



# Commercial Project Review

## SERVICE OVERVIEW

Detailed assessment your commercial project's cost breakdown against the plans and specification to ensure all key costs have been identified and adequate funds are appropriately allocated

### What's Included:

- ✓ Assessment of budget line items to ensure all key costs are identified
- ✓ Identification of "potential added" line items not in original budget
- ✓ Specific "talking points" for lender to discuss directly with the borrower
- ✓ Compares budget against general contract and provides key insights
- ✓ Detailed budget review leveraging detailed plans, preferably using a city-approved construction set, appraisal, contract, and more



### Experience The Trinity Difference:



Nationwide  
Coverage



Leading  
Turn-Times



Streamlined  
Technology



Dedicated  
Support



Integrated  
Quality Control



# Commercial Project Review

## DOCUMENTATION REQUIREMENTS

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Typically submitted for a ground-up construction project, the Project Review is a professional, comprehensive report designed to confirm or deny the achievability of the construction budget, helping to determine the project's financial viability. Optional documentation enables higher quality reviews.

### Key Reference Items For Acquisition & Development Projects

- ✓ Civil Drawings (*preferably city-approved construction set - required*)
- ✓ Soils Report (*optional*)
- ✓ Cost Breakdown/Budget (*required*)
- ✓ Appraisal (*optional*)

### Key Reference Items For Vertical Projects

- ✓ Full Plan Set (*Includes Civil, Structural, Architectural, Mechanical, Electrical, Plumbing, and Fire Sprinkler. if available; a link for download would be acceptable; preferably, city approved construction set. Required.*)
- ✓ Soils Report (*optional – to verify structurals*)
- ✓ Complete Cost Breakdown/Budget (*required*)
- ✓ Appraisal (*optional*)
- ✓ General Contract (*optional*)
- ✓ Construction Schedule (*optional*)
- ✓ Project Specifications (*optional*)