



Property Condition Assessment

A MORE PRECISE PROPERTY PICTURE.

Marx|Okubo's property condition assessment (PCA) services are predicated on giving real estate owners, investors and lenders an accurate picture of what a property's capital needs will be in the short and long term.

 Owner's Representation

 **Property Condition Assessment**

 Project Management

 Constructability Reviews

 Repair | Reconstruction

 Facility Condition Assessment

 Construction Loan Monitoring

 Accessibility

 Building Enclosure

 Fire | Life Safety

 Mechanical | Electrical | Plumbing

 Sustainability & Resilience

 Structural Engineering

 ASAP® - Automated Structure Alert Program



Key PCA services:

- > Site and parking structure reviews
- > Building envelope reviews
- > Building systems reviews
- > Vertical transportation reviews
- > Engineering system reviews
- > Specialty consultant integration
- > Lifecycle cost evaluation
- > Seismic evaluation
- > Accessibility reviews
- > Sustainability reviews



We consult to limit your exposure now, giving you greater confidence in your decisions for the future.

Marx|Okubo understands the risks a property owner or equity investor faces if large capital surprises

occur. You need documented and true property data from qualified professionals to make the most informed decisions possible and ensure the success of your real estate transaction.

With experienced engineering professionals registered in their respective disciplines—construction, architecture, civil, structural, mechanical, electrical and plumbing—our focus is to provide expert PCA services to assist our clients in the acquisition, ownership/maintenance and disposition of real estate assets.

Marx|Okubo's property condition services meet the technical requirements of the ASTM E2018-24 baseline protocols for most lender circumstances; however, our strength lies in delving much deeper. Our professional teams deliver detailed, impartial reports that can help building owners and investors gain a clear, informed understanding of current and future capital risks and benefits.

Project Examples

Tribune Tower

Client: **CIM Group, Inc.**

Location: **Chicago, Illinois**

Built in 1925, Chicago's Tribune Tower was designated as a landmark in 1989. Hired to assess the historic tower, printing plant and three additions (totaling 736,800 square feet), Marx|Okubo evaluated the property's condition, along with its potential for repositioning within the Magnificent Mile retail and office market. Performing a top-to-bottom review, including the 34 tower levels above grade, one lower level at Lower Michigan Avenue and seven sub-grade basement levels, our challenge was to successfully blend the architectural and engineering reviews with the realities of a significant historical structure, positioned on a prominent site in one of the nation's largest cities.



Park Place Tower

Client: **Principal Global Investors**

Location: **Irvine, California**

At approximately 2.2 million square feet of building area, Park Place is one of the largest modern office campuses in Orange County—one of the few true work-live-play communities in Southern California. Working under a compressed time frame, Marx|Okubo delivered independent PCA reports for each campus building and merged project costs into one accessible document, while also coordinating the work of multiple outside specialty consultants.

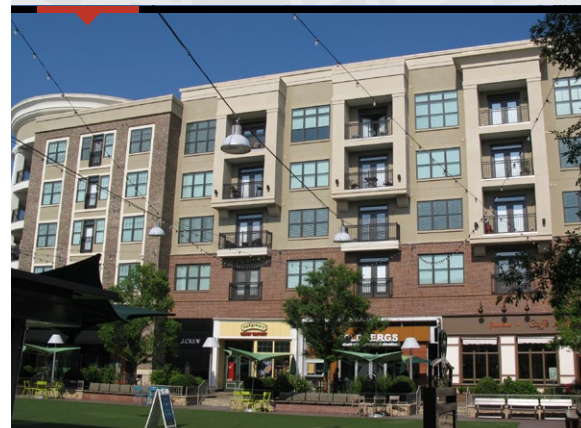


Avalon at Alpharetta

Client: **PGIM Real Estate**

Location: **Alpharetta, Georgia**

Constructed in three phases over four years, each with a different equity investor, Avalon at Alpharetta is a mixed-use development containing residential, commercial, hospitality and office buildings on approximately 86 acres. Each investor engaged Marx|Okubo during the construction phases, and after the first two phases were completed, the property was sold and we worked with the new investor to perform a property condition assessment. Our team was instrumental in monitoring the construction, warranty review, detailed punchlist coordination, and coordination with the asset management teams during the ownership transition.





Marx|Okubo is a national AEC consulting firm that works with real estate owners, investors and lenders—at every point of the property lifecycle—to **evaluate** their building projects, **solve** complex challenges and **implement** tailored solutions.

We help clients understand their projects' complexities, so they can make more informed decisions and, ultimately, mitigate their risk.

Denver • Seattle • San Francisco • Pasadena • Orange County • Dallas • Atlanta • New York

SATELLITE: Portland • San Diego • Phoenix • Austin • Houston • Chicago • Boston • Washington, D.C. • Nashville • Tampa • Orlando • Miami

