



Real Estate, Rental and **Leasing**



The real estate sector continues to face complex challenges as plans change and continual adjustments are made to keep up with a fluctuating market. Builders, contractors, property managers, landlords of commercial and residential properties, investors, condominium corporations, and leasing agents can all suffer losses and unpredictable circumstances where a forensic accountant with experience quantifying real estate related damages may be needed.

The Covid-19 pandemic greatly impacted this area as rental concerns became common among commercial real estate office space with the increased number of remote workers.

As the world's premier forensic accounting firm, MDD has a wealth of expertise in assisting lessors of real estate property, real estate agents and brokers, appraisers, contractors, developers, investor groups/owners, and other industry professionals with claims related to business disputes, loss of rents, physical property damage, business interruption, Combined BI, EE, PD, among others.

We have quantified damages for various projects, including restaurants, shopping malls, residential homes and apartment buildings, condominiums, property management & realty companies, mortgage brokers, office buildings, and investment groups. Our global presence allows us to assign the staff and resources that best fit the needs of any engagement.

MDD professionals know the litigation arena and are adept in assessing, organizing, and analyzing financial document production, identifying essential financial records for discovery requests, and helping prepare interrogatories. We can also critique opposing damage expert reports, suggest questions on damage measurements for deposition, and assess the financial impact of various theoretical scenarios that may affect the project's critical path.

MDD provides real estate related services such as:

- Providing insight to bond underwriters when a contract surety bond is involved
- Analyzing and categorizing contractor billings, job cost reports, supervisory reports, potential

overruns, and other relevant documentation

- Examining bank loans and interest documentation
- Analyzing damage components, including equipment costs, increased payroll, general conditions, home-office overhead, soft costs, and contractor lost profits
- Examining construction activity logs and record logs in conjunction with project timelines / critical path
- Performing reconciliations and pinpointing reasons for discrepancies
- Cost modeling for various project options
- Presenting independent findings in written reports with supporting documents
- Providing expert testimony when necessary

For help in arriving at rapid and equitable damage quantification for real estate related claims, hire MDD.