- Appraisal management
- Sell-side/Buy-side consulting
- Loan underwriting

WITH THE DYNAMIC BUSINESS LANDSCAPE IN TODAY'S MARKET, WE SEE THAT INVESTORS AND DEVELOPERS ARE EVALUATING NEW REAL ESTATE-RELATED OPPORTUNITIES MORE THAN EVER BEFORE. DUFF & PHELPS CAN HELP YOU UNDERSTAND THE TRUE VALUE OF REAL ESTATE ASSETS.

Real Estate Consulting

- Lease abstraction and analysis
- Estoppel certificate preparation and review
- NOI trend analysis
- Tenant reimbursement analysis
- Argus and Dyna modeling/auditing
- REIT income analysis

Cost Segregation

The tax law provides for benefits to be achieved through a professional cost segregation study of newly constructed (or purchased) non-residential property. Our professionals analyze new building projects (or purchased existing ones) in a manner that will maximize tax depreciation benefits and will be supportable upon IRS audit. We offer uniquely diverse expertise, providing our clients with a strong working knowledge of the pertinent IRS court cases and revenue rulings and in-depth experience in property accounting and construction methodology.

Benefits of the Duff & Phelps Real Estate Practice

Global Practice

Our real estate services group uses its market presence to its advantage by creating databases that are shared across the firm. These databases allow the firm to engage in assignments that encompass different markets throughout the world. Both our internal and external contacts in each market yield the availability and expertise necessary to complete multi-market assignments.

Industry Experts

The real estate services group has specific experts working in different industry segments such as pension fund advisory, structured finance, CMBS securitization, insurance and banking, corporate real estate, railroad & utilities and franchise real estate, among others.

Local Expertise

Each Duff & Phelps office maintains its own local knowledge and data for all major markets within their region. With this wealth of local market experience, Duff & Phelps can appraise and consult on major projects consistently throughout the world.

For more information please visit our website:
www.duffandphelps.com

About Duff & Phelps

As a leading global independent provider of financial advisory and investment banking services, Duff & Phelps delivers trusted advice to our clients principally in the areas of valuation, transactions, financial restructuring, dispute and taxation. Our world class capabilities and resources, combined with an agile and responsive delivery, distinguish our clients' experience in working with us. With offices in North America, Europe and Asia, Duff & Phelps is committed to fulfilling its mission to protect, recover and maximize value for its clients.

Investment banking services in the United States are provided by Duff & Phelps Securities, LLC. Investment banking services in the United Kingdom and Germany are provided by Duff & Phelps Securities Ltd. Duff & Phelps Securities Ltd. is authorized and regulated by the Financial Services Authority. Investment banking services in France are provided by Duff & Phelps SAS. For more information, visit www.duffandphelps.com. (NYSE: DUF)