

Introduction Letter

Thank you for your interest in USA Property Condition Consultants. We are pleased to introduce our specialized services and demonstrate how we can assist you and your clients in making informed decisions regarding commercial real estate properties.

USA Property Condition Consultants provides Property Condition Assessments (PCAs) for existing commercial real estate properties. These assessments offer a detailed evaluation of the property's current condition and identify immediate, short-term, and long-term capital improvement needs.

Our PCA reports serve as an essential tool for:

- Property Owners and Investors, helping them understand expected maintenance costs and properly budget for future hold costs.
- Lenders, ensuring that adequate property reserves are accounted for in the operating budget of the property proforma, thereby supporting asset performance.

By offering a clear picture of a property's condition and future needs, our reports help stakeholders manage risks, plan effectively, and maintain the value of their investments.

Enclosed with this letter, you'll find sample reports illustrating the depth and clarity of our assessments, along with general pricing information. Additionally, we've included the resumes of our key team members and our current insurance certificates for your review.

At USA Property Condition Consultants, we pride ourselves on delivering actionable insights and fostering confidence in the financial and operational planning of your real estate investments. We would be delighted to discuss how our services can support your specific needs.

Please don't hesitate to contact us with any questions or to explore how we can contribute to your success. We look forward to the opportunity to work with you.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Ryan Jones", with a long horizontal flourish extending to the right.

J. Ryan Jones, President

USA Property Condition Consultants