

PRODUCTS & SERVICES

Acquisition

- Major Acquisition** – purchase of real estate valued > minor acquisition authority threshold set by Congress (\$750,000 as of FY-2005)
- Minor Acquisition** – purchase of real estate valued < minor acquisition authority threshold set by Congress (\$750,000 as of FY-2005)
- In-Lease** – procurement of a lease for the DoN's exclusive use of privately owned property (includes "Lease-Construction" projects)
- In-License/Permit/Right-of-Entry** – agreements that grant DoN right to use non-DoN property on non-exclusive basis
- Public Private Venture (PPV)** – a business partnership between a private developer & DoN that uses private sector resources to finance, construct, operate, and maintain military housing
- Donation** – acquisition (or declination) of real estate offered by a private entity at no cost, after evaluations of title, environmental conditions, and mission requirements of the property have been made

Disposal

- Major Disposal** – divestiture of real property valued > \$750,000 where GSA is disposal agent or DoN disposes of property under delegation of authority from GSA
- Minor Disposal** – divestiture of real property valued < \$750,000 by preparation of a Report of Excess that is forwarded to GSA
- BRAC Real Estate Services** – assistance with the divestiture of real property authorized by Congress thru Base Realignment And Closure (BRAC) legislation
- Out-Lease** – lease of DoN property that grants others exclusive occupancy for a set term, generally requiring the user to pay market rent or perform services as consideration of the rental value
- Out-License** – agreement permitting a private entity to use DoN property for authorized purposes on a non-exclusive, easily revocable basis
- Out-Easement** – instrument that conveys to a private entity the right to use (usually long term) defined DoN property for specific purposes: utility lines, railroads, roadways, etc.
- Host-Tenant Agreement** – instrument that authorizes a non-DoN entity to use DoN property on a non-exclusive, easily revocable basis (users are called tenant agencies)

Management

- Ingrant Administration** – changes of terms or conditions in real estate agreements by modification that require negotiation with owner (includes exercising option periods)
- Outgrant Administration** – changes of terms or conditions in real estate agreements by modification that require negotiation with user of DoN property
- Enhanced Use Lease Administration** – acceptance and oversight of the construction of major improvements > \$1M received from a lessee in lieu of cash rent as compensation for the use of DoN real property
- Appraisal** – opinion of value prepared by a qualified real estate appraiser
- Special Studies** – includes market/feasibility studies, highest and best use analyses, economic analyses, or other specialized studies that usually result in a recommendation to the client
- Real Estate Consultation** – locally defined client support where no other product/service is applicable to the customer's need
- Cadastral Mapping** – creating & updating Real Estate Summary Maps that depict boundary lines, title information, & legislative jurisdictions of DoN property
- Legislative Jurisdiction** – includes the retrocession or accession of jurisdictions on DoN property (Concurrent, Exclusive, Partial, or Proprietary Jurisdiction)

The Impact on a Typical Base



Real Estate Services:

"Supporting the **Very Foundation** of the Shore Establishment"

This image depicts a fictitious base for illustration purposes

KEY BENEFITS TO THE NAVY & MARINE CORPS

1) Real Estate Contracting Authority

NAVFAC is authorized by the Secretariat to act as the official Real Estate Contracting Officer for the acquisition, management, & disposal of all DoN real property worldwide

2) Source of Valuable Knowledge & Expertise

Realty Specialists, Appraisers, & Cartographers provide critical information & expert consultation on a full range of real estate projects

3) Provider of Innovative Solutions

We are leaders in creative real estate solutions: Public Private Venture (PPV), Encroachment Partnering (EP), & Enhanced Use Leasing (EUL)

4) Ensure Compliance

We make certain real estate projects are executed in accordance with: public law, DoN regulations, & NAVFAC policy

5) Steward of Property Value

Appraisers and skilled negotiators help the DoN spend and receive fair market value in real estate transactions

6) Custodian of Official Real Estate Records

We are the record keeper of official property records that contain the legal rights of all property under the custody of DoN

7) Reduced Risk

Real estate agreements protect the DoN and reduce the risk inherent in the public use of Government property

8) Enhanced Quality of Life

Real estate agreements with private service providers enhance the quality of life of sailors, marines, and their families by providing needed space for housing, medical, banking, educational, and recreational services

FUNDING

- Mission Funded by NAVFAC
- Reimbursable Funded by Client
- Mission or Reimbursable Funded