

You know Lindea for its adaptation of operating property. We also assist owners and operators in the context of renewal projects

**LINDEA**

Operations, investment  
& development

# How can you improve the value of an operating property?

**ASSET VALUE:** for a current asset, or at the end of operation, which strategies provide the best valuation and an appropriate response to my other goals? Sell or rent to whom?

**RECYCLING:** will my industrial site earn more repurposed for housing, stores, offices, community facilities, etc.?

**PARTIAL RESTORATION:** what would be the interest and the conditions for surrendering part of a poorly used site while keeping it in operation?

**ENVIRONMENTAL FOOTPRINT:** what obligations do I face in terms of ICPE and pollution clean-up before transferring my asset?

**SCHEDULE / DEADLINES :** which transfer strategy allows me to transfer my asset the most rapidly? Which steps are indispensable?

**PEQUISITE RECONFIGURATIONS:** which transformations are a better use of my site: demolition, pollution clean up, division, facilities, restructuring, construction, etc. ?

## LINDEA

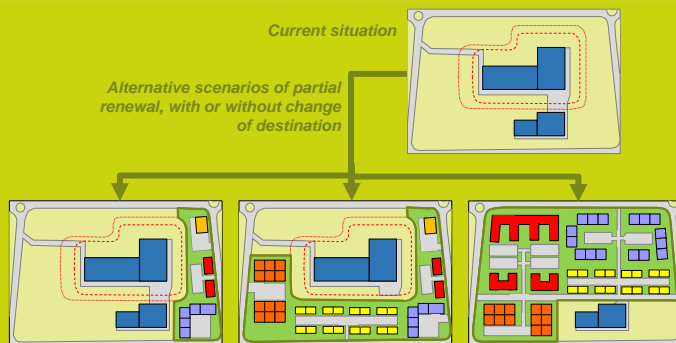
■ Assisted for more than a decade, industrial groups, services and co-operatives, as well as communities

■ completes 40 to 50 missions each year, including 50% involving land and real estate renewal, in France and in Western Europe

■ is independent, including operators and real estate marketers, as well as technical and architectural project managers

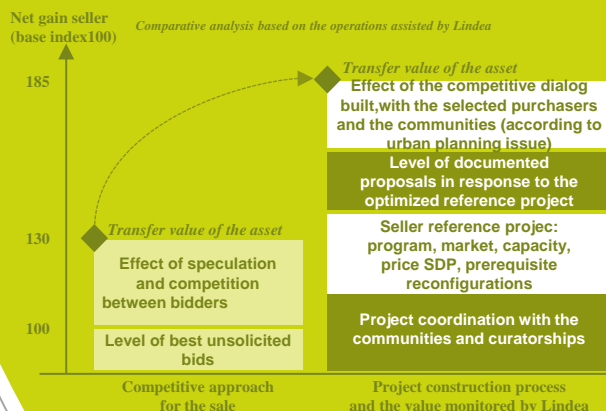
**real estate scenarios:** building the best renewal scenarios, with or without change in destination, assisting in the choice.

**coordination with curatorships:** authorizing and optimizing the upgrade project by a dialog with the local communities and the DREAL (France's national environment agency), preparing for the regulatory changes



Lindea assists owners, operators (users and decision makers) and investors, in their divestment projects and total or partial conversion of industrial sites, in two ways:

- building a realistic opinion on the value of the asset as well as the operational and administrative conditions and administrative implementing it
- accomplishing your renovation up to the transfer of assets



**real estate expertise:** having valid objective and up to date advice

**optimization of the seller's gain:** giving the operator the skills of the promoter-developer, making competitive and helping to contractualize

**technical and administrative constraints:** anticipating and managing the prerequisite reconfigurations, permits, adapting POS/PLU, ICPE file

## CONTACT

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*Lindea intellectual property*

## Let's get together!

We will gladly meet for a pre-qualification (working meeting, visit to sites), in order to assess together the interest and the modalities of our assistance