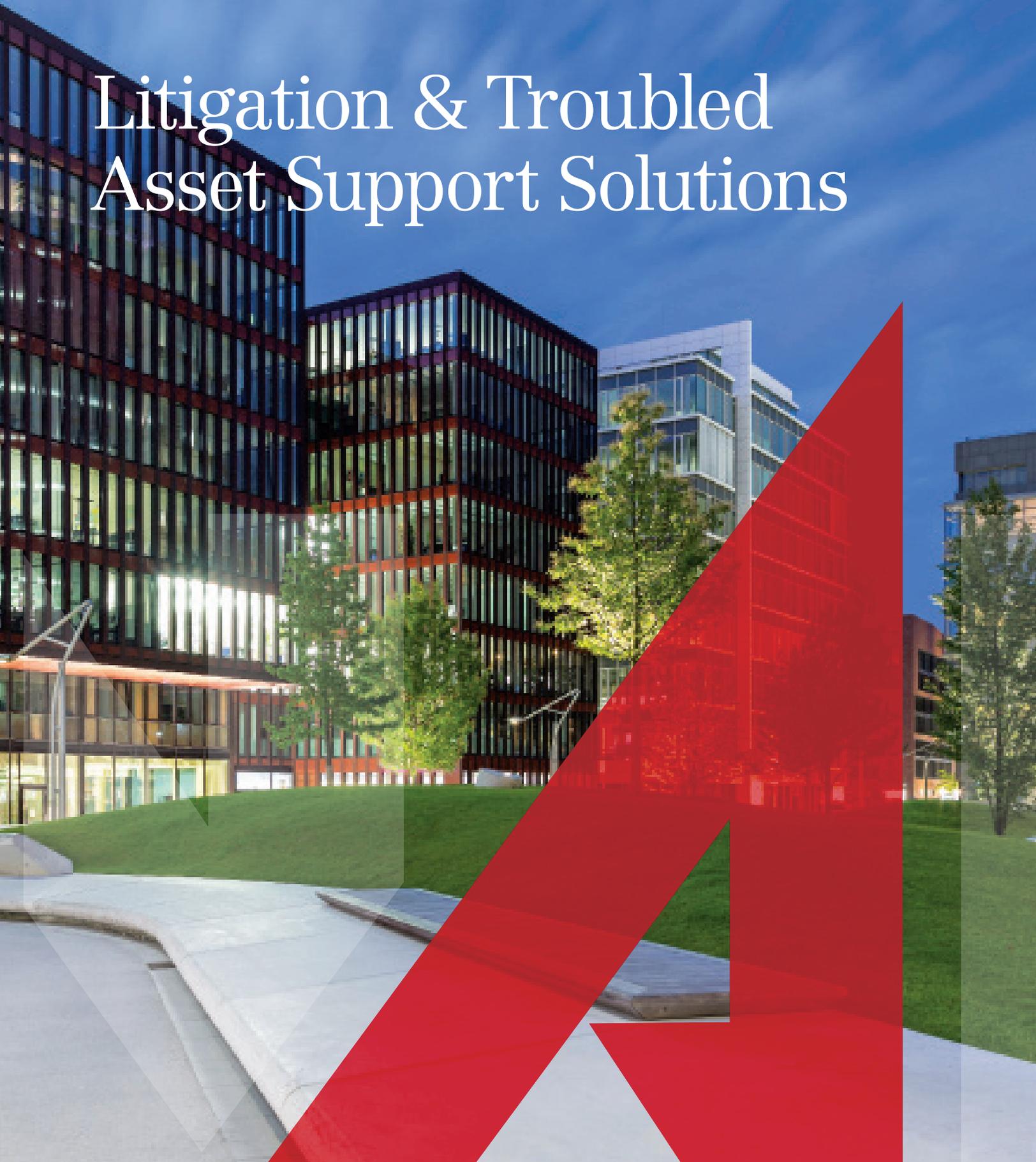


Litigation & Troubled Asset Support Solutions



Litigation Support Solutions

Our team of professionals have vast experience as objective experts in commercial real estate. We have provided services for arbitrations, mediations, commission hearings and state/federal/district and bankruptcy court cases. We have a solid reputation as unbiased experts and are frequently retained during disputes related to value or when expert industry knowledge is needed.

