



PROPERTY CONSULTANTS

## Acquisition, Development & Investment

Our client-focused understanding and our ability to secure deals means Amicus can repeatedly source and deliver opportunities across key sectors of the market.

### Our Acquisition, Development & Investment include:



#### Search & Select

We undertake a full search and select service to our clients' specific brief and negotiate acquisitions, both on and off market. Our knowledge of available opportunities and network of agent, developer and investor contacts throughout the country is a valuable resource to clients.



#### Appraisals & Feasibility Studies

Amicus can complete detailed development and investment appraisals and project feasibility studies with full risk analysis and cash flow modelling.



#### Asset Reviews

We undertake existing asset reviews to inform corporate property strategies. In formulating options and strategies, Amicus considers alternative use values, planning constraints and opportunities, refurbishment and redevelopment options, as well as all other asset-specific criteria from single properties to complex and wide-ranging portfolios.



#### Development Management

Across all sectors and throughout the UK, Amicus provides a full service development management capability. This includes acquisition, funding, professional team appointment and management, construction delivery and investment/asset management.



#### Investment Acquisition & Disposal

We work jointly with specialist investment agents to acquire and dispose of investment properties on behalf of developer, investor and owner-occupier (sale & leaseback) clients, with a particular focus on the hotel, retail and leisure market.



#### Joint Ventures

Where appropriate we advise clients on negotiating and securing joint venture agreements, equity and debt funding and on structuring robust option, purchase, leasing and sale agreements.

## Project Management

The Amicus team provides a coherent, transparent and thorough service during Feasibility, Due Diligence and Project Delivery commissions. Engaging Amicus will help clients understand and appropriately manage the risk elements in every project.

### Our Project Management services include:



#### Communication

Communication is a key part of delivering any successful project. At the start of each project, we establish clear lines of communication regarding business strategy and desired outcomes. We manage the project strategy agreed in a Project Execution Plan – this is tailored to each specific project and adopted by the Project Team throughout the development process.



#### Risk

We ensure that risks are identified at the start of any project, taking into account all relevant input from each member of the project team. To make sure that clients gain maximum advantage from their investment, we focus on delivering projects on time, to budget and to the defined level of quality – or greater if achievable. During any project's life, we present opportunities that enable clients to make informed choices when reviewing the project objectives.



#### Planning & Analysis

Each project has unique qualities and requires careful and measured planning. We have expertise in developing detailed construction methodology, logistics and phasing plans. We recognise the importance of undertaking detailed analysis and planning as a fundamental part of the design process on each project, providing robust design solutions and tender prices and ultimately delivering value for money.



#### Project Controls

By controlling changes during a project, we can establish knowledge prior to action. At the start of each project, we put in place a robust control system. This is actively managed throughout a project's life and ensures that all stakeholders are aware of the protocols to adopt in the delivery of the asset.



