
Industry

Hospitality and Real Estate

Hotels, developments, subdivisions, condominiums and real estate portfolios in valuations, shareholder disputes and insolvency.

Significant assets, several parties with their own interests and management accounts to examine.

Hotels, developments, subdivisions and real estate portfolios concentrate wealth in structures that bring together partners, investors and families. Shareholder disputes, divisions of assets, reorganizations and sale transactions require valuing the assets and the companies that hold them, as well as examining management accounts.

Common situations in this industry

Valuation of developments and special purpose vehicles.

Determination of partnership interests in real estate and hotel companies.

Asset valuation in divisions of assets and estates.

Economic and financial analysis in judicial reorganization.

Accounts of development and condominium managers.

How SGEx works

Asset and company

Valuation of the development and of the corporate structure that holds it.

Sales and receivables flows

Development revenue rebuilt from the contracts.

Management accounts

Hotel, condominium and development management reviewed.

The development's value is linked to its documented cash flows, contracts and costs.

What We Solve

Questions in real estate and hotel projects.

What is the development worth?

Valuation of developments and SPVs.

What is the departing partner owed?

Partnership interests in real estate and hotel companies.

How should properties and shares be divided?

Asset valuation in divisions of assets and estates.

Is the reorganization viable?

Economic and financial analysis in judicial reorganization.

Did the manager account for the funds?

Accounts of managers and condominiums.

Are the construction costs justified?

Review of development cost records.

How We Approach It

Steps applied to this type of engagement.

1
Structure

Companies, contracts and assets identified.

2
Flows

Gathering sales, receivables and costs.

3
Valuation

Method applied with assumptions.

4
Result

Value or balance determined.

What we examine: company financial statements, hotel management agreements, sales and receivables flows, appraisal reports, development agreements and construction cost records.

Deliverables: valuation report, partnership interest determination, review of accounts rendered, technical opinion and expert report.

Related Topics

More on each topic at sgexpericias.com.br

Services

Business and Asset Valuation
Accounting Expert Services
Economic and Financial Expert Services
Court-Appointed Expert Services
Forensic Accounting

Specialties

Shareholder Disputes and Valuation
Restructuring and Insolvency
Family, Estates and Succession

Areas of Law

Corporate and Commercial
Mergers and Acquisitions
Family, Estates and Succession
Restructuring and Insolvency
Civil and Contract Law

Industries

Construction, Engineering and Infrastructure
Financial Services and Capital Markets
Franchising and Licensing

SGEx at a Glance

Figures reported by SGEx, updated periodically.

400+

engagements completed

100+

court cases in progress

300+

clients served

200+

law firms served

500+

reports, expert reports and opinions delivered

BRL 100M+

in fraud and irregularities identified

Why Talk to SGEx

Expert Services, Disputes and Forensics.

Technical independence

SGEx does not provide legal advice or represent interests: it examines, calculates and demonstrates.

Multidisciplinary team

Accounting, economics, law, business administration, finance and engineering on the same engagement.

Forensic experience

Professionals with prior roles at FTI Consulting, PwC, BDO, Deloitte, KPMG and Mazars.

Traceable methodology

Explicit assumptions, calculation workpapers and conclusions that third parties can replicate.

Who Leads the Work

Partnership interests, valuation and condominium audits.



Sidney Gomes

Founder and Managing Partner of SGEx Group

Accountant, economist, attorney and auditor. Works on partnership interests, special-purpose balance sheets and business valuation, and as party-appointed expert in arbitrations before CAM-FGV, CAM, CAM-CCBC and CIESP/FIESP.



Marco Bole

Managing Partner, Advisory and Finance

Leads the condominium and non-profit practice. Works on audits of condominiums and associations and on accounting claims. Business administrator (CRA-SP).



Fabricio Franco

Operations Coordinator and Senior Expert, Disputes, Investigations and Forensic Services

Accounting expert (CNP-CCFC no. 8116). Managed partnership interest determinations in the financial, services and industrial sectors, and valuations for mergers, incorporations and spin-offs.

Request an Assessment

Describe the development, the parties involved and the issue in dispute. SGEx will assess the scope before submitting any proposal.

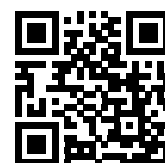
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