

# BIGYARD BUILDING BROKERS



## **CHALLENGE**

Secure a property that was up for bid that had over 50 clouded title issues, and determine the maximum price that could be paid using Big Yard Bldgs. development proforma matched against local market data of proposed development options

## **ACTION**

Upon successful bid for the property, Big Yard Building Brokers and Buyers of the property aggressively tackled each title issue. This was especially important as the majority of the title issues were in favor of BNSF. Knowing the deep pockets of the Railroad, the Buyers had no intention of closing escrow until all title issue were resolved. The odd configura-

tion of the lots made it challenging to produce a site plan that was functional and in demand. After several renditions, a site plan was agreed upon by the team and submitted to the City of Riverside for approval

## **RESULT**

After several months, Entitlements were approved by the City, escrow closed and Arlington Station broke ground. Within 7 months of breaking ground, Arlington Station was completed. The total cost of the development was \$7,500,000 with an appraised value of \$11,000,000

## **TESTIMONIAL**

*Big Yard Building Brokers took on this project like it was their own development. They assisted in every phase of due diligence, entitlements and construction phase. They were very knowledgeable with the development process and have very strong relationships with various governing agencies within the City and third-party consultants. Their initial projection of total project cost was within 3% of actual costs. I would recommend Big Yard Building Brokers as a professional consulting team that sticks with the project until all goals are accomplished*

*- David Starr- Strata Partners, Developer of Arlington Station*

## **MEET OUR MARKET SPECIALIST:**

*Click Here:*  
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