

The technical read on a building, before the money moves.

Independent technical due diligence for real estate transactions, worked to German engineering practice and delivered from Panama City. Most of it is done on documentation — which means it travels, and it can sit under someone else's mandate.

WHAT WE WORK ON

MODULE A

REMOTE

Data-room review

A structured read of the seller's documentation: what is there, what is missing, what contradicts itself, and which gaps a buyer's advisor will find first. Delivered as a findings list with a priority ranking.

WHERE THE VALUE IS

Every gap in the data room becomes an open point, and every open point becomes a price argument. Closing the list before the other side builds it protects both the price and the timetable.

MODULE B

REMOTE

Red-flag screening

Triage across a shortlist before anyone travels. Each asset comes back as go, no-go, or go-but-request-these-documents-first, with the technical reasoning behind it.

WHERE THE VALUE IS

Site visits and advisor hours are the expensive part of a selective market. This decides which assets deserve them.

MODULE C

REMOTE + SITE VISIT

Full technical due diligence

Condition, maintenance backlog, building services and CapEx over a defined horizon, for single assets and portfolios. Findings are written so they can be carried straight into a valuation as a deduction, not as a separate narrative.

WHERE THE VALUE IS

Technical work and the valuation number are usually commissioned apart and never meet. This is the module that joins them.

MODULE D

REMOTE

Second opinion

A plausibility check on a technical report or a refurbishment cost estimate produced by someone else: assumptions, unit rates, what the scope quietly leaves out.

WHERE THE VALUE IS

A short, cheap check on a number that is about to carry a much larger decision.

Beyond the transaction: project monitoring for acquirers and lenders during construction, and development and deal structuring for capital that has the money but not the build-side know-how.

HOW WE WORK

Fixed fee, fixed turnaround

Scope, exclusions and delivery date are agreed before the work starts. No hourly drift.

Independent

No commission from any side of a transaction, and no fee that depends on the outcome. The report states findings, not recommendations.

Project by project

Technical capacity without a hire — including as a subcontractor under another firm's mandate, reporting in that firm's format.

BEHIND IT

SENIOR TDD

5 years, Duff & Phelps REAG (now Kroll), Berlin

ASSET CLASSES

Logistics, office, retail — single assets and portfolios

PROJECT MONITORING

For acquirers, up to approx. €35M

WORKING LANGUAGES

German, English, Spanish

Aiko Domke — Architect M.A., Real Estate M.Sc.
info@amberleafrealestate.com
amberleafrealestate.com · Panama City
AmberLeaf, a brand of Hainberg Corp.

Remote modules are based on the documentation and image material provided. They do not include a site inspection or the opening of building components, and they are not a valuation.