We have provided support and testimony related to:

- Shareholder disputes
- Condemnation hearings
- Real estate disputes
- Marital/familial dissolutions
- Landlord/tenant conflicts
- Liability issues relating to commercial real estate management



Dispute Analysis

Dispute analysis occurs at the early stages and throughout an engagement to understand the relevant technical issues and how they relate to the overall dispute. Our experts vet issues with counsel to identify the professional disciplines and expertise, scope of work, and the resources that will be required if it is decided to pursue litigation or alternative dispute resolution.

Expert Testimony

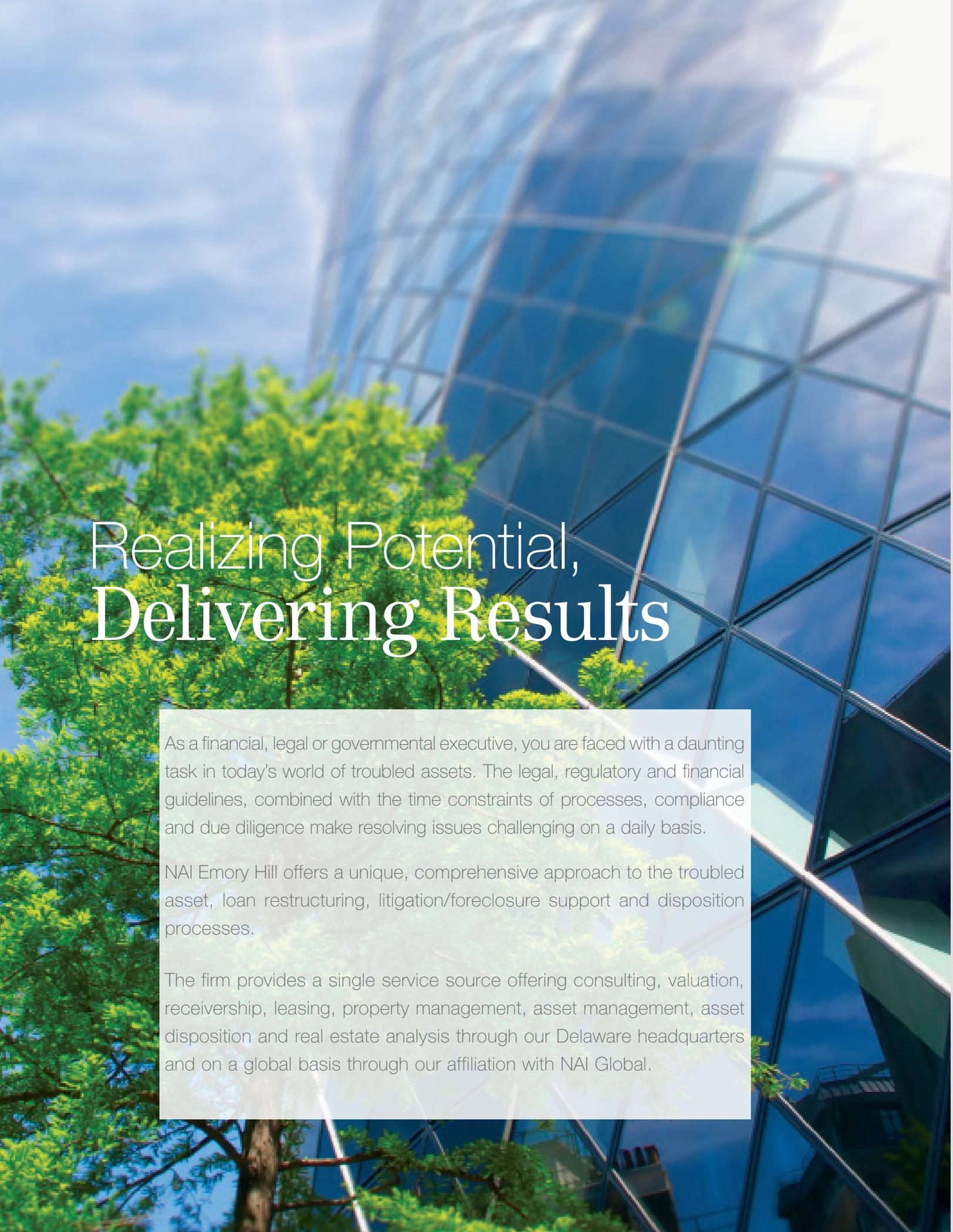
Our professionals are capable of offering objective testimony in local, state, and federal courts and arbitration venues. We have also served as court-appointed experts.

