

Sky West Development Services

In today's market, knowing how to step through the entitlement process is as critical as knowing the cost to build the building, making sure you know the best use and competition and having signed the right tenants.

Today, neighborhoods are helping to shape their markets, and a good developer needs to know how to work with Neighborhood communities as well as city planners, contractors, tenants and investors.

This site was set up to assist you in order to determine the risk and determine if the project is right to move forward. As you will see, there are many critical aspects that a project must go through in order for it to be considered "A GO". Some of them are:



1. Water Rights – Water is critical to any project today. Does water come with the property?
2. Competition area – How well do you know the competition in the trade area?
3. Feasibility study for your project as it relates to the neighborhood?
4. Tenants in surrounding properties. Tenant mix and vacancy in surrounding properties?
5. Appraised Value – Are you above or below the market?
6. Financial projections – Do your assumptions meet with the market. Can you hit your projections?
7. Timing – Will competing product come on the market at the same time you are coming online? Can you complete construction and get the property online in the timeline expected by the investors and tenants?
8. Interest Rates – How will interest rates affect your projects when it comes online in 18 months?
9. Capitalization rates – What will the value of the property be when you complete construction or when you sell it in several years?
10. Partnership Goals - What is the plan with the partnership? For the property?
11. Highest and Best Use for the Property – Are you putting the right project on the property?
12. Political environment
13. Entitlements – Is the City easy or hard to work with



14. Construction costs – How strong is your relationship with your contractor
15. Construction Contract – How carefully have you negotiated with the contractor
16. Architect – Have you selected the right person for the project.

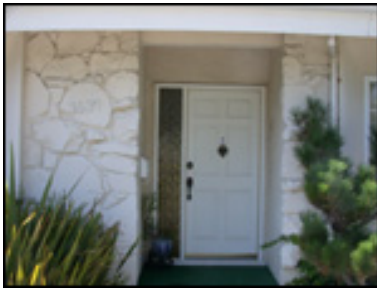
3539 Cody Road

Before

After



Front of house



Front Door



Living Room





Kitchen



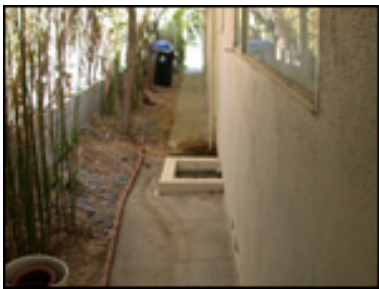
Hot Tub / Back Yard



Full Yard - Back Yard

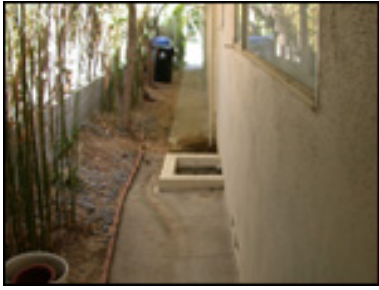


Back Yard



North Wall





North Wall



Den



Backyard
(facing South)

