

COMMERCIAL

A commercial development is like a vibrant city with its own life;
incorporating many moving parts that coexist simultaneously under one roof.
Altus Group can help you create the city you want to build.



FOCUS ON

Commercial

Thanks to Altus Group's extensive experience on a variety of commercial projects of various size and complexity across North America and select international markets (ranging from Class A office towers to retail complexes and mixed-use and lifestyle developments), we have the necessary expertise to understand the intricacies of such projects and the credibility to provide unrivalled, independent advice to our clients.

Our in-depth knowledge of products and systems, sustainable design principles and market conditions, as well as our comprehensive and current, real-time knowledge of the industry, are valuable assets we bring to each project. Our qualified professionals will help you decipher the complexities of base-building and fit-out integration, facilitate communication with the many project stakeholders (tenants, lenders, developers, leasing and operations managers, etc.), determine appropriate schedules including early occupancy and co-ordination issues, while providing comprehensive cost services.

We understand that our clients value the functionality, longevity and flexibility of their commercial developments and our ultimate goal is to ensure that all of their project objectives are not only met but are on time and on budget.

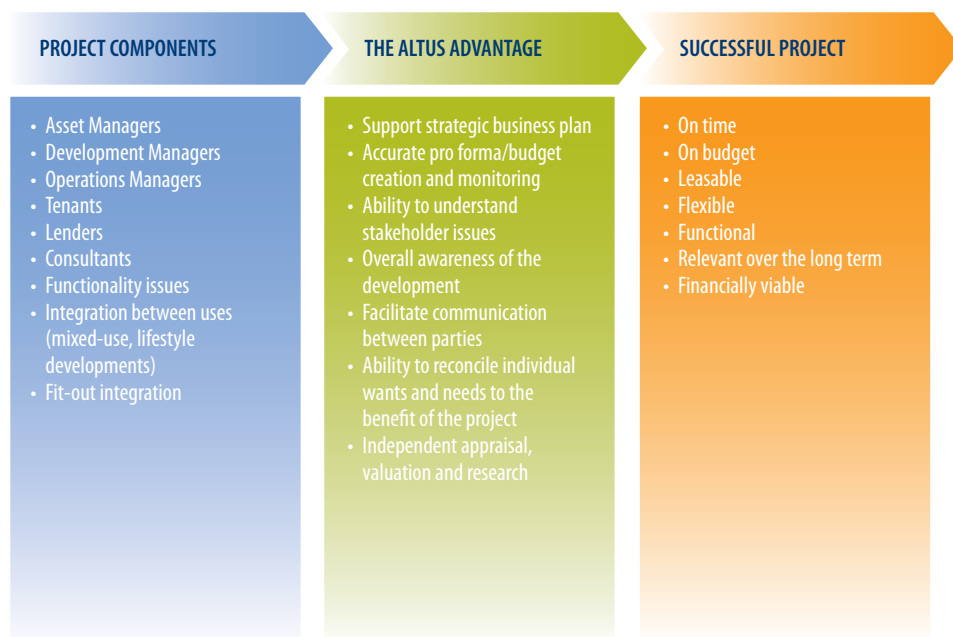
Our team consists of numerous professionals offering consulting solutions in a variety of areas including:

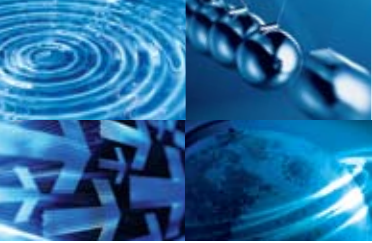
- **Cost Estimating and Planning:** For more than 50 years Altus has been a trusted source of accurate cost management consulting expertise, comprehensive capital cost analysis and planning, as well as market information. We go beyond the traditional cost consulting/quantity surveying role to provide our clients with a wide range of management advice on all aspects of capital expenditures. We maintain an extensive database to benchmark costs, and ensure that our past experience is applied to each new assignment.
- **LEED®/Sustainability:** "Going green" is not about following the crowd – it's about being at the forefront of environmentally sustainable design. Altus' LEED®-certified experts offer comprehensive LEED® support services. Our accredited professionals are specialized and are able to identify each property type's specific issues, helping clients achieve the greatest return for every dollar they spend.
- **Scheduling:** The Altus approach to scheduling allows our clients to properly plan ahead, to analyze impending targets and to review cost and resource forecasts and their potential risks. Our schedule preparation services assist in addressing critical timelines that are vital to the success of your project. We'll help identify project goals and objectives and do all we can to help you achieve them. This proven method has been cultivated from our vast experience on a variety of projects.
- **Project Monitoring:** For more than three decades Altus has helped protect the interests of owners and financial stakeholders by providing them with timely and reliable information on the key risk parameters, financial feasibility and the status of their project throughout the development process. All project-related documentation and contracts are reviewed and verified on an ongoing basis to allow accurate cost-to-date and cost-to-complete reporting.