Litigation Consulting

We assist counsel in identifying key issues and developing case strategies performing research on the publications and testimonial positions taken by opposing witnesses, and identifying and evaluating potential experts.

Trial Support

We prepare reports and materials which can be used for trial exhibits and assist counsel in framing issues and in the preparation of cross examination of opposing experts.



Realizing Potential, Delivering Results

As a financial, legal or governmental executive, you are faced with a daunting task in today's world of troubled assets. The legal, regulatory and financial guidelines, combined with the time constraints of processes, compliance and due diligence make resolving issues challenging on a daily basis.

NAI Emory Hill offers a unique, comprehensive approach to the troubled asset, loan restructuring, litigation/foreclosure support and disposition processes.

The firm provides a single service source offering consulting, valuation, receivership, leasing, property management, asset management, asset disposition and real estate analysis through our Delaware headquarters and on a global basis through our affiliation with NAI Global.

Our three step process in **Addressing Your Asset**

Engagement and Analysis

Whether a loan has slipped into default or a property has transferred to our client's balance sheet, the final step is to initiate an evaluation of a troubled real estate asset. NAI Emory Hill will assist in current situational diagnosis, evaluation of the scope of work needed, establishing goals, setting realistic timelines and planning an optimal exit strategy.

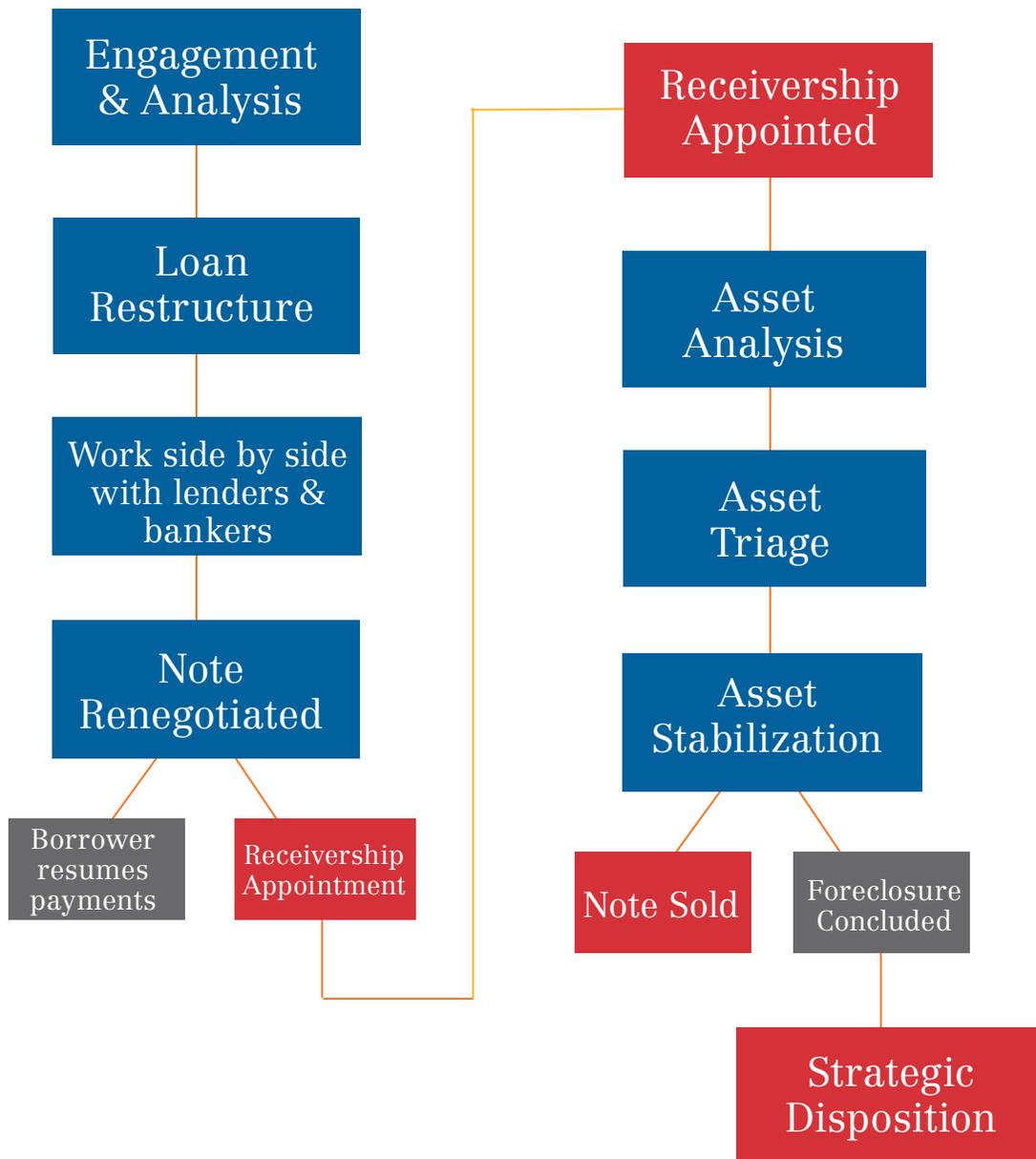
Triage

Once the analysis is complete and the property's initial position established, the Troubled Asset Support Solutions team will work simultaneously on physical and legal issues, mitigating critical risks and reversing the downward income spiral, which is commonplace with distressed assets. As a single solution source, the firm provides all critical capabilities to effectively engage, operate and dispose of a distressed real estate asset.

Strategic Disposition

Once the asset has been stabilized, the Troubled Asset Support Solutions team works to determine an appropriate disposition strategy to yield the highest possible price based on your unique disposition criteria. After appropriate pricing has been established, the Troubled Asset Support Solutions team outlines the most advantageous 'go to market' timeframes and determines the appropriate marketing channels to utilize based on your unique guidelines and requirements.

