



WHETHER YOU ARE A MULTINATIONAL ENGAGED IN

EVERY FACET OF THE INDUSTRY, A LENDER, A BROKER, A DEVELOPMENT COMPANY, PROPERTY MANAGEMENT FIRM, OR AN INDIVIDUAL INVESTOR, WHEN IT COMES TO PURSUING BUSINESS OPPORTUNITIES IN THE COMMERCIAL REAL ESTATE INDUSTRY, YOU NEED TO MOVE QUICKLY, INTELLIGENTLY AND COST EFFECTIVELY. YOU NEED SOMEONE YOU CAN COUNT ON. SOMEONE WHO HAS BEEN THERE AND KNOWS, INTIMATELY, THE CRITICAL FINANCIAL ANALYSIS THAT DELIVERS PROJECT SUCCESS.

WITH WEDGEWOOD GROUP, YOU'LL TAP INTO OVER THIRTEEN YEARS OF EXCEPTIONAL EXPERIENCE IN UNDERWRITING — RANGING FROM PRELIMINARY CASH FLOW ANALYSIS TO FULL CMBS DUE DILIGENCE WORK, INCLUDING CREDIT MEMO SUBMITTAL FOR SECURITIZATION. ADDITIONALLY, BY OUTSOURCING YOUR NEEDS TO WEDGEWOOD GROUP, YOU WILL REALIZE INCREASED ORGANIZATIONAL AND BUSINESS EFFICIENCY.



**WEDGEWOOD  
GROUP**

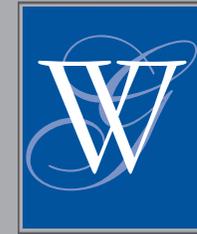
**YOUR OUTSOURCE SOLUTION FOR COMMERCIAL  
REAL ESTATE UNDERWRITING & DUE DILIGENCE EXPERTISE**

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**INDEPENDENT UNDERWRITING  
& DUE DILIGENCE EXPERTISE  
FOR THE COMMERCIAL REAL ESTATE INDUSTRY**

# WHY WEDGEWOOD?

## TIMELY AND EFFICIENT

We understand the time constraints that drive the commercial real estate business. Every project is different, including its time to process and delivery. With Wedgewood Group, you can choose from our standard rates or from our rush time schedules. Our goal is to do whatever it takes to process your deal effectively, efficiently and on time.

## DETAIL FOCUSED AND RESULTS DRIVEN

Wedgewood Group's superior ability to focus on the details allows us to quickly identify both the potential risk factors and the strengths of each project, whether providing preliminary cash flow modeling, lease abstracts, or full due diligence underwriting. At Wedgewood, we recognize the reasons for due diligence while being sensitive to the production goals of our clients.

## COST SAVINGS

No need to add staff and associated training, payroll, and employee benefit costs. Wedgewood allows you to expertly address peak periods in business and achieve the lowest overhead costs.

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NOW YOUR LABOR EXPENDITURES  
AND STAFFING LEVELS CAN BE AS  
FLEXIBLE AS YOUR WORKFLOW.  
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## SERVICE OFFERINGS

- Cash Flow Modeling
- Full Due Diligence Underwriting and Risk Analysis
- CMBS Underwriting and Due Diligence
- Lease Review and Reconciliation of Rent Roll to Leases and Estoppels
- Market Analysis
- Appraisals
- Property Site Inspections
- And More

## DIFFERENT SERVICE LEVELS FOR DIFFERENT NEEDS

The dynamics of the industry are always changing, along with your necessity for professional services. That's why we offer our expertise as your unique projects and requirements dictate. Choose our full due diligence process, or an à la carte menu approach.



## PERSONAL ATTENTION

*Sid Stech, Principal, Wedgewood Group*

Sid brings a distinctive record of experience in the commercial real estate industry. Prior to returning to Ohio, Sid resided in Washington, DC where she was employed by several industry leaders including NorthMarq Capital (formerly Legg Mason Commercial Real Estate Services), Freddie Mac, and Northwestern Mutual Life Insurance Company. Most recently, she returned to the Cleveland area to join Capstone Realty Advisors (a division of National City Corp.), where she was named Underwriting Manager and Vice President, and played a central role in establishing the firm's entry into CMBS lending.

Sid holds a Master's of Science degree in Real Estate from Johns Hopkins University. She is a member of several professional organizations including Commercial Real Estate Women (CREW), and is an alumnus of the Mortgage Bankers Association's Future Leaders Class.

*Contact Wedgewood Group today:*

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