

# How we can help with your distressed properties....

Call today to begin the process of resolving your problem real estate assets.

**678.722.0400**

## ...Identify the solution

PDS will evaluate your problem assets and prepare a detailed asset report with exit strategy recommendations:

Hold in Place - Estimate of cost, time, resources

Polish the Asset - Estimate of cost, time, resources

Sell the Asset - Establish the right marketing team

Implement the Exit Strategy - Manage the processes through final disposition.

## ...Resolve the issues

Proven ability to take control of challenged real estate assets, analyze the problems and resolve the following types of issues:

### Construction Issues

- Unravel unfinished construction projects to include resolving contractor liabilities, providing subcontractor management and lien resolution while determining project exit strategies
- Nonconforming and unsound building construction techniques
- Failing subdivision road systems
- Environmental and erosion issues

### Due Diligence Issues

- Asset valuation, financial analysis and forecasting
- Legal, including title, ownership and contract management
- Permitting and use violations
- Accounting and tax planning
- Asset sale preparation

### Asset Management Issues

- Leasing, including leasing team management and motivation
- Property management, including problem tenant resolution
- Sales and marketing
- Strategic asset planning

## Problem solving and execution through knowledge and experience

## ...Experienced and qualified professionals

We are real estate executives with over 60 years of experience in all disciplines of the profession. Because we are principles of a small and agile company we are able to provide a hands-on approach.

Here's what we can do for you...

Asset Management  
Construction Management - Permitting/Erosion/Environmental  
Financial Management - Analysis and modeling  
Leasing - Tenant knowledge and experience  
Marketing  
Meaningful Reporting  
Property Management  
Sales and Brokerage  
Tax Management Planning



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