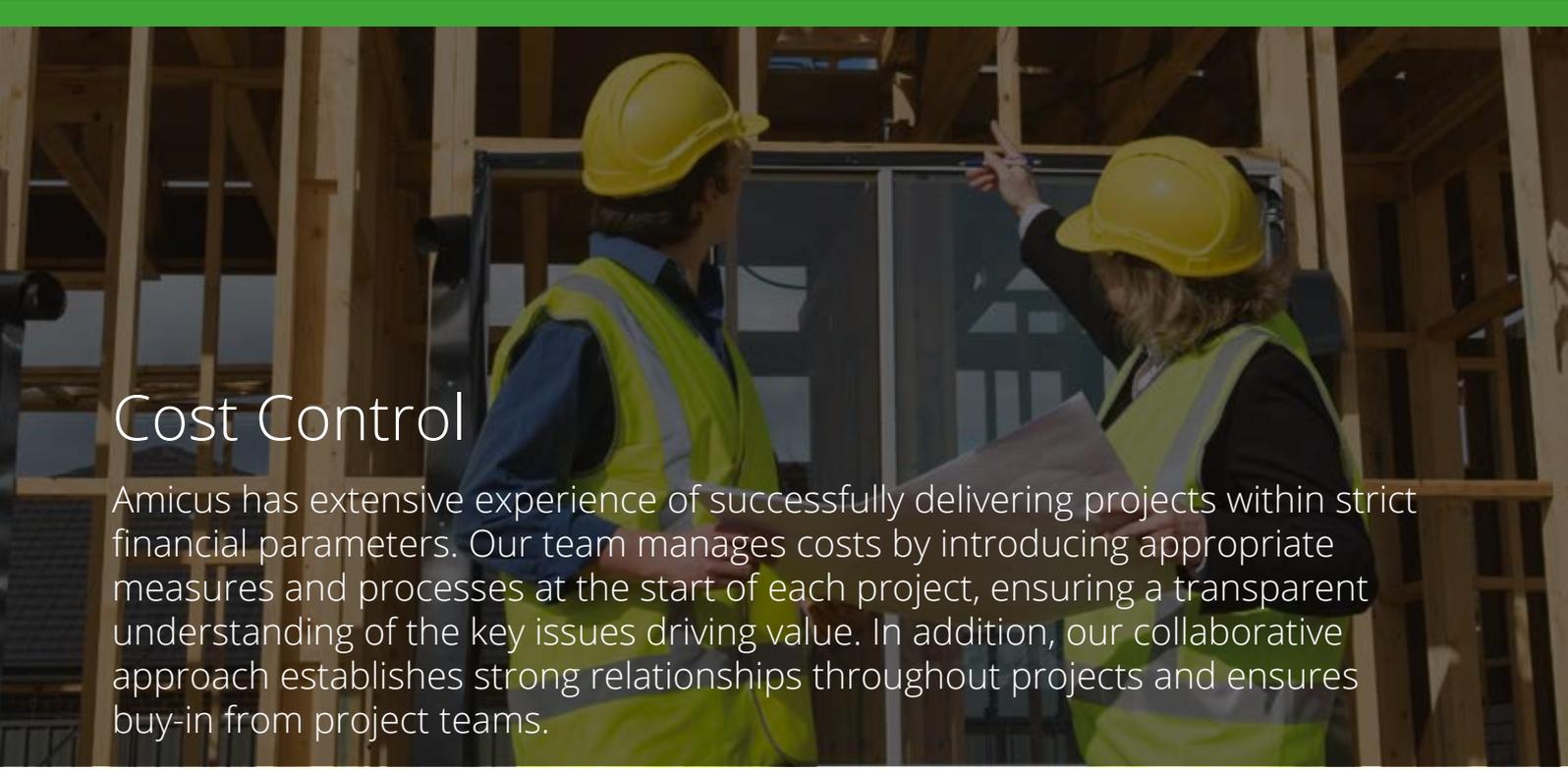
#### Leadership

For any asset owner, a project requiring capital investment must have certainty of outcome as an absolute priority. Our developer-focused Project Management approach allows the flexibility to adapt to clients needs, safeguarding the objectives of the project. Making full use of the diverse skills of the Amicus Project Management team, we provide the highest possible levels of certainty through responsibility, leadership and communication.



#### Adaptable Project Management

Our involvement and experience spans all phases of development, from supporting front-end feasibility/concept studies through the detail design and construction phases to handover. Our experience and capabilities can be equally adapted to new build and refurbishment projects across a wide range of asset classes.



## Cost Control

Amicus has extensive experience of successfully delivering projects within strict financial parameters. Our team manages costs by introducing appropriate measures and processes at the start of each project, ensuring a transparent understanding of the key issues driving value. In addition, our collaborative approach establishes strong relationships throughout projects and ensures buy-in from project teams.

### Our Cost Control services include:



#### Understanding

We understand what makes projects of this nature a success. This understanding is reinforced with wide experience of balancing essential cost management knowledge with effective strategic project management skills, essential for the delivery of any complex project.



#### Procurement

The successful cost management of a project combines a number of factors such as selecting the optimum procurement strategy and cost appraisals. Amicus has experience in all types of industry procurement, across many sectors and can help our clients balance the sometimes-conflicting requirements of risk, certainty, speed, design, quality, budgets and benefits.



#### Experience

Amicus has an experienced team with a track record of strong financial control throughout any project. This is a result of establishing strong relationships with the project team to provide focused and accurate delivery.



#### Benchmarking

We utilise our expertise and in-house benchmarking data to accurately predict project costs with transparent reporting structures. We take into account whole life costing, statutory obligations and an indication of any potential tax advantages that may be possible.



#### Risk Identification

We will identify risks and seek mitigation measures to protect your interest.



#### Specialist Knowledge

With our specialist knowledge in various markets and sectors, Amicus will drive the financial aspect of any project in line with your budget and objectives.

## Building Consultancy

With a thorough understanding of the property life cycle across a wide asset class, whether from the perspective of investor, developer or occupier, our Building Surveying expertise will assist in maximising the potential of your property from acquisition through to disposal.

Our innovative and commercially focused approach to pre-acquisition due diligence, re-development, asset management consulting, maintenance and disposal allows us to offer a service that ultimately focuses on managing risk and limiting the liability of property ownership and occupation.

### Our Building Consultancy services include:



#### Pre-Acquisition, Pre-Lease and Vendor Building Surveys

Amicus understands that getting the right technical due diligence advice is not just about bricks and mortar: each Building Survey is undertaken with a clear understanding of our clients' strategy for the asset.



#### Project Management and Contract Administration for re-development, alterations and fit-out

We tailor our Project Management and Contract Administration services to suit our clients' requirements, whether for the wholesale redevelopment of an asset or minor alterations as part of an enabling package.



#### Project Monitoring

With our combination of Building Surveying, Project and Cost Management and Development Management expertise, Amicus is ideally placed to protect our clients' interests on projects that are not under their direct control by offering a comprehensive Project Monitoring service.



#### Planned Maintenance Reporting and Implementation

The key objectives of any investor are to retain existing tenants, attract new ones and maintain asset value. Amicus will implement for you an effective planned maintenance programme to help achieve these objectives.



#### Dilapidations

For an occupier or landlord, serving, negotiating and settling Dilapidations Claims can make or break an asset. We offer Dilapidations advice to help achieve the best possible outcome for any given situation.



#### Insurance Reinstatement Cost Assessments

Using our Cost Management expertise in conjunction with our Building Consultancy experience, Amicus can provide a truly accurate reinstatement valuation for our clients' insurers.

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