

Acquisition Criteria

Investment Size

DeNovo acquires environmentally impaired and surplus single assets or portfolios of locations. We currently have no minimum or maximum investment criteria but target remediated and repositioned values in excess of \$10 million.

Property Types

DeNovo is actively acquiring land and underutilized assets with industrial and commercial development potential. Sale leasebacks and income producing properties are also considered.

Target Markets

DeNovo is active in all major industrial markets in North America and will consider international locations on a clientele site specific basis.

Transaction Structure

DeNovo offers sellers an "As is, where is" fee simple sale and will consider a development joint venture.

Liability Transfer

DeNovo will contractually transfer the environmental liability associated with their clients facilities and real estate assets to DeNovo. In some situations, DeNovo will place insurance products to enhance the indemnification provided to the sellers for remediation and long-term care risk, future unknowns, and third party tort liability.

Information Required

To initiate an evaluation, DeNovo and the property owners compile the following information:

Real Estate Overview

- Map, Aerial and Site Photos
- Zoning Overview
- Site Size and Survey
- Improvements/Leases/Tenant Overview
- Easement/Encumbrances
- Physical Overview (Utilities, Wetlands, Geotech, etc.)
- Real Estate Market Information

Environmental Overview

- Property Use History Narratives
- Phase I & II (if applicable)
- Regulatory Agency Status/Correspondence

Contact DeNovo today to discuss your site specific details.

Chicago Office: 312.733.9370

Indianapolis Office: 317.566.2152