



SERVICES

Purchasing real estate for investment can be one of the most challenging decision that can be made by a corporation, institutional investor, or individual. Financial and regulatory factors, from finding a property consistent with the prospective owner's investment strategy to financing options and tax considerations, have a profound impact on future profitability.

Prior to commitment, each new opportunity is thoroughly researched and professionally analyzed to determine both short-term and long-range potential. Cost estimates are computed, market value is established and financing is arranged for projects that qualify. Following acquisition, detailed management systems are set in motion and carefully monitored to maintain projected cost/value ratios and ensure maximum profits.

MD Projects provides a full range of Fee Development and Build-to-Suit services. Whether you are looking for a project management, construction management or owner's representation services no real estate services company offers more development expertise than MD Projects. Our vertically integrated platform allows our clients to focus on their core business while we insure their real estate initiative is properly and efficiently executed in a risk managed environment. Our process begins with reaching complete goal alignment with our clients. Each project is taken through the necessary phases for successful execution.





Analysis & Business Planning

Real estate analysis covers a breadth of areas including market study, feasibility study, highest and best use analysis, cost segregation and analysis for an under performing asset. Clarifying the client's objectives and expectations is the cornerstone of a successful real estate consulting engagement.

- Expected goals
- Property deals
- Customized graphs
- Equity analysis
- Cash return
- Business plan

The Real Estate Analysis division provides our clients with comprehensive analytical reports necessary to make well informed decisions for funding of affordable housing developments

- The analysis will determine your expected cash return
- The equity analysis helps calculate your total net worth
- Directly compare property deals against each other to find the best property investment
- Compare the expected returns against your goals to quickly eliminate those that don't stack up
- Perform extensive 'What If' scenarios to analyze a best or worst case scenario
- View or print customizable graphs
- Business plan





Legal support & Acquisition

To invest successfully, it is important to understand and have a feel for the market. As there are numerous laws and regulations in play continuous, we can give you an overview of important general facts.

We will identify target areas and potential sites based on the client's criteria for development or ownership of a specific type of real estate investment.

- Property survey
- Direct representation
- Negotiation and collaboration
- Property acquisition
- Authorities registration
- Translation of documents

In order to perform safe transactions and to develop a professional activity in our company, the client will be attended by our attorneys to prepare papers in front of a public notary. We will represent the buyer in negotiations and if requested by the client, we can prepare the purchase agreement. As a form of collaboration we are flexible too associate in partnerships, joint ventures, client representation contract or share trading. MD Project's business plan puts the client's need first, in order to provide the best services without direct interference.





architectural & technical design architectural & technical design architectural & technical design

Services

- Space planning and layout
- Architectural design
- Administration approvals
- Site master planning
- Programming
- Interior Design
- Renderings/models
- Landscape design



Project Finance & Investment Management

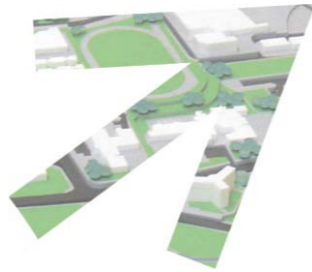
We identify traditional and emerging sources of financing. We can develop a business plan adapted to the affiliation criterions of the best banking credits solutions.

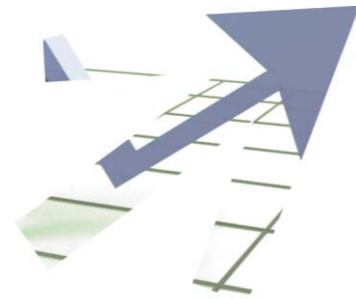
MD Projects can:

- Help plan your budget. At the outset we can advise you on how much and on what terms you are likely to obtain financing locally.
- Arrange a local credit line. We can help you investigate this option and assist in taking out a credit.
- Shop around for the best deal.
- Local bank account. Depending on the country, you may find it easier to open a local bank account to collect sales

As far as our investment management services, you can choose from:

- Cost Estimating
- Value Engineering
- Scheduling
- Procurement
- Cost Control
- Finance Design Build
- Fee Development
- Design Build Leaseback
- Strategic Master-Planning
- Operational Analysis
- Program Management
- Project Management





Property Management

Our fresh, practical and hands on approach to property management has proved us to be very successful at building long term relationships with both property developers and tenants.

We understand the importance of providing an efficient and reliable service especially in an industry where this frequently does not occur. Levels of property ownership are comparatively low in Eastern Europe due to the restrictions on private ownership and access to credit imposed during the communist era. With these barriers now removed, levels of property ownership are beginning to rise, and will continue to do so as credit becomes more widely available. This will provide additional stimulus to the property market, creating the potential for ever higher capital gains on your investment.

MD Projects can help in obtaining:

- Reliable service
- Long term relationship
- Access to credit
- Property ownership
- Property market
- Capital gains

