



Realkapital

UTVIKLING

The company

Realkapital Utvikling - realiserer potensialet



Welcome

Realkapital Utvikling AS (Realkapital Development) specializes in real estate development. Our primary focus is to identify and realize value that can be added through professional development processes. Our customers are property owners, investors or banks.

Our employees and partners have extensive experience and a strong track record from years of managing real estate development projects. Realkapital Utvikling is a part of DTZ Realkapital and is owned by the firms leaders and founders. We are located at Aker Brygge in Oslo and continue to grow.





About Us

Realkapital Utvikling AS (Realkapital Development) Specializes in real estate development. Our primary focus is to identify and realize value that can be added through professional development processes.

Our clients include:



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Projects

Realkapital Utvikling manages development projects through all stages:

- Feasibility studies
- Planning
- Financing
- Budgeting
- Construction
- Sales and leasing
- Reference Projects



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Reference Projects

- Røyken sentrum
- Ullernåsen Park
- Ullernåsen Panorama
- Vennersborgkvartalet
- Kragerø Industribygg
- Mjøsli



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Røyken sentrum



- Revitalization of central part of Røyken and development of the area around Heggum Jaksland, as commissioned by the Umoe group
- Idea, concept, scheduling and regulatory approval
- Construction of residential, retail and commercial space, including parking and a traffic terminal for a total size of 50-60,000 sqm
- Read more at <http://www.roykensentrum.no>





Ullernåsen Park & Panorama

- Initiated the project to create 99 apartments
- Completed the re-zoning process, as the land was originally designated to become a school
- Led concept design, construction and sale
- Finished in the Spring of 2006 and Fall 2007





Vennersborgkvartalet

- The project was realized through an initiative led by RKU
- 107 apartments and 16,000 sqm in commercial space in Sandvika
- Completed regulatory processes
- Led concept design, construction and sale
- Finished in 1998





Kragerø Industribygg

- Customized 4,500 sqm industrial property
- The project was realized through an initiative led by RKU
- RKU was responsible for design and construction
- Finished in the Spring of 2007
- Operated on behalf of a long-term owner





Mjøslı

- Cabin area of 7.500 daa
- Partition the area into 170 daa
- Zoned area as recreational housing from LNF
- Led concept design, construction of infrastructure and sale
- Finished in the Spring of 2007
- Learn more at <http://www.mjosli.no>





New projects

The following contains information about new projects that we are currently working with. We are always interested in speaking with potential clients about good projects that are appropriate for our business model. Please contact: terje.sorteberg@rku.no





Bussevika, Sarpsborg

Hafslund Eiendom AS owns a 40 daa waterfront property with striking natural beauty in Sarpsborg. Since 1919, the property has been used as a recreational area for the organization's employees.



Realkapital Utvikling was commissioned to complete a feasibility study to discover alternative uses for the property. Based on the feasibility study, Hafslund Eiendom decided to move forward with the project. RKU is leading the efforts between regulation, applications, construction and sale.





Property Development

WE SPECIALIZE IN PROPERTY DEVELOPMENT

Our specialty is identifying and realizing additional value for our clients -through professional development processes.

PROCESS

- Feasibility studies
- Planning
- Financing
- Budgeting
- Construction
- Sa and leasing

FEASIBILITY STUDIES

- Conduct analysis of potential value of development possibilities
- Give clients a strategic platform to make decisions about future use
- Describe all substantial conditions for the property



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Property Development



PLANNING

- Establish and lead the planning group
- Lead the project through local procedures, including regulations and building permits

FINANCING

- Complete the prospectus which serves as the basis for the project's future financing documentation
- Obtain necessary capital from internal and external sources
- Optimize the relationship between internal and external sources of capital





Property Development



BUILDING PROCESS MANAGEMENT

- Administer the bidding process
- Engage developers and other contractors
- Represent the building owner throughout the construction phase
- Ensure compliance with environmental regulations

SALES AND LEASE

- Organize the process of selling and/or leasing the property

FEE STRUCTURE

- Fixed fee for management services
- Success fee based on realized value for the client

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Partners

Realkapital Utvikling is part of a larger division inside DTZ and is located in Aker Brygge in Oslo. DTZ is one of Norway's largest real estate brokerage and advisory firms. The firm's advisory services aid in transactions, syndications, leasing, valuation and analysis. DTZ in Norway is part of DTZ, which has 10,000 employees in 45 countries across the globe. Commercial property owners and investors hire DTZ To help with:

- Sale of properties
- Advice on property investments
- Investment strategies
- Market valuations
- Research and analysis
- Leaseholders utilize DTZ for:
 - Renegotiation of leases
 - Site search and selection
 - Co-localization
 - Space/area efficiency maximization



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Realkapital Utvikling AS
Stranden 1A, Aker Brygge
Postboks 1921 Vika
0125 OSLO
Visiting address: Stranden 1A, 0250 OSLO
Telephone: +47 23 11 68 68
Fax: +47 23 11 68 69
Email: info@realkapitalutvikling.no



Contact



Terje Sorteberg, Managing Director and Partner
Email: terje.sorteberg@rku.no
Mobile: 415 52 774



Otto K. Blix Hulbak, Partner
Email: otto.blix.hulbak@rku.no
Mobile: 930 31 102



Christian Falkenaas, Project Developer
Email: christian.falkenaas@rku.no
Mobile: 977 52 723



Carina Weidersjø, Project Developer
Email: carina.weidersjo@rku.no
Mobile: 993 89 202



Gina Wahlund, Marketing Manager
Email: gina.wahlund@rku.no
Mobile: 900 36 161Address

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