

# COMMERCIAL REAL ESTATE FOR REO AND OREO

## The Property One, Inc. Process

Together with the institution, Property One, Inc. assists in formulating the best strategy by identifying limiting factors, property condition issues, overseeing renovation or repairs, managing current and potential tenants, facilitating necessary audits, and aggressively market the property for highest use while actively limiting owner liability. Typical strategies include:

- Sell Property As-Is
- Hold and Lease Until Market Value Increases
- Hold as an Income-Producing Asset



## About Property One

For nearly four decades, Property One, Inc. has been a full-service real estate firm specializing in third party commercial real estate sales, leasing, brokerage, management, and development. Our scope of clients and operations spans from the Carolinas to Texas, with offices in all large metropolitan areas of Louisiana. Our success is predicated on achieving the objectives of owners regardless of the life cycle of the asset. We value our clients and are determined to provide the best possible outcomes for their real estate investments. Our value is based in client attentiveness, local industry knowledge, execution on the needs of the asset.

Property One, Inc. partners with local and national institutions to manage, lease, and oversee dispositions of Real Estate Owned (REO) properties, Other Real Estate Owned (OREO), or properties obtained in bankruptcy proceedings. Regardless of your strategy or position, we can assist with the best options for your holdings.

## CONTACT

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# THE PROPERTY ONE PROCESS

## Asset and Market Analysis

All assignments begin with a Comprehensive Property Analysis to include a Broker Opinion of Value (BOV) and Management Operations Assessment (MOA) to establish decision baselines

## Property Inspection, Improvement Plans, and Renovation Oversight

As a licensed Louisiana General Contractor, Property One, Inc., has the expertise to inspect your property and suggest improvements based on your objectives and budget. We identify and remediate issues and suggest improvements attractive to prospective tenants or buyers. Our team can handle every aspect of the construction and renovation.

## Leasing Services and Property Management

Should a hold be the best course, our experienced commercial property management team is there executing on the assets needs. We work closely with existing tenants and market the property aggressively, finding and closing value add tenants.

Our property management is experienced in commercial, office, medical, industrial, multifamily and retail and offer services to include:

- Tenant communication and lease negotiation
- Identifying and marketing to potential tenants,
- Building operations and maintenance
- Construction and renovation management,
- Financial reporting

## Dispositions

The Property One, Inc. brokerage team is prepared to execute on your sale should you decide to dispose of your REO commercial real estate property. Our active approach seeks out buyers and investors, we don't wait for them to come to us. Leveraging every tool at our disposal and network of valuable connections we will pursue the sale of your REO promptly.