



INDUCOR PROPERTY SERVICES

Inducor Real Estate Solutions is proud to launch Inducor Property Services!

We are pleased to offer these services to our clients in addition to our transaction business, to provide thorough, full service expertise for all your real estate needs.

Our team can help you achieve your real estate objectives. We are experienced, dedicated and knowledgeable professionals and our mandate is to provide timely, consistent and quality service.

As your empowered Strategic Real Estate Manager, we offer:

- Management and consulting services
- Coordination of market valuations/appraisals
- Coordination of due diligence and building inspection for property purchases
- Assistance with property tax disputes
- Lease audits
- Tenant improvement/construction services,
- Coordination of environmental reports and document reviews
- Construction & tenant improvement - from planning and construction to final occupancy, tenant improvements to building construction
- Market research and feasibility analysis

Our transaction division, **Inducor Real Estate Solutions**, can also sell and lease your investment property. We have in depth knowledge of current market conditions and a strong history of landlord and private owner representation. We will:

- Analyze the market
- Facilitate a marketing plan
- Implement the strategy
- Get your property sold
- Fully lease your portfolio and maximize rental rates
- And move you onto your next investment!



YOUR INDUSTRIAL REAL ESTATE EXPERTS

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Inducor Property Services offers financial advice on real estate investments. We research the market for property investment opportunities and monitor changes in the investment environment.

Equity placement in real estate needs constant assessment to ensure good returns. You may not want to leave your money in a slow to non-growth market; you may miss out on potential gains in either rental rates or valuable appreciation in a more thriving market area.

Inducor Property Services will keep you up to date on any necessary capital improvements that may be needed to protect your investment and to maximize profits down the road. We work closely with our clients to offer the best possible information and experience for guidance on their real estate portfolio. We work with clients to develop an operational guide that delineates all acquisition and disposition criteria to achieve cost savings and process improvement. The guide includes all relevant criteria, including objective, scope, skills required, budgeting, scheduling, and strategic intent.

Our goal is to increase your operational and portfolio efficiency and quality, thus saving time, transaction costs and increase your return on your investment.

LEASING AND LEASE MAINTENANCE

As part of our detailed management plan we set out a leasing strategy for leasing vacant areas. Our leasing plan will outline prices, terms and space available. We will coordinate leasing strategies with our leasing division **Inducor Real Estate Solutions** that will include detailed costs for any anticipated leasehold improvement allowances and if required, leasehold inducements.

CONSTRUCTION AND MAJOR PROJECTS

- Submit for approval all capital construction cost and schedules, tenant improvement cost and schedules, and base building renovation costs and schedules
- Review and approve preliminary and final design
- Review all drawing and plans
- Set up for approval, construction management, tenant coordination, general contractors, to perform construction in a professional and efficient manner within the approved budgets
- Ensure quality and completion of all work and receive a statutory declaration of substantial completion from designer or general contractor.



Inducor Real Estate Solutions is a trade name of The Seller's Edge Corp., a licensed brokerage under The Real Estate Act of Alberta.