

Coldwell Banker Commercial Griffin Companies

Special Asset Solutions

Since 1969, we have been providing exceptional services to the Twin cities and National Markets

An area of focus is **Troubled Assets and Court Appointed Receiverships** in:

- Operating Business Assets – Manage and Operate the business to maximize results
- Real Estate Assets – Preserve and Protect the value of the property

As Court Appointed Receivers our objective is to **mitigate the owners/lenders loss** on the asset

- Preserve and Protect the asset
- Act as an arm of the court with objectivity and clarity in our communications
- Maximize value through our business expertise and thorough analysis

Single Point of Contact to access a full spectrum of Management & Marketing Services that include:

Property Management	Full Service Brokerage
Construction Management	Investment
Inspection & Security Services	Valuation
Reporting	Title curative
Tax Management/Assessment	

ALL supported through WEB based reporting – Instant Client Access

Expertise in Asset Classes that include:

Real Estate: Office – Retail - Mixed Use – Condo – Apartment – Warehouse – Industrial - Hospitality

Operational: Medical Device & Industrial Manufacturing – IP - C Stores - Printing Companies - Financial Services - Fast Food & Full Service Restaurants - Hotel/Entertainment/Leisure

Unparalleled coverage of primary, secondary and tertiary real estate markets across all property sectors throughout all 50 states, Puerto Rico and the Virgin Islands

Special Asset Solutions Services Include:

Property Inspections

- * Assess Physical Condition
- * Secure & Stabilize
- * Identify Safety Concerns

Management Services

- * Review Lease & Rent Contracts
- * Manage Vendor Relations
- * Assess Tax & Financial Records
- * Aggressively Pursue AR
- * Perform timely AP
- * *Control the Cash Flow*
- * Prepare Budget
- * Offer Alternative Solutions

Tenant Communications

- * Meet and greet them
- * Introductory letter
- * Provide Court Documents
- * Enforce Lease terms
- * Collect rent & Past Due
- * Correct Lease Defaults

Accounting

- * Prepare an Accurate Rent Roll
- * Set up Bank Accounts
- * Control Receivables
- * Prepare Financial Reports

Leasing/Rent

- * Full Service Lease & Rent Brokerage
- * Contacts with national companies for better results

Contact **Wes Johnson**,
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with your special assets.

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