



THE DECONSTRUCTION ADVANTAGE

How buyers or sellers can take advantage of the benefits of deconstruction to increase the value of a transaction.



GREEN DONATION
CONSULTANTS



WHAT IS DECONSTRUCTION?

Deconstruction is the process of carefully and selectively disassembling a building to salvage its components for reuse and recycling. It diverts discarded material from local landfills and returns re-purposed, recycled materials to the community for reuse. Deconstruction is an environmentally-friendly alternative to demolition.

Deconstruction, through the donation of salvaged materials, adds value to the transaction for either the seller or the buyer by creating a higher value through tax benefits.

It is "found money!"

**NO ADDITIONAL TIME
OR EFFORT**

NO COST, HIGHER BIDS

A QUICKER CLOSE

**OFFER A GREEN
DEAL SWEETENER**

THE DECONSTRUCTION PROCESS

Once your Green Donation Specialist Agent refers you to Green Donation Consultants, we begin facilitating the property's deconstruction process.

RECEIVE AN ESTIMATE

Green Donation Consultants provides a no-cost, no-obligation, value estimate of salvageable material for your property.

CHOOSE A CHARITY

You choose a tax-exempt charity from our national network of local non-profit organizations that can utilize the donated materials.

DECONSTRUCT THE PROPERTY

Green Donation Consultants connects you with trustworthy contractors that deconstruct the property, or your builder can complete the deconstruction process during the renovation.

RECEIVE TAX SAVINGS

We provide a final appraisal document with the required IRS Form 8283 for your tax professional to include in your tax return.

IT'S JUST "ONE PHONE CALL"

Deconstruction allows you to afford more and use "found money" to increase the bid value!

Ask your Green Donation Specialist Agent to connect you with Green Donation Consultants and we take it from there.

BENEFITS FOR SELLER OR THE BUYER

- Strategic tool to close the sale.
- Deconstruction benefits make a stronger bid.
- Competitive advantage over other bidders.
- No additional work for you.
- More net/net cash value to the client.

HOW DECONSTRUCTION ENHANCES THE VALUE RECEIVED IN A REAL ESTATE TRANSACTION!

Deconstruction offers a unique opportunity to compel the other party to choose the "green" offer. Deconstruction is a creative cost-saving tool that adds value to the transaction and benefits the community and the environment.

When a client is considering a major renovation or a teardown, high initial costs can be an obstacle to selecting the best property. Deconstruction delivers a creative solution that provides hidden value in donation tax benefits, offsets renovation costs, wins competitive bids, or raises the deal's net value, which leads to a quicker sale.

Green Donation Consultants facilitates and coordinates the whole process. Utilizing deconstruction does not require additional work.



CONTACT US

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