



## **The PROJECT: ORO Condominium**

Kismet provided due diligence and property assessment on behalf of our client for the potential acquisition of this newly constructed luxury residential property in 2008.

### **Project Statistics:**

Thirty-nine stories above grade, two below

- Floors 3 thru 41 ~ residential units
- Floor 6 ~ exercise room
- Floor 5 ~ basketball/squash court
- Floor 4 ~ swimming pool/ locker rooms
- Floor 1 ~ lobby
- Cellar and sub-cellar ~ parking garage & mechanical

- Total Size: 375,000 SF ~ 303 residential units

### **Work entailed:**

- Code analysis for egress and fire safety
- Zoning analysis
- Permits/inspections review
- Assessment and analysis of MEP systems
- Assessment and analysis of structural systems
- Construction adequacy assessment
- Mold assessment