

The Partner-Tenant Design/Build Package

BleekerVigesaa General Contractors, Inc., based in Brighton, Colorado, presents their innovative Partner-Tenant Design/Build concept.

The highlight of the way this ground breaking concept works is the practitioner and BleekerVigesaa jointly form a limited liability company. Then, together, they select a location and purchase the land. BleekerVigesaa designs a building for the practitioner's specific needs, obtains financing for the LLC and constructs the practitioner's new office. A value is determined up front for the practitioner to buyout BleekerVigesaa at completion, three, five or ten years. After the practitioner buys BleekerVigesaa's share of the LLC, the practitioner becomes the sole owner of the facility. "Tenants love it, and so do the banks, because with the tenant being one of the owners, the bank's risk factor goes way down," said James Vigesaa.

"The benefits of the Tenant/Partner Design-Build program are numerous," said James Vigesaa. "For one, in today's market, monthly mortgage costs are less than rental rates for similar properties and, unlike monthly rental rates, the monthly cost of a mortgage is fixed; lowering future costs due to rent increases, and, best of all, ownership builds equity."

Many practitioners spend a significant amount of money in the course of construction while customizing their office space to fit their specific practice needs. This investment is lost on rental property. Through the Tenant/Partner Design-Build program, the practitioner's facility ownership will either add value to the facility sales price or it will allow the practitioner the option of generating income by leasing it to a future buyer of the practice upon retirement.

Further, through the Tenant/Partner Design-Build program, enterprising practitioners do not have to deal with zoning, design, and other development issues. As development partner, BleekerVigesaa works out all of the development/construction details and the practitioner is able to concentrate on what he or she does best.

BleekerVigesaa General Contractors was ranked No. 4 in the 2008 Top Businesses in Denver-Aurora, CO by "Inc.500"; The Fastest Growing Private Companies. It has also been named one of the Top 50 General Contractors in Colorado for 2007 and 2008 by Colorado Construction Magazine. They were also named the 2008 Business Of Year by the Greater Brighton Chamber of Commerce.

For more information, call BleekerVigesaa General Contractors at (303) 637-0981.