

Technical Due Dilligence

Service(s):	Assessment, evaluation
Project Timeframe:	ongoing
GFA:	1.500m ² - 48.500m ² Residential, commercial, industrial
Investment Volume:	2,5 m € - 55,0 m €
Client:	several



For a longtime Grauel Consultants has been offering advisory services concerning estate transactions to several clients, both nationally and internationally.

With regard to real estate transactions it is of great importance for both, purchaser and seller, to be well informed about the condition and quality of the property. This does not only include structural defects and construction failures, but also refers to questions of planning and building legislation and neighborhood rights eg. the law of landlord and tenant.



Grauel Consultants takes on the assignment of the property's technical evaluation. This involves a very detailed examination and assessment to detect and evaluate influencing factors. Generally, this refers to the property's technical conditions and consequently to the determination of the capital expenditure (capex) that is necessary in order to restore a sound technical condition. Further, Grauel Consultants assesses the compliance with current building laws and for example whether the list of tenants is correct.

In order to meet the client's demands and satisfaction, Grauel Consultants conducts the assessment at short notice. This is a necessary precondition for a successful property transaction, since these usually have to be carried out within short periods of time.



Because Grauel Consultants has a wealth of experience in the field of building renovation and refurbishment, they are able to estimate possibly arising costs for necessary investments in construction measures and can include those in the capital expenditure (capex).

The high number of follow-up contracts proves that our work meets the satisfaction of our clients

sample, survey of investment needs

area/ part		quantity	units	single price	total price short term	total price mid term
construction	repair cornice	1	#	750 €	750 €	
	demolishing chimneys	9	#	500 €	4,500 €	
	scaffolding	63	m ²	17.50 €	1,103 €	
	reconstruction balconies front house	1	#	4,000 €	4,000 €	
	scaffolding for balconies front house	54	m ²	17.50 €	945 €	
	reconstruction balconies rear house	2	#	3,500 €	7,000 €	
	scaffolding for balconies rear house	54	m ²	22.00 €	1,188 €	
	painting winter garden	1	psch	1,500 €		1,500 €
	painting facade front house	384	m ²	25.00 €		9,600 €
	scaffolding for facade	384	m ²	17.50 €		6,700 €
	reconstruction scuncheon composite insulation	1	psch	5,000 €	5,000 €	
	sealing of basement walls	298,3	m ²	215 €		64,135 €
	horizontal sealing	192	m	140 €		26,880 €
	sealing roof front house	220	m ²	90 €		19,800 €
	minor repairs	1	psch	5,000 €		5,000 €
M & E	partly change of sewage pipes basement	1	psch	5,000 €	5,000 €	
	repair and signing stopvalves	1	psch	5,000 €	5,000 €	
	minor repairs on installation	1	psch	7,500 €	7,500 €	
landscaping	greenkeeping garden	1	psch	2,000 €	2,000 €	
	garden 2. court	1	psch	5,000 €	5,000 €	
	enlarging rubbish dump	1	psch	3,000 €		3,000 €
sub total					48,986 €	136,615 €
unforeseen and ancillary		8	%		3,919 €	10,929 €
	site manager	15	%		7,348 €	20,492 €
total net					60,253 €	168,036 €
VAT		19	%		11,448 €	31,927 €
total					71,701 €	199,963 €
ongoing maintenance	yearly	1804	m ²	5.00 €	9,020 €	