

# Receivership/Asset Stabilization

## CREATING SOLUTIONS, MAXIMIZING VALUE

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

Our specialized services include acting as receiver and manager of distressed assets and supervisor of capital repositioning projects. We focus on the key areas of revenue growth that are specific to each project to create revenue generating solutions to improve the cash flow of distressed assets. 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 and 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 and further enhance the value of each project.

Our Urgent Services include:

- Fast take-over of project management
- Immediate evaluation of overall project status
- Creation of comprehensive execution plan for stabilization of asset
- 30-60-90 day action plan put into immediate affect
- Immediate sub-contractor and vendor reviews/analysis
- Reconciliation of contractor and sub-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

Our Stabilization Services also include:

- Detailed Property Inspections
- Preventative Maintenance/Maintenance & Repairs
- Landscaping Management
- Energy Management
- Governmental Regulation Compliance
- Life Safety Management
- Hurricane Readiness
- Tenant Relations And Retention
- Rent Collection
- Contract review and compliance
- Lease Administration
- Construction/Improvement Supervision
- Bookkeeping And Record Keeping
- Asset Management
- Market Analysis and Property Marketing
- Sales and Leasing

*Creating Value In South Florida Real Estate Since 1987*



Right Space. Right Place.®

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