

# Development Services Group

DSG has the team and experience to help you make the right decision at the right time.



## PROVIDING MORE VALUE THROUGH TRUST & SERVICE

DPR Development Services Group (DSG) provides real estate and development consulting to companies, institutions or individuals engaged in the acquisition, disposition, and development of real estate.

### SOLUTIONS THAT SUPPORT YOUR BUSINESS

We support our customers and enable the opportunity for them to more easily focus on their most critical business functions by providing site selection, site assessment, pre-development, entitlement management, land use, design management and civil engineering services.

By executing these services, we bring more order and predictability to the development of real estate projects.

### EXPERTISE YOU CAN COUNT ON

The value of DSG starts with the 'who.' Our team has been educated and trained within this industry and across all facets of land use policy, design, and development.

While each market may have nuanced differences, DSG provides more to customers through our strong foundation of the following critical success factors; communication, schedule, contracts, design, and entitlement support.

## OUR SERVICES & CUSTOMERS

We provide best-in-class management and predictability during the horizontal phase of the design and development process.

We serve a wide variety of customers, such as land owners, commercial developers, global investment groups, brokers, and family real estate offices. From site selection and site analysis, to development yield studies, teaming selection, and project management, we have the team and experience to help you make the right decision at the right time.

## DSG SERVICES SUMMARY

### SITE SELECTION

- Site evaluation
- Acquisition and disposition support
- Underwriting assistance

### SITE ASSESSMENT

- Feasibility of highest and best use of existing conditions and constraints
- Massing studies

### PRE-DEVELOPMENT

- Design team selection assistance
- Cost estimating
- Schedule development

### CONSTRUCTION ENTITLEMENT MANAGEMENT

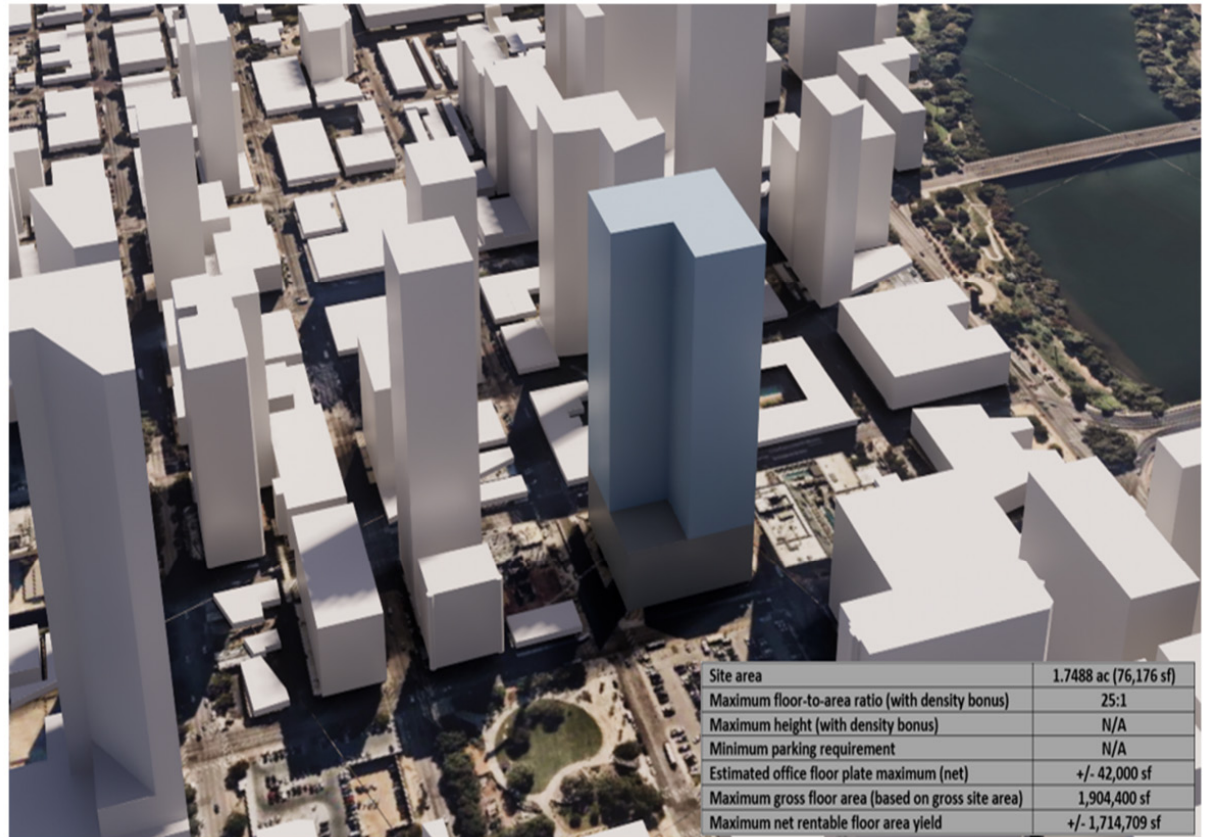
- Assist DPR with design and City process management
- Site plan correction management and closeout assistance

### LAND USE

- Preparation/processing entitlement applications (zoning, conditional use permits, restrictive covenant amendments, easement vacations, license agreements, and land use variances)

### DESIGN MANAGEMENT

- Consultant coordination
- Schedule management



“ DPR Development Services’ ability to provide accurate, quick information on the entitlement and development process is crucial in the early stages of acquisition and/or disposition. Predictability is crucial to the inception and execution of real estate transactions. The team has been instrumental in providing consulting services that add value to the underwriting process that developers have to execute prior to the development process. There is a gap in the market for consultants who have a keen understanding of the entitlement process as it affects the entirety of the building process. Bridging the gap with consulting on real time construction pricing, accurate schedules, and consistent customer service is a product that the market is hungry for.”

- John Baird | Avison Young