



George F. Young, Inc.

Turning Vision into Reality Since 1919



Property Transaction Support Services

A George F. Young, Inc.

Center of Excellence

*A Locally Owned Florida Company
Serving Florida and the Caribbean Basin*

ECOLOGY
PLANNING
ARCHITECTURE
CIVIL ENGINEERING
SURVEYING AND MAPPING
COMMERCIAL REAL ESTATE
LANDSCAPE ARCHITECTURE
HYDROGRAPHIC SURVEYING
SUBSURFACE UTILITY ENGINEERING

What we do...

PROPERTY TRANSACTION SUPPORT SERVICES provides our Clients a full array of services focused on supporting property transactions. Our Project Manager will assist you in selecting the services required to achieve your goals and will be a key member of your project team. A list of our services is outlined below.

Pre-Acquisition/Due Diligence:

- Parcel identification and preliminary mapping.
- Buyer or Seller due diligence.
- Zoning review and reporting.
- Identification of parcels that may be suitable for a specific client's purposes.
- Acquisition surveys.
- Resolution of title defects.
- Preliminary assessment of development costs.

Real Estate Considerations

- Site Acquisition Including: Property/option options & identification, feasibility analysis, financial/capital reviews, due diligence team coordination, contractor, engineer and architect team coordination.
- Build-to-Suit Including: Property/option identification, feasibility analysis, financial/capital options and reviews, developer selection analysis, lease document review and negotiation.
- Landlord & Seller Representation Including: Property inspection and market ready recommendations, comparable market analysis, custom marketing, credit analysis, lease and/or purchase document preparation and negotiation.
- Consulting Including: Feasibility analysis, broker opinion of value, and lease abstractions.

Ecological

- Protected species surveys and ability to permit impacts (cost and time required).
- Wetlands extent and ability to mitigate potential impacts.
- Costs potential for upcoming regulations to affect a project, new stormwater or wetland rules.

Facility Evaluations

- General overview of building condition.
- Conditions of: exterior envelope, exterior openings, roofing and flashings, floor framing and floor slabs, roof framing, HV/AC system and duct work if accessible, electrical system, and indoor air quality.
- Compliance inspections and evaluations of: Accessibility Compliance, Federal Emergency Management Act, Florida Building Code and Life Safety Code (NFPA 101).
- Conceptual solutions to correct found deficiencies in a facility.
- Probable construction cost to construct solutions.

Zoning, Comprehensive Plan, and Land Development Codes

- General research to address specific questions regarding appropriateness and barriers to development.
- Land use feasibility reports to assist in pro forma determination for property investment/development.
- Net usable land determination.
- Floodplain limits determination.
- Utility service availability (water, wastewater, fire protection, electric power, gas, telecommunication)
- Stormwater management criteria and approximation of pond areas.
- Probable development costs and schedule.
- Development Impact Fees.
- Off-site transportation and utility improvements.

The George F. Young Difference

**WE PROVIDE THE EXPERTS TO SOLVE PROBLEMS
AND MEET CLIENTS' NEEDS**

"Isn't anything easy anymore" is a common thread of conversation especially when dealing with land. Whether it's infrastructure, buildings, or roadways; there are a myriad of problems that can arise during the process and "who can help me solve these problems" is often the question.

George F. Young, Inc. is your answer. We are problem solvers and want to tackle "the tough ones". What makes George F. Young, Inc. any different from the rest of the consultants?

We provide comprehensive in-house experts to solve problems when they arise including:

- **Architects**
- **Civil Engineers**
- **Ecologists**
- **Hydrographic Surveyors**
- **Land and Urban Planners**
- **Landscape Architects**
- **Real Estate Brokers**
- **Subsurface Utility Experts**
- **Surveyors and Mappers**

HOW WE ASSIST YOU

ONE POINT OF CONTACT

Property Transactions can involve many different technical professional disciplines, all of which George F. Young, Inc. has in-house.

Our Project Manager will lead our team of professionals, specialists, and technicians and will serve as your single point of contact throughout the process.

You will save time, reduce stress and avoid misunderstandings by dealing with only one person.

The result:

What you need; when you need it.



SUSTAINABLE SOLUTIONS

The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ encourages and accelerates global adoption of sustainable green building and development practices through the creation and implementation of universally understood and accepted tools and performance criteria.

LEED Professional Accreditation distinguishes building professionals with the knowledge and skills to successfully steward the LEED certification process. LEED Accredited Professionals (LEED APs) have demonstrated a thorough understanding of green building practices and principles and the LEED Rating System.

George F. Young, Inc. has LEED Accredited Professionals with real world experience designing buildings and infrastructure in support of LEED certification.



Office Locations

Gainesville
Lakewood Ranch
Orlando
Palm Beach
St. Petersburg
Tampa

Company Overview

Founded in St. Petersburg, Florida in 1919 by pioneer Engineer and Surveyor George Fleming Young; George F. Young, Inc. has been in continuous operation in Florida for nearly 100 years and remains a local, Florida owned company today.

Originally, George F. Young, Inc. was a firm that focused on providing sound Engineering and Surveying services to the public and private sectors in Pinellas County. In the 1920's Mr. Young's innovation soon became well known and his reputation began to grow as he expanded and took on projects throughout the state of Florida. However, Mr. Young did not build his reputation on innovation alone; He was even better known for his honesty, integrity, and dedication to service.

Today George F. Young, Inc. has grown to become your single source for Land Development, Educational, Healthcare, Institutional, Municipal, Parks and Recreation, Property Transaction, and Transportation Engineering Support projects throughout Florida and the Caribbean Basin, while continuing to stand by those core values that Mr. Young built his company on almost 100 years ago. From concept through completion we will provide you the resources of an experienced staff of professionals, technicians and specialists who are dedicated to providing service second to none.

Our approach is combining our in-house team of Architects, Civil Engineers, Ecologists, Hydrographic Surveyors, Landscape Architects, Planners, Real Estate Professionals, Subsurface Utility Engineers and Surveyors with a skilled Project Manager. The Project Manager will be your one point of contact that will provide you a coordinated effort to seamlessly move your project from start to finish. With our 6 offices located throughout Florida, we are well positioned to serve you in this manner anywhere in the state.

As we look forward to the next 100 years, George F. Young, Inc. will remain dedicated to those core values instilled in us by George Fleming Young; honesty, integrity, and dedication to superior service combined with innovation achievable only when a dedicated team works together with one goal in mind - to *"turn vision into reality"*.



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