



USA

PROPERTY CONDITION CONSULTANTS

Property Condition Assessments

Get a roadmap for repair considerations and a valuable glimpse into the future of property ownership.





USA

Family of Companies

Introduction

We are pleased to introduce **USA Construction Risk Solutions**, **USA Construction Consultants**, **USA Construction Funds Management**, & **USA Property Condition Consultants**, each specializing in reducing risks & supporting success in construction and real estate.



USA Service Offerings

USACC	USACFM	USAPCC
• Pre-Construction Cost and Document Reviews • Construction Monitoring • Draw Inspections & Reports • Contractor Capability Evaluations • Virtual Inspections • Construction Completion+	• SBA Funds Control • USDA Funds Control • Construction Loan Disbursements • Private Equity Lending Funds Control • Completed Cost Review • SBA Contract Alignment	• Property Condition Assessments (Full, Limited and Abbreviated PCA's) • Capital Needs Assessments (CNAs) • Additional Specialty Inspections • Building Assessments

Whether you're building, financing, or investing, our companies deliver tailored expertise to meet your specific needs. Enclosed, you'll find more details about our services and sample reports.

We look forward to the opportunity to work with you. Please feel free to reach out with any questions: info@usacrs.com

Sincerely,



J. Ryan Jones, President

Request a Proposal



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

Property Condition Assessments

Get a roadmap for repair considerations and a valuable glimpse into the future of property ownership.

We help investors, lenders, & property owners understand current conditions & future capital needs of commercial real estate.

Key Services:

- Property Condition Assessments (Full, Limited and Abbreviated PCA's)
- Capital Needs Assessments (CNAs)
- Additional Specialty Inspections
- Building Assessments

USA Property Condition Consultants | Nationwide

770-237-5955

info@usa-pcc.com

usapropertyconditionconsultants.com



Pricing Structure

ABBREVIATED PROPERTY CONDITION ASSESSMENT	\$1,500 - \$2,500
LIMITED PROPERTY CONDITION ASSESSMENT	\$2,000 - \$4,000
FULL ASTM PROPERTY CONDITION ASSESSMENT	\$2,500 - \$5,000

**Note, proposals are issued on each project providing specific pricing. Variables that affect specific pricing include location, age and complexity of structure(s), and any atypical reporting requirements.*

While all site visits include the same thorough review of the site, building envelope, interior finishes, and Mechanical, Electrical, and Plumbing systems, below are further descriptions of the different PCA types.

Abbreviated PCAs review current conditions and provide anticipated pricing for Immediate Repair Concerns only.

Limited PCAs review current conditions and provide anticipated pricing for Immediate and Short Term (1-2 Year Outlook) Repair Concerns.

FULL ASTM PCAs review current conditions and provide anticipated pricing for Immediate and Short Term Repair Concerns, as well as provide a 10 Year Replacement Reserve Analysis.

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Project Insights

Project Types

32 Property Condition Assessments completed in a rolling engagement window across 6 states

PROJECT TYPE
Financial Institution Branches
Hospitality (Hotel & Extended-stay)
Industrial Cold Storage & Warehouse Facilities
Multifamily & Apartment Communities
Medical Office
Restaurant & Commercial Kitchen Space
Auto-service & Repair Facilities
Event & Gathering Venues
Sports & Recreation Complexes
General Commercial & Office Properties

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