



Thank you for your interest in our consulting services. Sky West has been a broker, manager, owner, developer and consultant in Commercial as well as Residential Real Estate since 1991.

We offer full analysis or just simple analysis for a client's needs which may include:

- Financial Analysis – Discounted Cash Flow Analysis – Writing discounted cash flow analysis and review of assumptions for cash flow.
- Review contracts for the Client.
- Evaluate rents for a building,
- Talk to tenants and evaluate their business' to make sure the client has secure tenant who will continue to pay rent.
- Brokerage & lease up for a property – Prospecting. Get AAA National credit tenants.
- Assist Client to Pre Lease the project. Over 7,000 tenants in our database and directory.
- Feasibility Study – A full breakdown and analysis including site visit and detailed write up.
- Bank & Loan Negotiation. Assist in review and negotiation of contracts:
  - Bridge loan financing.
  - Construction financing.
  - Permanent financing.
  - Mezzanine Financing.
- Loan Modification – We will help you to reduce your payments, reduce principal owed as there are a whole host of ways to get the bank to customize a plan that works for you.
- Review leases which underpin the price of a property.
- Buying a home. Assist or prepare and/or review contracts.
- Buying a Commercial property(Office, Retail, Apartments, Condo's,
- Mixed use commercial sites, land development, etc.).
- Entitlement - How to get a project approved from raw dirt thru vertical construction.
- Construction Management – Review & approve contracts with sub-contractors or a general contractor.
- Property Management Agreement – Work to assist you with finding the right property management and/or assist to set up in-house property management.
- Due Diligence – Prior to buying a property there is much due diligence to be done on an income producing asset.
- Lease negotiations.

- Assist to get a company or person qualified for an SBA loan.
- Review or consult on Government Contracts.
- Review and/or consult on First Trust Deed (Loan).
- Title company (or other service provider) – Consult or assist to get Service companies in-line and organized to close a transaction.

Our services are more than the examples listed above. We help save you money and can take the lead (or stay in the background) to assist you with making the best decision.

We have over 3,700 relationships in real estate all over the country and we can help you save money, time and assist you in troubleshooting.

We customize a plan that works for you. We offer hourly rates as well as monthly or milestone rates, depending on your needs. Please call us for a free 1 hour review of your specific issue. We are here to help make the process less stressful and get you the best deal.

Cordially

A handwritten signature in cursive script, appearing to read "Lowden".

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