



SUNCORE GROUP COMPREHENSIVE SERVICE LISTING

REAL ESTATE OVERSIGHT MANAGEMENT

Performing Due-Diligence (DD) – Review and Make Recommendations for Ownership Team

- Site Selection Assistance
- Property Condition Assessments (PCA) & Property Improvement Plan (PIP) Assistance
 - PCA by SunCore Group & Team Consultants
 - PIP by SunCore Group In-House Architectural Team & Brands
- Technical Data Analysis
- Pre-Development Assistance
 - Site Uses
 - Determine Barriers to Development
- Site Testing
 - Environmental 1 & 2 Mitigation
 - Geotechnical
 - Archeological
 - Asbestos & other Hazardous Materials

Entitlements & Permits – Review and Make Recommendations for Ownership Team

- Site Planning Including but not Limited to Surveys, Easements and Utilities
- Municipal Meetings & Presentation – Attend and Assist whenever Needed
- Municipal Approval – Follow Up and Work within Project Milestone Schedule to Guide Development Team and Verify Timing to Ownership Team

Assist with Financial Business Planning – Review and Make Recommendations for Ownership Team

- Feasibility Assessment
 - Branding Considerations for Hotel or Other
- Demographic and Traffic Analysis
- Market Analysis
- Financial Modeling
- Risk Analysis



SUNCORE GROUP COMPREHENSIVE SERVICE LISTING

Page 2

Legal and Contractual – Review and Make Recommendations for Ownership Team, Understanding of Development Structure and Positions within the Teams

- Review and Assist in the Development of:
 - Non-Disclosure Agreement (NDA)
 - Non-Circumvention Agreement (NCA)
 - Letter of Intent (LOI)
 - Professional Service Agreement (PSA)
 - Joint Venture (JV) Agreement
 - Operating Agreements
 - Franchise Agreements

Purchase and Deposition of Property – Pull Together All Existing Documents for the Sale of Assets

- Title and Closing
- Documentation Librarian

DEVELOPMENT & DEVELOPMENT MANAGEMENT

Partnership with Private and Institutional Investors Act as:

- Fee Developer
- Project Sponsor and Construction Manager
- Risk Mitigator
- Partner



SUNCORE GROUP COMPREHENSIVE SERVICE LISTING

Page 3

DESIGN MANAGEMENT FOR BOTH INTERNAL AND OUTSIDE OWNERSHIP PROJECTS

Licensed Architect

- Colorado, Florida, Maryland and Virginia, with Reciprocity in all other States

Concepts & Programming (In-House Process)

- Site Planning
- Site Uses
- Construction Feasibility & Design
 - Brand Analysis
 - Material Analysis & Selection
- Building Programming
- Assist with Cost Analysis and Budgeting
- VE Considerations & Analysis
- Risk Mitigation

CONSTRUCTION/PROJECT MANAGEMENT – LEAD REPRESENTATIVE FOR MANAGEMENT OF SUNCORE GROUP AND OUTSIDE OWNERSHIP ASSETS

Design

- Construct Ability
- Owner Representative
- Design Approvals



SUNCORE GROUP COMPREHENSIVE SERVICE LISTING

Page 4

Construction

- Local, State, and Federal Approvals
- Safety & OSHA Reporting
- Ensure Davis-Bacon Responsibilities of Contractors to the Department of Labor (DOL)
- Chair Project Meetings
- Timelines & Schedules
 - Milestones
 - Gantt & CPM
- Change Order Review & Mitigation
- Project Cost Reporting & Mitigation
- Site & Construction Photo Documentation
- Close-out (Process & Procedures)
 - Construction Documents
 - As-Builts
 - Commissioning of Building Systems
 - Operating Manuals
 - Contractor Lien Releases
 - Warranties

RELATIONSHIPS, RELATIONSHIPS, RELATIONSHIPS

Build

- Assurances with Honesty & Integrity
- Demonstrate Performance
- Provide Exceptional Value
- Say what We are Going to Do, and Do what We Say
- Practice the “Golden Rule”, the Principle of Treating Others as You Want to be Treated
- Build on Relationships for the Future

WE VALUE OUR CLIENT RELATIONSHIPS AND WE ARE INVESTED IN THE SUCCESS OF OUR PROJECTS AND OUR CLIENTS.

WE LOOK FORWARD TO A LONG-TERM RELATIONSHIP AND SERVING YOU!!!