

DISTRESSED REAL ESTATE LENDER SERVICES

Turning around distressed or under-performing real estate-based assets is difficult and challenging work requiring years of experience in each local market and expertise in valuation, analysis, strategic planning, financial structuring, development management, and asset disposition. Our services are intended to complement and augment existing in-house capabilities so that your senior management team can continue to focus on the lending/workout process and direct the course of action. Through intense management efforts, The Evergreene Companies develops a workout strategy including:

- *Local market evaluation specific to your project*
- *Site plan modifications responsive to the latest market data*
- *Housing Product Suitability Evaluation based on market data*
- *Overall Project Valuation and Feasibility Assessment*
- *Commercial Product Suitability Evaluation*
- *Direct and indirect cost-to-complete studies*
- *Formulation of various options backed-up by cost studies, construction and disbursement schedules , pro-forma and financial projections*
- *Implementation of accepted recommendation including Liquidation of REO portfolios*
- *On-site Project management through project completion*
- *Property Inspections (Performing & Non-Performing Loans)*
- *Loan Modification, Short Sale & REO Due Diligence*