

**Brenner Real Estate Group
Senior Management**

Scott Brenner, Esq., CCIM, SIOR, RPA
CEO, President, Broker

Scott, the founding principal, provides leadership and involvement in all aspects of the business as a licensed attorney, mortgage broker, real estate broker, court appointed receiver, expert witness and consultant with complete development and ownership expertise. Brenner was also a founding board member of a Florida community bank adding financial knowledge and community commitment to the firm.

Glenn Lazarus, CCIM, MAI
Managing Director

Glenn is responsible for business development in the Asset Solutions division of the company which focuses on providing value-added asset stabilization services for distressed bank and lender-owned properties. As a veteran of the banking industry in the role of asset management he is also involved in special services of troubled property assignments.

Susan Spragg
Corporate Controller

Susan, serving on the Executive Team, is responsible for overseeing the global accounting, reporting, forecasting and insurance compliance activities for Brenner Real Estate Group. She also handles the finance, treasury, tax and risk management functions and has proven positive results on behalf of the owners.

Roxanna J. Collins, RPA
Regional Asset Manager

Roxanna's experience in asset management includes optimization of retail, office, industrial and investment properties for high profile companies. She oversees several Brenner managed properties and provides a high level of forward thinking and strategic direction to add value to Brenner's management role.

Carla Casey
Regional Property Manager

Carla operates Brenner's Melbourne office, using her extensive experience in physical property management and maintenance to supervise administration, property management, construction management, capital improvements, budget preparation, land sales, local leasing and stabilization solutions.

Betty Williamson
*Asset Management Portfolio Manager/
Executive Assistant to Scott Brenner*

Betty maintains procedures, documentation and bank/court specified reporting for Brenner's receivership portfolio as well as properties under bank appointed management. Betty provides on-site takeover and caretaker management for all property types, achieving goals from stabilization to sustainability..

The Brenner Difference
Integrity | Flexibility | Innovation

We have built our reputation on an unrelenting focus on client satisfaction. Our approach is enhanced by adhering to the principles of accessibility, responsiveness, and consistent communications. We approach every transaction with the highest degree of integrity, and through flexibility and innovation, we provide real estate solutions that help clients meet their goals.

Our roles as owner, developer, and asset manager have given us the perspective necessary for producing outstanding results for local, regional, national and international owners.

At Brenner, we are enthusiastic about going the extra mile to bring your project to a successful and advantageous completion.

- Established in Florida over 25 years
- Full service real estate firm
- Excellent market reputation
- Commitment to client satisfaction
- Experienced operations and brokerage teams
- Proven track record
- Strong regional market knowledge
- Corporate infrastructure and stability
- Management integrity and corporate governance
- Solid banking relationships
- Commitment to community and goodwill
- Capitalizing on our presence in the marketplace

Choose Brenner Real Estate Group to make a positive difference for your asset.

Core Services

- Asset Management
- Property Management
- Caretaker Management
- Construction Management
- Commercial Development
- Receivership & Stabilization
- Investment Sales

Brokerage Service

- Office Sales and Leasing
- Industrial Sales and Leasing
- Retail Sales and Leasing
- Land Sales and Leasing
- Multi-Family Property Sales
- Tenant Representation
- Landlord Representation

Vision Statement

The preferred choice for progressive real estate solutions ... every client's goals are ours.

Right Space. Right Place.

BREG is a full service independent real estate company known for its innovative approaches, sound business ethics and industry presence. In addition, Brenner is the south Florida affiliate member of the Florida Commercial Brokers Network which is a growing nationwide union of commercial real estate brokers whose aim is to enhance service to their clients via networking. BREG is truly a local company with a statewide reach. Additional affiliations are:

**SIOR ■ CCIM ■ ICSC ■ NAIOP ■ FLORIDA BAR
BOMA ■ RAGFL ■ FAR ■ NAR ■ RCA**

Financial Institution References

- Fifteen Group — Dave Sherbal
- Capmark Bank — Keith Armstrong
- Security Bank — Ron Pizzi or Robert Brookes
- First Southern — John Dover
- Legacy Bank — Dennis Bedley
- C-III Asset Management — Cari Robinson
- Community Bank of Broward — Steve Shultz
- Banco Popular — Gary Walker
- Fifth Third — Michael Miller or Michael Irvin
- Cohen Financial — Jerod Kemper
- TD Bank — Michael Leonard or Edward Cochran
- 1st United Bank — Larry Ostemeyer
- Berkadia — Diane Shapiro
- Flagler Bank — Ed Sterling
- Great Florida Bank — Joe Goldmacher
- Wells Fargo — Daniel Miller

Law Firm References

- Stearns Weaver PA — George Pincus
- Shutts & Bowen LLP — Donald Waffil
- Holland and Knight — Stephen Moss
- DuBosar Law Group - Howard DuBosar
- Greenspoon Marder — Steve Geller
- Carlton Fields — Jay Steinman
- Gunster — Daniel Mackler
- Roetzel & Andress — Mark Kushner
- Gray | Robinson — Frank Terzo



Licensed Real Estate and Mortgage Brokerage Company

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**Receivership • Caretaker Management • Brokerage
Property Management • Asset Management**





Receivership/Asset Stabilization & Caretake Management

Brenner Real Estate Group has served as the Receiver and management company, leasing and sales agent for a number of local banks, national banks, special servicers and financial institutions with distressed assets.

Our specialized services include acting as Receiver and manager of troubled assets. We focus on the key areas of capital repositioning that are specific to each project to create revenue generating solutions that improve the cash flow of the asset(s). We also focus on minimizing expenses by scrutinizing existing vendor contracts, competitively bidding key services and eliminating services that are out of line with the short term or long term goals of each project.

