

# Acquisition Services

The Principals of Development Advisors ("Advisors") have extensive experience in the acquisition of existing **Retail, Office, Industrial, Multi-Family** and **Specialty** properties as well as **Land** to develop these property types ground-up. Our Acquisition Services are provided to:

- **Business Users** seeking to purchase or to lease;
- **Investors** seeking to purchase income producing property; or
- **Developers** seeking to purchase land or buildings for either build-to-suit or for speculative future lease-up.

Performance of these Acquisition Services also draws upon Advisors' skill sets in its Land and Development Management specialties.

## Existing Building Acquisition

Advisors assist office, industrial and retail business users seeking to **Lease, Buy, or Build** their new business facilities. Advisors provides the leadership to evaluate alternative locations and approaches and to then execute the Client's selected plan. Since the early 1980's, Advisors has completed assignments assisting local, regional and national companies with their facility needs. Our mission is to recommend and execute the strategic plan that will best achieve each client's specific objectives for a new facility.

## Land Acquisition for Ground-up Development

Advisors also develops new buildings for its clients (or manages a competitive developer selection process). Since development is more complex than acquiring an existing building, the decision to develop a new building must be carefully considered. Before deciding to build ground-up, every existing building alternative should be considered. Existing buildings can often have a better location, be less expensive to renovate and provide a new or replacement facility in a much shorter time frame than new development.

A partial list of **Acquisition Services** clients served by Advisors includes:

- Mission Hills Church (20-acre land site in SouthPark)
- Del Taco (multiple fast-food drive-thru land sites)
- FirstTier Bank (multiple existing building sites for lease and for purchase)
- Oakwood Homes (land acquisitions totaling more than 1,600 acres)
- ServiceStar Development (retail center parcels nationally)
- E-470 Public Highway Authority (build-to-suit headquarters)



- Norwest Applied Hydrology (tenant representation assignment for full floor of 950 S. Cherry Street in Glendale, Colorado)
- Heartland Bank (Cherry Creek building acquisition and renovation)
- Emerson Electric (remain or relocate decision for 40,000 SF local subsidiary)

You may learn more about Advisors' experience with **Acquisition Services** by viewing our Projects area of our web site at [www.developco.com](http://www.developco.com).

