



Today



20 Years Ago



50 Years Ago

## Attractive Real Estate Investment Or Your Worst Nightmare?

Your commercial or industrial real estate purchase could leave you with a site that has a zero or negative net value due to the need for environmental remediation

Do you know what your site looked like 50 years ago? Hazardous waste storage that has been concealed on a property, or unsound disposal practices that occurred many years in the past, can cause an attractive investment to turn into a nightmare of expense and litigation.

### Is your site clean and safe?

A seemingly pristine tract of land that has hidden environmental liabilities diminishes property value. Therefore, a Phase I Environmental Audit is essential prior to any investment.

The Envar Services environmental staff has the experience and the expertise in preparing pre-purchase environmental audits.

A pre-purchase environmental audit can minimize the risk to potential buyers and lending institutions by discovering environmental problems before a sale takes place. It can simplify and expedite the real estate closing, thereby saving time and money.

### What can an environmental audit do for you?

An environmental audit provides an inventory of environmental assets and liabilities associated with a site so that investors can make informed decisions regarding property acquisition and financial planning. It answers important questions concerning:

- **the condition of a piece of property**
- **the existence of potential long term problems**
- **whether prior owners complied with environmental laws and regulations**

Because our Envar Services is a team of specialists in environmental regulations, we can guarantee you a technically complete and cost effective audit. We can also provide follow-up action and have prepared site cleanup plans and expert testimony regarding environmental audits for many companies. Envar Services has performed numerous environmental audits for financial institutions, commercial industrial real estate brokers and industrial clients.

For a **FREE** 17-Point Audit Checklist  
Call our environmental staff  
(732) 296-9601