

SBA Loan Environmental Risk Reviews

New approach. Established expertise.

Environmental Risk Reviews for SBA loans often seem nonsensical when they require a Phase 1 and there is no one to explain why. Then the whole EDR package has to be bought all over again for the Phase 1 study. **Coulee Environmental Solutions™** takes a new approach.

Practical Solutions. Practical Pricing.

Our **innovative approach** gives customers a knowledgeable professional, a real person, to talk to about what is triggering the SBA to require a Phase I. Even better, our 25 years of environmental experience and in-depth local knowledge can **eliminate the need for a Phase I** that an on-line service would require.

SBA Loan Environmental Risk Reviews

- Performed by **local environmental scientists**
- More than 25 years of **local experience**
- Call and have a **real person explain the findings**
- **Save \$200 to \$300** when a site needs a full Phase I – use the data package from the Environmental Risk Review

Avoid Confusion and save money – hire Coulee Environmental Solutions™



Historical Records Review

“Do the SBA’s environmental hoops and hurdles give you a headache? Do your customers not understand why they have to pay for a Phase I ESA? .”



The Corner Gas Station

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Coulee Environmental Solutions™
a division of
 **The OS Group LLC**

Phase I & II Environmental Site Assessments

Strategic Transaction Support.

Environmental Liabilities can be a key factor affecting real estate value and the feasibility of property transactions. After working with you to understand your risk tolerance profile, **Coulee Environmental Solutions™** efficiently assesses environmental issues, identifies risks and quantifies liabilities.

Coulee Environmental Solutions offers basic assessment activities such as Phase I & II Environmental Site Assessments and mold assessments at industrial, retail and commercial properties throughout the Coulee and 7 Rivers Region.

Coulee Environmental Solutions routinely goes the extra step to explain how the assessment findings might impact your deal or long-term liabilities. We work with environmental insurance companies to develop cost-cap and pollution liability policies.

Whether the challenge is not knowing what you don't know about your property transaction, improving your optics on a deal, or reducing unknowns, **Coulee Environmental Solutions** has the experience and expertise to help.

Experienced Professional Performance.

When you pay for an Environmental study, you deserve more than "just a report for the file." **Coulee Environmental Solutions™** guides you through the *how and why* of it with support for:

- Negotiating transactions of contaminated property
- Regulatory site closure
- Cost estimates for environmental escrows
- Risk and benefit advice

Let **Coulee Environmental Solutions™** help you navigate the environmental maze when you purchase property.

National Expertise. Local Service.



Historical Records Review

Coulee Environmental Solutions™ Environmental Due Diligence

- Transaction Environmental Negotiation Consulting
- SBA Environmental Risk Reviews
- Phase I Environmental Site Assessments
- Phase II Site Assessments
- SBA Standards
- Site Investigations
- Site Closures
- Environmental Escrow Determinations
- Due Diligence Compliance Audits
- Environmental Liability Quantification
- Petroleum Storage Tank Compliance Assessments

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