



## REAL ESTATE DUE DILIGENCE

PROPERTY CONDITION ASSESSMENTS

PHASE I ENVIRONMENTAL SITE ASSESSMENTS

### PROJECT FACTS

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#### ROSEDALE TOWERS

8-Story Office Building

83,000 SF

Built in 1974

Located in Roseville, MN

**PURPOSE:** ACQUISITION

**CLIENT:** CONFIDENTIAL

**MORTGAGE BANKER:** CONFIDENTIAL

#### PROJECT DESCRIPTION

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JAVELIN completed a property condition assessment (PCA) and American with Disabilities Act (ADA) survey of the ROSEDALE TOWER, an 8-story multi-tenant, suburban office building. The building was constructed in 1974 and is situated on a 4.6-acre parcel.

The purpose of the PCA was to observe and report on the general physical condition of the subject property. Based on observations of readily apparent conditions, opinions of probable costs were developed for items of deferred maintenance for which reserve amounts were established. Estimated replacement reserve costs were also calculated for the anticipated replacement or significant maintenance of the building's material systems or components.

JAVELIN also conducted an accessibility assessment (ADA) to identify architectural and communication barriers that prohibit access to public areas within the facility. The assessment included a walk-through of the building and grounds, including visual observations and measurements, completion of a checklist: *ADA Readily Achievable Barrier Removal For Existing Facilities*, and interviews with the Municipal Building Code Officials.

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Your Real Estate  
Due Diligence  
Needs*

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