

# RECEIVERSHIP & DISTRESSED PROPERTIES

Pfefferle has a successful track record in the management, repositioning and disposition of distressed real estate and properties in receivership. We work with various lending institutions, government agencies, state and federal courts, and understand the importance of confidentiality, concise reporting and communication, as well as maximizing financial performance while minimizing operating expenses.

Our services include:

## Property Management Services

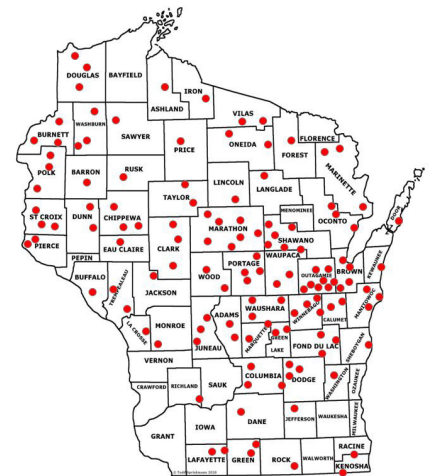
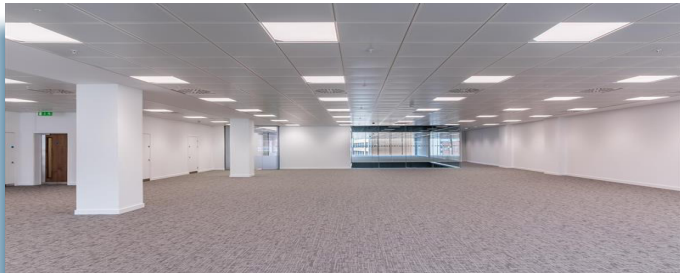
- Complete financial reporting
- Rent collection
- Bill payments
- Real estate taxes
- Security
- Compliance
- Tenant retention
- Certificate of Insurance (COI)

## Facilities Management Services

- Minimize utility & operating expenses (i.e. snow removal, lawn care, waste removal, etc.).
- Day-to-day maintenance with on-call services.
- Property clean-out
- Inspect and maintain building systems.
- Winterization (as necessary if applicable)
- HVAC and plumbing
- Life safety
- Roofs and roof drainage systems

## NAI Pfefferle Brokerage Services

- Strategy development and implementation.
- Market analysis
- Broker Opinion of Value (BOV)
- Marketing, leasing and sales
- Disposition



Our team of real estate professionals provides a customized approach to managing REO, underperforming or distressed properties. Our primary goals are to stabilize the asset, minimize operating expenses and maximize value on behalf of property owners, lenders, receivers and landlords. We have experience handling foreclosures, receiverships, properties in transition, vacant and other distressed properties. Our expertise includes a variety of property types: office, retail, medical, industrial, investment and multi-family. **Our affiliation with NAI Global allow us to provide boots-on-the-ground 24/7 service covering the state of Wisconsin and beyond.**

