



M E R I D I A N

SPECIAL ASSET SERVICES

MAXIMIZING THE VALUE OF A TROUBLED ASSET IS CRITICAL TO MANAGING THE RETURN OF YOUR INVESTMENT. MERIDIAN REALTY GROUP OFFERS AN EXTENSIVE ARRAY OF SERVICES ALLOWING PROPERTY OWNERS TO NAVIGATE THE CHALLENGES RELATED TO ACQUIRING, RECEIVING, MANAGING, AND DISPOSING OF SPECIAL ASSETS WHILE MAXIMIZING VALUE.

SERVICES PROVIDED

1. SITE ASSESSMENT

- UNDERSTAND ASSET, MARKET CONDITION, AND CLIENT GOALS AND OBJECTIVES

2. VALUATIONS

- SECURE CURRENT VALUATIONS

3. SECURE ASSET

- ASSESS EXISTING PROPERTY CONDITION: IDENTIFY AND REPORT PHYSICAL AND OPERATIONAL ISSUES
- TENANT ASSESSMENT: EVALUATE LEASES, RENEGOTIATE LEASES, ADDRESS TENANT RETENTION AND DELINQUENCIES
- REVIEW OF CONTRACTUAL SERVICES
- PERFORM ANY REQUIRED MAINTENANCE TO PROTECT ASSET

4. ASSET MANAGEMENT

- MAXIMIZE NOI AND PRESERVE ASSET
- LEASING AND RECAPITALIZATION
- STRATEGIC PLANNING
- LEASE ADMINISTRATION
- PROPERTY MAINTENANCE AND ENGINEERING SERVICES
- SERVICE CONTRACT NEGOTIATION AND ADMINISTRATION
- CONSTRUCTION ADMINISTRATION (OR CAPITAL PROJECT ADMINISTRATION)
- CODE COMPLIANCE

5. FINANCIAL SERVICES

- FINANCIAL REPORTING AND BUDGETING
- INVESTMENT MANAGEMENT, ASSET MANAGEMENT, AND PROPERTY MANAGEMENT
- ACCOUNTS PAYABLE AND RECEIVABLE
- COLLECTIONS

6. DEVELOP MARKETING PLAN

7. DISPOSITION