

# SASI REAL ESTATE SERVICE FOR CORPORATE AND MULTINATIONALS

**Profits from all group services are contributed to Sasi Foundation for Social Entrepreneurship Cause**

- Real Estate Valuation Advisory and Consultancy
- Real Estate Insurance Valuation and Survey
- Real Estate Project Marketing Advisory
- Real Estate Investment Consultancy
- Real Estate Feasibility Studies and Market Research
- Real Estate Project Development Consultancy
- Real Estate Project and Construction Management
- Real Estate Property and Asset Management
- Real Estate and Property Facilities Management
- Real Estate and Property Auction and Bidding Consultancy
- Real Estate and Property Arbitration Services
- Real Estate and Property Leverage Buyback
- Real Estate and Property Underwriting
- Real Estate and Property Joint Venture Development and Collaboration
- Real Estate and Property Barter, Exchange and Sale-Trade-in of Disputed and Litigated Real Estate
- Real Estate and Property Title Risk Insurance
- Real Estate and Property Specialized Acquisition

## **Real Estate Valuation, Advisory and Consultancy**

Valuations of all real properties for various purposes including mortgage, credit security, fire insurance, taxation, liquidation / receivership. Valuations for investment decisions such as sale and purchase. Asset valuations for corporate accounting and financial statements, advisory and consultancy for foreclosures, compulsory acquisitions, and compensation claims including appearance as expert witness in judicial proceeding. Valuations of "going concern" properties and special purpose properties such as mining lands and quarries, cultivated and non cultivated agricultural lands, barren lands industrial properties, office building and complexes, residential and commercial properties.

## **Real Estate Insurance Valuation and Survey**

Valuation of all real properties for various purposes including insurance, finance, sale, bid bonds, indemnity bonds, counter indemnity bonds, credit security and foreclosure. Negotiation and settlement between insurers and clients as well as between under and borrower.

## **Real Estate Project Marketing Advisory**

Project marketing on ownership basis of all types of real estate ranging from vacant lands and individual houses schemes to office blocks, shopping complexes, industrial schemes, development lands etc. Locating, identifying and securing sites for special users. Advice on the implementation of marketing strategies of all types of real estate projects for sale to individual and corporate clients.

## **Real Estate Investment Consultancy**

Advice on property investment strategy and institutional real estate portfolio. Analysing asset diversification and the management of risk. Provide portfolio management services to enhance the value of real estate investment.

**Real Estate Feasibility Studies and Market Research**

Feasibility studies and market research for various types of real estate properties. Collection and analysis of data relevant to decisions on site development, potential end-uses, development mix, demand and supply analysis, capital / rental value levels, project timing/phasing, etc. Financial viability studies covering assessment of current constructions cost and preparation of financial analysis/cash flows using various tools and models.

**Real Estate Project Development Consultancy**

Advice on the forms of development for a particular site including the development mix and expected marketability. To conduct project tendering, evaluate and advice on the best development proposal. To advise on the layout and design to achieve maximum returns. Provides overall advice on property development process including planning provisions and regulations, statutory procedures, financing and market intelligence.

**Real Estate Project and Construction Management**

'Single point' commercial management expertise in the co-ordination of the project team involved in the design and construction of development project to meet clients' objectives in terms of time, cost and quality. The Scope of work includes design management, value engineering, cost control techniques, time control procedures, quality management, contracting and procurement strategies to design, construct and commission the project.

**Real Estate Property and Asset Management**

Management of real estate and property portfolio consisting of various types of property. Recommendations on rental, service charges, sinking fund and sale policies. Collection of rent and payments of all outgoings. Maintaining rent-rolls and accounts. Control and supervision of repairs, maintenance and redecoration. Advice on insurance and valuations for fire insurance. Ensuring performance of tenancy agreements and implementing rental reviews.

**Real Estate and Property Facilities Management**

Managing business support services, workplace audits and benchmarking, service level measurement, procurement and management of support services.

**Real Estate and Property Auction and Bidding Consultancy**

To act for Financial Institutions, High Courts and Land Administrators and other clients to conduct auctions of land, building and other related assets. To act for clients in bidding for properties at public and private auctions. Assist various land and revenue authorities in auction and tender bids for privatization of their holdings.

**Real Estate and Property Arbitration Services**

Arbitration Services are undertaken for all kinds of real estate properties where disputes exist between any two parties. The art of negotiations and experience helps in arriving at on another solution. This service is available to individuals, private companies, public companies, multi-national, trusts, foundations, government revenue authorities and bodies.

**Real Estate and Property Leverage Buy-Back**

The Company identifies potential Real Estate for investment purpose with arrangements to Buy-Back stock proposition on mutually acceptable terms and conditions.

### **Real Estate and Property Underwriting**

Advise on underwriting of real estate through corporate structure, private placements locally and internationally, initial public offerings and listing on the local regional and international stock exchanges.

### **Real Estate and Property Joint Venture Development and Collaboration**

Client provides the land for the joint venture development and profit is shared on completion of the venture, the client gets a better price for the land and also makes additionally a handsome profit out of the Joint Venture Development.

### **Real Estate and Property Barter, Exchange Trade-in and Sale of Disputed and Litigated Real Estate**

Our experience in advising clients to get better price for their disputed and litigated properties is the hall mark of our service. We can have such litigated and disputed properties exchanged, bartered through private placement and even sell by negotiation, calling bids or through tenders.

### **Real Estate Property Title Risk Insurance**

Through our international affiliates we can arrange an insurance policy for financial institutions in which the policy is issued to the financial institutions before lending to prospective clients for a particular property. The policy will guarantee and certify ownership and validity of the title. In the event of title cancellation the institution can claim the amount of the insured value of the property from the insurance carrier

### **Real Estate Property Specialized Acquisition**

Identify suitable sites for specialised users including petrol stations, banks, chain stores and food outlets. Advising on purchase value market rental value and acquisition of the premises.

## **Our Social Theme Social Entrepreneurship... Saving and Sharing Initiatives**

**To support individuals seeking job/employment to become social entrepreneurs with social equity participation from Sasi Foundation and by matching their traits to fulfill social and commercial gap**

**To help businesses and companies to avoid layoffs by outsourcing their operations, departments or divisions under our social entrepreneurship program with equity participation from us to create social entities**

**To partner with not for profit and profit consulting organizations by offering equity to build them to work on internal and external projects with Sasi Foundation and its partners globally.**

**Let us create social enterprises in partnership**

## **Sasi Foundation**

**Call us to formulate Ideas into Reality.... Human Capital into Social Entrepreneurship**

Email: [international@sasifoundation.org](mailto:international@sasifoundation.org), Website: [www.sasifoundation.org](http://www.sasifoundation.org)