

Assignment Based Development

Searching the real estate market for a suitable commercial property, both business owners and investors face a daunting task. While there are hundreds of properties on the market at any given time, few if any meet 100% of a buyers needs. However, there are other options. A buyer can have an existing property retrofitted to accommodate their particular use or have a building constructed to meet their exact needs. Few buyers consider these options because they lack both the time and expertise to complete such a project themselves. This is where Assignment Based Development, also known as Fee Development can become an invaluable resource.

Assignment Based Developers help their clients manage their time and money more effectively by offering a unique menu of services that allow a buyer to concentrate on their core business. Utilizing their experience and skills Assignment Based Developers take care of the critical components necessary to make a successful project. These components are as follows:

Needs Analysis

Evaluate the client's needs to determine size, type of building and location best suited for their project.

- Location and accessibility
- Facility square footage
- Utility service needs
- Building construction type

- Specific office needs
- Fire/life safety requirements

Land Acquisition

Assist the client in locating viable land options for developing their project.

- Assist negotiating price of land site
- Assess available utility service
- Evaluate zoning
- Analyze environmental conditions
- Conduct financial feasibility analysis
- Assist in obtaining financing for the project

Design Development

Conduct a feasibility analysis and manage the overall design of the project and its various components.

- Locate and negotiate contract with architect
- Design research
- Preliminary design
- Tenant needs analysis
- Oversee architecture, civil and engineering
- Final design, development of construction documents and value engineering
- Locate and negotiate general contractors contract

Entitlement Processing

Act as a liaison for the client in facilitating the entitlement process with the local municipal governing body.

- Manage the entitlement process from design review through permit issuance
- Represent the client at design review, planning and city council hearings
- Manage any required studies
- Negotiate all permits and fee expenses

Construction Oversight

Provide supervision of project from groundbreaking to grand opening.

- Schedule and manage construction meetings
- Monitor project progress
- Act a liaison between architect, general contractor and lender
- Review and approve bank draws and lien releases

Katchen Company

"Building Value in Real Estate"

Katchen Company has been providing Assignment Based Development services to a select group of clients in the Greater Denver Metropolitan area for nearly 50 years.

Property Management

- Retail
- Office
- Apartments
- Warehouse
- Industrial
- Flex

Brokerage

- Seller Representation
- Buyer Representation
- Lessor Representation
- Lessee Representation

Fee Development

- New Construction
- Remodel

Construction Oversight

- New Construction
- Remodel

Maintenance Services

- Porter Services
- General Repairs

Consulting

JV Participation