

1616 RHODE ISLAND AVENUE, NW Washington, D.C.



Client:
Mercantile Real Estate Advisors, Inc.

Location:
Washington, D.C.

Assignment:
Pre-Offer Due Diligence

Services:

- Document Review
- Pre-Development Schedule & Budget Preparation
- Hard & Soft Cost Budget Preparation
- Development Schedule Preparation
- Market & Pro-Forma Review

Project Facts:

- 10 Stories
- 174,768 Gross SF
- 117,885 Leaseable SF
- 97 Vehicle Underground Parking

Located in the Dupont Circle area of Washington, D.C., this unique piece of vacant land was sought after by local real estate developers. Prior to their offer, Mercantile Real Estate Advisors, Inc., now PNC Realty Investors, Inc. (PNC) turned to Project Management Advisors, Inc. (PMA) to quickly assess all facets of the due diligence materials presented by the Sellers. PMA also prepared a development budget and timeline to give PNC an accurate representation of the development scope and timeline. Utilizing the information at hand and previous mid-rise office development experience, PMA met the challenge and provided PNC with all the tools it needed to analyze the proposed acquisition and development to deliver an educated offer to the sellers.