



QUICK START DUE DILIGENCE PROGRAM:

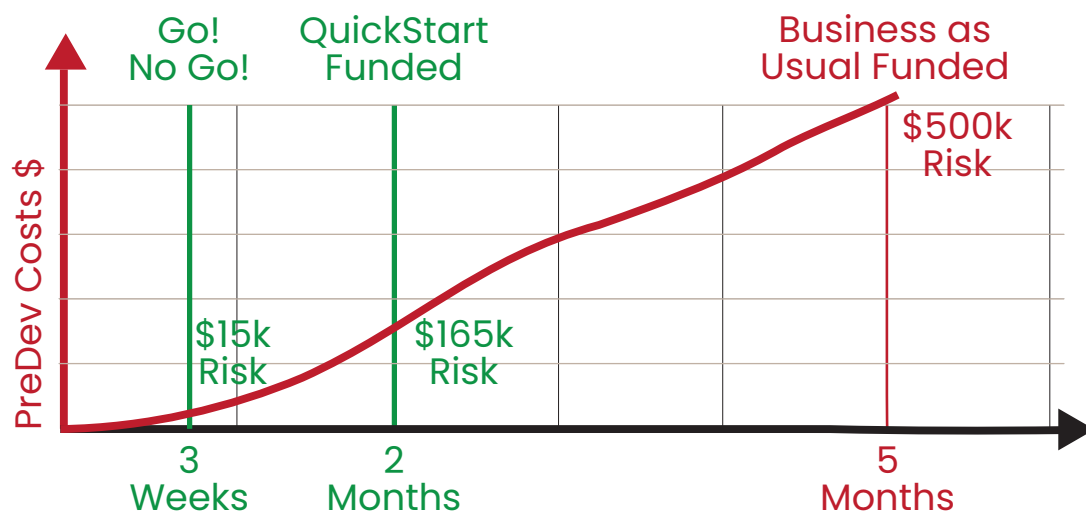
3CD's due diligence programs provide developers and real estate investors with a quick and cost-effective way to determine the feasibility, cost and schedule of a potential project.

3CD • LLC

Transform your vision into a financeable project in less than 90 days
WITH A PRICE GUARANTEE!

WHY HIRE 3CD WHEN I CAN DO THIS MYSELF?

- **INCREASE YOUR BANDWIDTH AND COST CONTROL.** Do you have more potential projects than you have time or resources to pursue? We manage everything for a not-to-exceed price.
- **DEFER UP-FRONT COSTS AND EXPEDITE THE FUNDING MILESTONE.** Our program quickly finds any fatal flaws in your project and puts a financeable investment in front of bankers fast - which is when you get paid & recover your pre-development costs.
- **SUPER CHARGE YOUR DUE DILIGENCE.** 3CD's staff has extensive architectural, development & construction expertise in house. It's like having three vendors in one standing behind all the work.
- **SECURE EARLY PRICE AND SCHEDULE GUARANTEES.** No matter how beautiful the design, if it won't pencil the time and money you spend could be wasted. Worse, if you have to re-design to meet the budget you lose even more time and money. 3CD buys in with you every step of the way so we don't ever design what we can't guarantee and build



Check out our website at www.3cdllc.com or contact us today for a case study or presentation.

info@3cdllc.com

Local: 360-485-0363

Main: 800-317-0363

CA CCB# 1054800 ID CCB# RCE-51526 OR - CCB# 224149 WA - CCB# 3CDLLL*818CA

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GET YOUR PROJECT FUNDED, READY FOR PERMITS & PRE-CONSTRUCTION IN 22 WEEKS OR LESS!

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Successful development deals require a due diligence program that meets your timing, available cash flow and financing requirements.

3CD has the experience, skills and team to ensure that your project is designed and built quickly for the lowest cost. This affordable and expedited financing package, comes backed up with everything you need to position your project for full design, permitting and construction. We can even arrange to finance, own and manage the project until you are ready to take over.

- **VALIDATED PROGRAMMING INFORMATION.** We help you vet and refine your property, entitlements and construction cost assumptions.
- **SCHEMATIC LAYOUT, RENDERINGS & STUDIES.** We show you the optimized layout and develop the materials you need to communicate the project vision and functional elements to stakeholders and financing partners.
- **COST DRIVERS, ISSUES & ALTERNATIVES.** We identify and help you navigate trade-offs related to design, cost and schedule alternatives.
- **DEVELOPMENT AND CONSTRUCTION BUDGETS.** You get a detailed schedule of work scopes, quantities, estimated costs, allowances and fees to back-up the cost side of your proforma. Our extensive experience and historical cost data ensure that you can count on the budgets and timelines involved.
- **FINANCING PACKAGE.** We assemble all the information you need into a package ready to take to your financing partners – or OURS! We include a development agreement and construction contract to make your project a reality for the lowest cost and in the shortest period of time.



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