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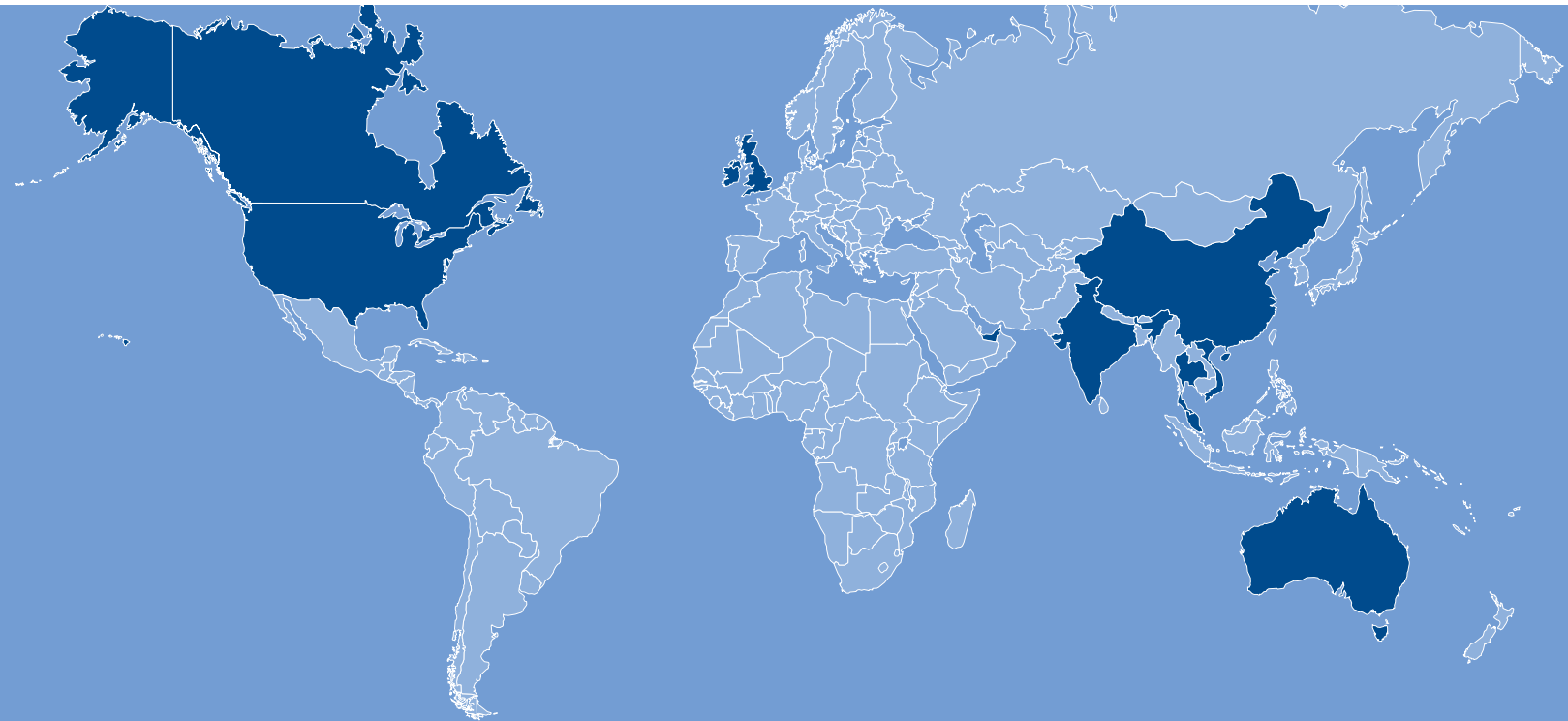
- **Risk Management:** The risks associated with each project and the strategies necessary to manage them are unique. Altus offers our clients comprehensive risk assessment, monitoring and management services which are crucial for the success of capital development projects. We use sophisticated software to forecast the financial effects of inherent risks and then analyze them and recommend responses throughout the life of the project.
- **Tax Consulting:** Determining an appropriate tax assessment requires knowledge of commercial tax rates, market/performance trends, building and land appraisal and market placement/positioning. Altus is the foremost property tax consulting firm specializing in the commercial sector, with a qualified team providing strategic advice to help guide clients' business goals. For assessment and property tax purposes, commercial properties are typically valued using the income approach. In applying this expertise, our overriding goal is to ensure that the tax burden levied against your property is the lowest possible one. In the event that we are not able to negotiate a suitable value with the assessing authority, Altus professionals can represent clients before a review board or tribunal.
- **Research Valuation and Advisory:** Altus Group has built a solid reputation in the valuation of commercial properties by successfully completing assignments in major cities across North America. We offer an extensive array of sought-after market analysis for clients needing accurate, independent counsel. Supported by a comprehensive infrastructure, Altus professionals are experts in interpreting local market dynamics as they relate to national and international trends.

Knowledge Focus: Commercial Developments





Our Network



Altus offers diversified services and unparalleled expertise to a broad range of clients, in various industries across Canada and internationally.

About Altus Group

Altus Group is the leading multidisciplinary provider of independent real estate consulting and professional advisory services worldwide. With a staff of over 1,500, Altus Group has a network of over 50 offices in 11 countries worldwide, including Canada, UK, Australia, Asia, USA and the Middle East. We operate four interrelated Business Units, bringing years of expertise together into one comprehensive platform: Research, Valuation and Advisory; Cost Consulting and Project Management; Realty Tax Consulting and Geomatics services. Our business units work independently or in cooperation to provide clients with the benefit of combined expertise. Our distinctive approach allows for decisions based on independent, carefully reviewed conclusions.

Altus Group provides services to some of the most prominent businesses, including banking institutions, pension funds, insurance companies, accounting firms, law firms, public real estate organizations (including REITs), industrial companies, private investors, asset and fund managers, real estate developers, governmental institutions, and oil and gas companies.



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