Asset Optimization, The Process



Accurate real-time reporting is essential to any project's success. NAI Emory Hill offers you the most accurate, up to the minute information with unparalleled reporting capabilities in the industry.

Drawing from our world of best practices, our experts provide a full spectrum of capabilities.

People + Process = Results

Portfolio Management

Acquisition/Disposition
Administration

Lease Administration

Activity Tracking

Project Checklist and Schedules

24/7 response to emergency
situations

Regular property inspections

Accounting & Financial Reporting

You benefit from the expertise of our professionals, including management team members who are CPAs and have earned advanced accounting degrees. Our systems ensure safeguards over your property's financial data and we review and test annually to meet national Accounting Standards.

Accounting Services

- » Prompt rent collection
- » Timely payment of taxes, mortgage, insurance and all monthly bills
- » Monthly bank reconciliations
- » Tenant bill backs for all common area maintenance expenses, as well as taxes, insurance and utilities.
- » Prepare comparative income statements, as well as a full range of financial reports, including general ledger, trial balance and balance sheet.
- » At year end, we provide all reports to your accountant, and work with them in their preparation of your tax return.

Building Systems & Operations

Development of proactive plans for roof maintenance, HVAC, landscaping, code compliance, mechanical and electrical systems and parking maintenance.

Lease Compliance & Administration

Our property managers receive training in lease language and administration to make sure that the provisions of each lease are followed carefully, that notices are served promptly and that costs are allocated correctly.

Tenant Retention

Our team will do whatever it takes to prevent problems whenever possible. We respond quickly to tenant concerns and communicate clearly, consistently and professionally.

Contract & Vendor Management

We leverage our portfolio to negotiate contracts that drive down costs and ensure quality. We treat our vendors as valued members of our team, tapping their skills and knowledge to guarantee your property gets the best possible service.

NAI Emory Hill

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