

# Dedicated project solutions

Comprehensive design options

## 30+ YEARS PARTNERING IN COMMERCIAL DEVELOPMENT OPPORTUNITIES

Our holistic design approach takes into consideration key factors that contribute to the financial success of a project.

## DEDICATED SOLUTIONS

A preliminary planning and scope meeting with Capital Commercial Investments, Inc. establishes the basis of design and project scope.

## DESIGN SOLUTION PARTNERSHIP

Tevebaugh Architecture seeks to provide each of our clients with comprehensive project solutions.



Investment Approach

**Holding Period** Informs product selection to minimize replacement maintenance costs and duration for increased return on investment

### Occupancy and Rental Rate Analysis

Understanding the target rental rate and resulting minimum occupancy rate for positive cash flow.

### Targeting Tenants

Understanding target audience, market competition. Developing comprehensive design solutions that attract target tenant markets.



Building Assessment

### BOMA Analysis

Survey and analysis can identify rentable square footage that is not currently accounted for in leasable area calculations or agreements. Informs market analysis and can provide competitive advantage against competition's common area and CAM rates.

### Building Systems

Identifying potential upcoming systems maintenance and avoiding upcoming systems failures. Informs accelerated depreciation.



Incentive Opportunities

### Cost Segregation

Working in conjunction with tax experts to identify opportunities for real estate improvements that can be itemized in order to qualify for accelerated depreciation. This approach often reduces typical 39-year depreciation to 5, 7, or 15 years.

### Energy Tax Credit Opportunities

179D Energy Tax credits provide up to \$1.80 / SF, with \$0.60 / SF for each of the following: interior lighting, HVAC, and Building envelope (Windows, doors, roof, and insulation).

### Opportunity Zone Development

Many local properties, including most of the City of Wilmington, is located in a Federal Opportunity Zone. Real estate investments within Opportunity Zones may be qualified for Capital Gains Tax abatements through December 31, 2026.



Media and Branding

### Market Outreach

Strategic and targeted marketing plans to promote the project. Targeted plans can be tailored to utilize traditional media, social media, and/or established business organization networks.

### Branding and Graphics

Comprehensive branding solutions, from digital media to large-format graphic signage,

Dedicated project solutions that deliver results.