



COMMERCIAL DUE DILIGENCE



- Business plan review
- Property / asset and facility management operating model review
- Revenues / costs analysis
- Best market practice comparison
- Investment plan analysis
- Lease contract reviews

RELATED SERVICES

- *Valuation*
- *Portfolio structuring*
- *Legal and tax services*

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What Deloitte offers within commercial due diligence?

Various advisory projects, valuations and transactions enables Deloitte to properly analyse lease contracts, service charges, investment plans, expected net income for the owner and advise potential buyer about the right purchase price.

Deloitte advantage

Commercial due diligence together with the financial, tax and legal due diligence services provide complex solution for our clients. Deloitte advantage is in providing coordinated services and one point of contact for the client.

For an international client Deloitte performed commercial due diligence related to its acquisition of an administrative building in Prague 5 with almost 24,000 sqm. Deloitte analysed lease contracts with tenants, calculated gross operating income, service charges and recalculated net operating income. Deloitte's analysis supported the client in its decision to acquire the asset.

Deloitte prepared for its client commercial due diligence of the portfolio of the commercial buildings in Czech republic. Together with the estimation of the market value Deloitte analysed current lease contracts, historical capital expenditures and future plans, operating expenses and service charges to tenants.