

# Troubled Assets, Workouts and Receiverships

In this time of uncertainty for retail real estate, Metro Commercial is uniquely suited to handle all phases of management, leasing and disposition on behalf of the controlling entities of an asset. We have a successful history of effectively handling troubled properties, not just as caretakers, but often as active participants in helping to correct or stabilize an asset. This endeavor is not something that can be quickly learned and has been an integral part of Metro Commercial's service since our inception.

Metro Commercial can swiftly, and immediately, put a comprehensive team of financial and physical asset managers and leasing professionals at work on an asset.

We have extensive experience in being designated as Court Appointed Receiver for shopping centers, quickly gaining control of the asset until a permanent solution can be sought. Our representation has included institutional assets, such as those serviced by GE Capital, to local entrepreneurially owned shopping centers and free-standing buildings. We have the capability to provide the necessary bonding and insurance required for receivership assignments, which is an extremely important part of the appointment. The specialized financial reporting mandated by and to the Courts on a regular basis, differentiates this type of management and this reporting can be readily dealt with by our accounting team in whatever format is ordered.

Meeting the financial obligations of stabilizing the asset includes maintaining the current tenant lineup and attracting new occupants to vacant spaces. Metro Commercial's unparalleled leasing team quickly attacks the problem through its special and well-honed brand of marketing. The leasing team works in synch with its Management counterpart to provide unified reporting and accountability.

Finally, Metro Commercial's Investment Sales division can help provide an ultimate disposition solution to an asset.

Few companies, if any, can provide a comprehensive and integrated physical and financial solution to a troubled asset than Metro Commercial.

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Metro Commercial specializes in managing, leasing and selling shopping centers throughout PA, NJ, and DE with offices in Pennsylvania and New Jersey.

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