



# SPECHT

## SPECIAL ASSET CONSULTING SERVICES

Specht customizes our services to meet the individual needs and stated goals of every client.



### ABOUT Specht Development, Inc.

Specht has successfully developed over 6 million sq ft of commercial real estate, owns approximate 1.3 million sq ft of real estate and currently provides property management services for over 1.7 million sq ft in Oregon and Washington.

In the Western United States, Specht has completed transactions for clients in the following property types:

- ◆ Office
- ◆ Industrial
- ◆ Retail
- ◆ Flex
- ◆ Mixed use
- ◆ Multi-family
- ◆ Medical
- ◆ Civic
- ◆ Vacant land

Specht Development, Inc., founded by CEO Greg Specht, is a privately held real estate company headquartered in Beaverton, Oregon. Since 1992 Specht has built a reputation for client services in three main areas of real estate Development, Property Management and Third Party Construction and Project Management.

For more information,  
please contact:

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*References Available Upon Request*



# SPECIAL ASSET CONSULTING SERVICES

Understanding, maintaining and protecting your ORE assets from further deterioration is critical to minimizing bank losses and maximizing recovery value.

Specht assists you with your Special Assets by providing real estate consulting services before and after you acquire a property.

## Pre-Acquisition

Before you foreclose on a property, Specht assists you by completing a full cost/benefit analysis of the property so you fully understand what you will own.

### DUE DILIGENCE MANAGEMENT

- ◆ Completing on-site inspections
- ◆ Coordinating and managing required industry professionals, such as real estate brokers, inspectors, environmental specialists, contractors
- ◆ Evaluating industry reports (appraisal, inspection, environmental, BPO's, etc), zoning, current leases and contracts, HOA Articles and Bylaws
- ◆ Outlining costs associated with securing property, maintaining property, correcting property defects, holding property and selling property
- ◆ Advising on highest and best use for property after acquisition

## The Holding Period

After you acquire a property, Specht assists you in understanding and managing what you own.

### PROPERTY MANAGEMENT

- ◆ Managing tenant relations
- ◆ Preparing annual budgets
- ◆ Preparing monthly financial reports
- ◆ Coordinating vendor contracts
- ◆ Day to day maintenance and operations
- ◆ Negotiating lease agreements (if requested)

### PROJECT / CONSTRUCTION MANAGEMENT

- ◆ Preparation of project budgets
- ◆ Overseeing the selection and management of industry professionals to correct property defects and/or complete property development
- ◆ Review of construction draws
- ◆ Negotiations with municipalities

## Disposition

When it is time to dispose of a property, Specht assists in making the process as seamless as possible.

### DISPOSITION MANAGEMENT

- ◆ Overseeing selection and management of the right industry professional to get the property to market
- ◆ Negotiations with buyers
- ◆ Facilitating due diligence to speed up the property sale