



CORE TWO

## Lenders' Services

### INTRODUCTION

Core Two provides independent project due diligence to assess risk for lenders. In addition, Core Two will assist and educate owners and developers with the financing process for their construction project.

With many years of providing loan monitoring services for various lenders, Core Two is able to ensure proper communication and understanding between the financier and borrower. It is essential that the lenders involved are assured that we are reviewing the project in great depth and understand decisions made by the construction team in order to properly assess risk for the lenders.

### INDUSTRY LEADERS

Core Two is a leading professional cost advisory consultancy trusted by many owners, investors, and real estate developers to achieve better results and success. We are setting an example as leaders in the industry by utilizing both local and global expertise.

We truly believe that by utilizing innovation, integrity, and intelligence, Core Two can deliver optimum value for your core property and construction investments.

### INDEPENDENT

Core Two's best interests are our clients'. As an independent party, we protect our clients by providing unbiased service to solve challenges.

We are able to quickly identify the best solutions by utilizing our experience from the involvement of a vast amount of projects in Western Canada.

### OUR TEAM

Core Two is a multi-disciplinary consulting company with specialists and experts such as development managers, construction managers, cost consultants, LEED accredited professionals, and facilities management consultants.

### PROJECT RISK ASSESSMENT

In order to properly assess risk on a project, the loan monitor should have in-depth knowledge with real estate development, construction management, cost management, construction law, and real estate lending. As a loan monitor, Core Two is able to utilize a wide range of experience to provide excellent reporting for lenders.

### BUDGET REVIEW

With many years of experience providing loan monitoring services, Core Two is able to facilitate construction financing from land acquisition to project occupancy.

It is important for lenders to understand that Core Two recognizes and comprehends each project's financial lending structure that has been tailored by the lender. This involves: syndications; mezzanine financing; loan caps/segments; qualified presale requirements; letters of credit; deposit protection insurance; and other conditions outlined in the credit agreement.



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## BUDGET REVIEW *Continued.*

Our Budget Review reports assesses in detail the following project components:

- Project Details & Design Team Analysis
- Loan Commitment Review
- Construction Procurement & Contract Analysis
- Construction Bonding Requirements
- Detailed Construction & Development Review
- Construction & Project Scheduling
- Cash Flow Projections
- Equity Confirmation
- Municipal Requirements
- Construction Insurance
- Geotechnical & Environmental Requirements
- Survey Certificate Requirements
- Qualified Presale Analysis
- Purchaser Deposit Insurance
- Letters of Credit
- Interest Reserve Calculation

## PROGRESS CLAIM REPORTS

Core Two provides comprehensive progress claim reporting for lenders in order to facilitate subsequent loan draws throughout the course of the project.

These reports provide assurance to the lenders that the project still meets all required conditions outlined in the credit agreement and addresses any concerns that may impact the project.

It is Core Two's interest to utilize our years of expertise to provide the best service to the lenders and also provide education to any borrowers that are unfamiliar with the process.

**For more information, please contact:**

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**For further information, please visit**

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