

# Special Asset Consulting Services



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

## About Specht Development, Inc.

Specht has successfully developed or managed the development of over 12 million sq ft of commercial real estate, owns approximately 2.7 million sq ft of real estate and currently provides property management services for over 1.6 million sq ft in Oregon and Washington.

We have completed transactions for clients in the following property types:

- ◇ Office
- ◇ Industrial
- ◇ Retail
- ◇ Flex
- ◇ Mixed Use
- ◇ Multi-family
- ◇ Civic
- ◇ Vacant Land

Specht Development, Inc. founded by CEO Greg Specht, is a privately held real estate company headquartered in Portland, 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**

**Greg Specht, CEO**  
**Specht Development, Inc.**  
**503.646.2202**  
**gspecht@spechtprop.com**

*References available upon request*

# Special Asset Consulting Services

Understanding, maintaining and protecting your real estate assets from further deterioration is critical to minimizing bank losses and maximizing recovery value. Specht assists you with your Special Asset by providing real estate consulting services before, during and after you acquire a property.

## Pre-Acquisition

**Prior to the acquisition of a property, Specht completes 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), zoning, current leases and contracts, Owner's Association Articles & Bylaws
- ◇ Advising on highest and best use for the property after acquisition

## Holding Period

**After you acquire a property, Specht assists you in understanding and managing what you own - advising on the best use for the highest return on the property.**

### Property Management

- ◇ Managing tenant relations and negotiating lease agreements
- ◇ Preparing annual budgets and monthly financial reports
- ◇ Day to day maintenance and operations
- ◇ Coordinating vendor contracts

### 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
- ◇ Day to day maintenance and operations
- ◇ Facilitating due diligence to expedite the property sale