



## **PRE DUE DILIGENCE NEEDS LIST**

### Technical

- Subject address and exact location (parcel shown on a map)
- Name of Owner or Owning Entity
- Property ID No.
- Existing survey or plat
- Name of City (if within city limits) and/or County
- Zoning
  - What is existing classification?
  - Is zoning change required for planned use?
  - If yes, what will the classification need to be changed to?
- Engineer's name and phone number, if selected
- Existing conceptual site plans or design drawings
- Existing reports
  - Phase I ESA
  - Geotechnical
  - Wetland delineation
  - Endangered species
  - Cultural significance
  - Past inspection reports

### Real Estate

- Highest/Best Use
- Planned development type
- As-Is Comps used as basis of purchase consideration (Best 10 max.)
- After-Developed Comps used as basis for back end assumptions (Best 10 max.)
- Project Recap showing Preliminary Pro Forma
- Broker's name and phone number
- Existing appraisal