

## development planning & site selection

We provide a full suite of development and site selection services to companies considering expansion, including:

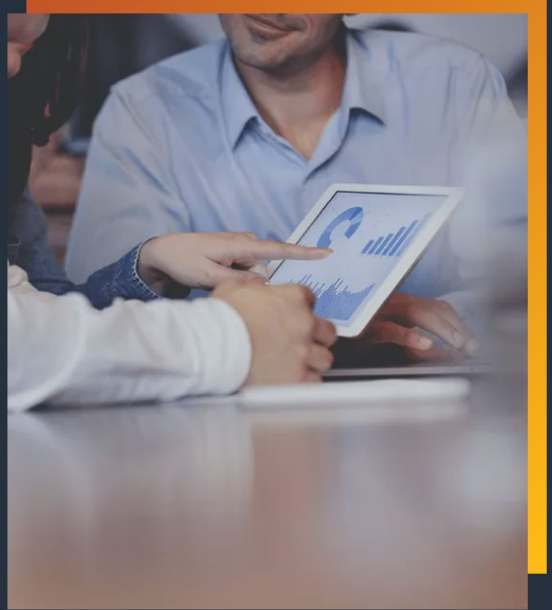
- Evaluation of site characteristics
- Workforce assessment
- The availability of additional utility capacity
- Ability of transportation networks to handle additional inbound and outbound products
- Evaluation of operating costs and the local tax environment

## incentive analysis & negotiation

Our incentive analysis and negotiation services start with a focus on your capital investment considering every possible approach to minimize those costs. Every potential tool is evaluated to include grants, taxes, utilities, training, installation of infrastructure, and more.

## construction financing services

We partner with industrial/commercial clients to construct build-to-suit facilities through alternative financing or leaseback arrangements. Our alternative financing tool offers clients the ability to borrow project capital at an amount of up to \$5M or 15% of the total real estate and construction cost, whichever is less. Looking to customize a new facility without typing up working capital? We also offer build-to-suit leasing arrangements. We do the leg work for you by obtaining construction prices based on your design and building specifications and present a leaseback proposal which is typically over an average of 10 - 20 years.



# developing the future

[veloture.com](http://veloture.com)