

e x p e r i e n c e :

Due Diligence

During real estate transactions, assets generally undergo a thorough evaluation, often under very short time-frames. Through years of experience, VERTEX has developed a system for efficiently evaluating a single asset or a portfolio of assets to gain the knowledge necessary to help our clients make the right business decisions regarding property transactions, site development and mergers and acquisitions.

Our goal is to reduce your environmental risk. Through our consulting and management services, we quickly identify the specific project areas where there is a potential for significant financial impact, and then provide advice on how to manage the associated liabilities and non-compliance issues.

VERTEX has managed thousands of property transaction projects and worked on numerous multi-million and billion dollar real estate portfolio deals as an assessor of environmental risks for major national and international financial institutions.

Notable recent assignments have included a 118 site restaurant portfolio of full Phase I ESAs throughout the US completed within a 4 week timeframe for an acquisition by a private client.

In addition, VERTEX has recently completed a due diligence desktop review project for a 130 mixed use site portfolio (including commercial office and retail as well as industrial facilities). The scope of work included reviewing existing environmental reports for the assets, obtaining regulatory database and historic source information for select sites, as well as performing limited site visitations for select sites. The deliverable product included a summary eye chart spreadsheet and was delivered to the client within two weeks of project authorization.



Services Offered

PHASE I ENVIRONMENTAL SITE ASSESSMENTS:

- Customized to meet clients' needs or scope
- Completed in accordance with ASTM Standards
- Competitive Fees
- Timely service to meet clients' schedules
- Mold Assessments

PHASE II ENVIRONMENTAL SITE ASSESSMENTS

- Intrusive field sampling of soil and water
- Soil vapor and indoor air surveys
- Monitoring well installation and well development
- Hydrogeologic studies
- Geophysical survey oversight
- Local regulatory review

PORTFOLIO RISK MANAGEMENT SERVICES

- Third-Party Review and Analysis
- Environmental Risk Prioritization
- Financial Analysis of Environmental Risk
- Inspection/Evaluation of High-Risk Assets
- Property Specific Environmental Risk Valuations
- Risk Mitigation Strategies for Rating Agency Review

MERGER, ACQUISITION & DIVESTITURE SERVICES

VERTEX PROVIDES RESPONSIVE, EFFICIENT, QUALITY CONSULTATIONS UNDER STRICT, TIME-CRITICAL DEADLINES. AREAS WE EVALUATE INCLUDE:

- Analysis for potential on-site and off-site sources of soil and groundwater contamination.
- Regulatory issues (e.g. analysis of wastewater and air discharges, oil and hazardous material storage, general health and safety, etc.)
- Financial quantification of environmental risk

VERTEX ENVIRONMENTAL SERVICES IS PART OF THE FAMILY OF VERTEX COMPANIES, HEADQUARTERED IN MASSACHUSETTS WITH OFFICES IN ARIZONA, CALIFORNIA, COLORADO, FLORIDA, ILLINOIS, MICHIGAN, NEW JERSEY, NEW YORK, NORTH CAROLINA, OREGON, PENNSYLVANIA, SOUTH CAROLINA, TEXAS, VIRGINIA AND WASHINGTON. THE VERTEX COMPANIES PROVIDE A BROAD RANGE OF SERVICES ACROSS THREE AREAS: CONSTRUCTION, ENVIRONMENTAL, AND ENVIRONMENTAL INSURANCE. OUR PROFESSIONAL STAFF OF ENVIRONMENTAL ENGINEERS, SCIENTISTS AND CONSTRUCTION PROFESSIONALS IS COMMITTED TO DEVELOPING PRACTICAL STRATEGIES TO MEET CLIENTS' BUSINESS OBJECTIVES.

