

Services & fees

Technical due diligence, remote first

WHO WORKS ON IT

Aiko Domke, architect (M.A.) and real estate specialist (M.Sc.). 15+ years in construction and real estate, including technical due diligence at Duff & Phelps REAG (now Kroll), Berlin.

RATES

Day rate · €600 / USD 700

Hourly rate · €75 / USD 90

Additional reliance party · €600 per reliance letter

Expedited delivery · +25 % on the fixed fee

Travel time · 50 % of the day rate; travel costs at cost

All fees net of VAT and other taxes.

HOW IT WORKS

- 1 Call: 20 minutes on asset and timing
- 2 Short intake questionnaire
- 3 Fixed-fee proposal within 48 hours
- 4 Signature and advance payment
- 5 Delivery on the agreed date

CONTACT

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Four ways to work with us · fixed fees · October 2026

MODULE A Data-room review · REMOTE

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.

You receive — findings list (Excel) with priority ranking and a source reference for each point; summary memo of 2–4 pages with the ten points that matter most; one 60-minute call to walk through the findings.

Fee €3,000 (USD 3,500) · up to 50 documents

€4,800 (USD 5,600) · up to 150 documents

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MODULE B Red-flag screening · REMOTE

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.

You receive — one-page scorecard per asset with rating, key reasons, CapEx range and document list; summary table ranking the shortlist; one 45-minute call.

Fee €900 per asset (USD 1,050 per asset) · per asset, minimum 3 assets

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MODULE C Full technical due diligence · REMOTE + SITE VISIT

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.

You receive — draft report with executive summary, findings, photo documentation and red flags; one round of written comments and Q&A on the draft; final report and CapEx table (Excel); one 60-minute call to present the results.

Fee from €7,200 (from USD 8,400) · single asset up to approx. 20,000 m² + travel at cost

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MODULE D Second opinion · REMOTE

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.

You receive — memo of 3–5 pages with a verdict: plausible, plausible with adjustments, or not plausible; list of adjustments with their cost effect as a range, and questions for the author; one 45-minute call.

Fee €1,200 (USD 1,400) · report up to 100 pages or one estimate up to 300 line items

€1,800 (USD 2,100) · larger reports or estimates

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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. Quoted individually.

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