Through this two pronged approach, we are able to help realize and emphasize the financial strengths of a project that may not have been evident to earlier investors. Through our large network of experienced brokers and contacts, we work to maximize occupancy rates, reduce operations and further enhance the value of each project.

Our Urgent Services with our day to day Property Management services include:

- Fast take-over of project / property management
- 30-60-90 day action plan put into effect
- Immediate evaluation of overall project status
- Creation of comprehensive plan for stabilization of asset
- Immediate sub-contractor and vendor reviews/analysis
- Reconciliation of contractor accounting and contract status
- Creation and implementation of operating budgets
- Quickly address pending construction issues with municipalities
- Review outstanding legal issues and initiate resolution strategy
- Assessment and correction of short and long-term deficiencies
- Control of expenses and plans
- Monthly reporting inclusive of Property Status Reports

Our Stabilization Services also include:

- Detailed Property Inspections
- Preventative Maintenance / Maintenance & Repairs
- Landscaping Management
- Energy Management
- Governmental Regulation Compliance
- Life Safety Management & Elevator Expertise
- Hurricane Readiness and Recovery
- Tenant Relations And Retention
- Rent Collection and Lease Administration
- Contract review and compliance
- Construction and Tenant Improvement Supervision
- Full Accounting services with Bookkeeping and Record Keeping
- Market Analysis
- Property Marketing, Sales and Leasing
- Vendor Bidding, Contract Reviews
- Comprehensive Accounting, Bookkeeping, Record Keeping
- Property Tenant and Vendor Insurance Analysis for Compliance

Property Management

The physical condition of a property requires professional service and thorough attention to detail. We bring out the best in our managed properties through critical adherence to a 125-item Physical Property Checklist. Our Property Management services go well beyond the physical building to include the satisfaction of client goals, budget and operations, tenant retention, reporting and more.

Through our property management accounting systems, clients are provided with monthly customized reporting to track the financial and operational progress of their investment and monitor operating cost benchmarks. Our comprehensive Property Management services are enhanced by the use of sophisticated software systems in the industry which allow us to provide detailed budgeting, planning, insurance compliance, as well as variance reports for aggressive cost controls.



Our Property Management services and solutions include:

- Detailed Property Inspections
- Maintenance & Repairs
- Interactive Website for Online Work Orders

The Brenner Team represents all commercial property types including:

- Office
- Industrial
- Multi-Family
- Retail
- Restaurant
- Hotel
- Senior Living Facilities
- Bowling Alleys
- Marinas
- Development & Re-Development

Our Caretaker Management services include marine management, hospitality management and condominium management

Asset Management

As a real estate industry leader in Florida, Brenner Real Estate Group provides comprehensive Asset Management services for a wide portfolio of quality office buildings, single and multi-tenant industrial buildings and retail properties. We serve clients including individual owner/users, investors, financial institutions, institutional owners and asset managers.

Our experienced Asset Management team employs cutting-edge technology and hands-on personal management that is designed to exceed our clients' expectations, resulting in well-maintained buildings and landscapes, lower vacancy levels, long-term tenants and satisfied property owners. After gaining a thorough understanding of the owner's financial and operational goals, we create a unique, customized program to accomplish those goals. We continuously make cost efficient operation a priority, and execute a property management plan which provides optimum results appropriate to the project's life cycle.

The experience of our Asset Management professionals allows us to maximize the value of our client's real estate and accomplish their investment objectives.

Brenner Real Estate Group is experienced in Asset Management for the following property types:

- Office Buildings and Parks
- Retail Center Management
- Apartment Management
- Office Condominium Associations and Home Owner Associations
- Industrial Parks And/Or Free-Standing Warehouse Buildings
- Specialized Property Assignments including Hospitality & Mini Storage
- Maintenance, Construction Management Or Tenant Improvement Assignments

We also provide:

- Financial Analysis
- Proforma Recap
- Mortgage and Refinancing Consultation
- Property Insurance Analysis
- Real Estate Tax Advisory Services

Brenner's diligent staff is dedicated to operating and maintaining safe, productive and cost-effective workplace environments. With the objective of increasing property values and maximizing return, our Asset Management team works to protect our clients' investments.

Brenner Staff & Support Services

Andrea Brenner, Business Manager
 Kathleen Alberts, CCIM, Senior Vice President, Brokerage
 Mark G. Dreyer, CCIM, Commercial Associate, Investment Sales
 Michael Eisner, CCIM, Vice President, Commercial Brokerage
 Bert Freehof, Vice President, Brokerage
 Hillary Garbarino, Commercial Associate
 Suzanne Lopez, Commercial Associate
 Peter Messina, SFR, CPMS, CRIS, Vice President, Commercial Brokerage
 Jeffrey Scott, Senior Vice President, Brokerage
 Adam C. Starr, Vice President, Commercial Brokerage
 Helen Weissman, Commercial Associate
 Colette Wood, Commercial Leasing & Sales

Brenner Staff – Property Management

Bob Bennett, Property Maintenance, Melbourne
 Christen Flory, Property Management Administrative Assistant
 Paul Hambidge, Property Maintenance, Melbourne
 Wendy Monjaraz, Property Manager
 Jack Mihai, Property Maintenance, Melbourne
 Susan Tracy, Administrative Assistant - Property Management

Brenner Staff – Administration

Beatriz Castillo, Brokerage & Marketing Assistant

Brenner Staff – Accounting

Linda Spence, Property Accountant
 Steven Horner, Property Accountant