



NPR Development and Commercial Brokerage

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Why do so many companies choose NPR to build their vision?

NPR offers commercial brokerage **AND** development **AND** consulting services, which means we can help you bring *your* vision to life in the form that works best for you. We are dedicated to providing you with customized services that meet your individual needs and provide an optimum return on time and money.

Throughout any development project, an **NPR** principal functions as your representative, ensuring that your best interests are served. Depending upon the scope of the project, NPR may assemble a team of proven professionals in areas ranging from finance to architecture, design, engineering, and environmental requirements and regulatory permitting issues.

BEFORE CONSTRUCTION BEGINS

Site Selection/Acquisition

Drawing upon our in-depth knowledge of the greater Tampa Bay market, **NPR** can identify potential sites for your new building, complete necessary due diligence (including environmental assessments as appropriate) and negotiate the sales contract.

Determine Best Financing Alternatives

With long-term expertise in financing alternatives for commercial real estate, **NPR** professionals work with clients to determine the options that best meet their specific needs and objectives, including commercial bank loans, Industrial Revenue Bonds (IRBs) and Small Business Administration (SBA)-guaranteed loans.

Develop Building Design and Specifications

NPR works with architects, engineers and interior designers to determine building design criteria and interior specifications that serve as a benchmark for preliminary pricing. The final plan becomes a source document for the construction bid.

Select Contractor

Based on a comprehensive knowledge of local and regional contractors, **NPR** manages the bid process for clients, selecting three general contractors to participate, then providing an in-depth evaluation of those bids prior to final selection of a contractor.

Coordinate Permits/Licenses

NPR coordinates with local, regional and state governments as necessary to ensure that permit documents and payment of required fees are submitted in a timely fashion

ONCE THE PROJECT HAS BEGUN

Manage Day-to-Day Construction

Once construction begins, we supervise and coordinate activities of the architect, engineer, general contractor and all other organizations involved in the project. NPR verifies and approves change order requests. Principals will visit site as necessary, at least once per week.

Maintain Comprehensive Books and Records

NPR maintains comprehensive books and records that detail all transactions and become the owner's property upon completion of the project. Additionally, we compile books containing warranty information from the contractor and subcontractors so the owner can easily access these important documents over the life of the building.

Ensure that the Project is on Time and on Budget

As the project nears completion, we finalize the general contractors' contract with receipt of lien waivers and disbursement of retainage as well as Certificates of Completion/Occupancy from government agencies.