

*Aetna Realty (Est. 1896)*



*Lender & Receivership Services*

**AETNA REALTY**

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Our services extend to lenders with underperforming loans, assisting with business disputes and the foreclosure of commercial real estate and other assets securing loans. Aetna Realty takes possession and manages the properties, providing operational services and implementing actions to preserve and maximize the value of assets for future sale.

In our role as Receiver, we perform the following:

- Possession Services - take possession of all relevant assets
- Operational Services - perform all responsibilities typically performed by an owner
- Reporting - provide required progress reports to the court and to all parties, including final reports
- Court Appearances - will appear in court and address all court related issues

We currently manage a 10 million SF portfolio including:

- Retail: Malls, Strip Centers and stand-alone pad sites.
- Office: Class A, B & C buildings, City Center High-Rise Office, Suburban Office.
- Industrial: High Cube Distribution, Flex Warehouse, Cross Dock, and 3PL facilities.

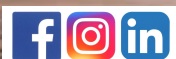
450 Seventh Avenue, 45<sup>th</sup> Floor

New York, New York 10123

Phone 212.244.6650

Fax 212.244.6651

[www.aetnarealty.com](http://www.aetnarealty.com)



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**What we do...**

Leasing:

Our team markets the space, regardless of use, aggressively searching for tenants that are most suitable and will be successful for your property. We take care of negotiating the best deal possible for our clients.

Accounting:

We handle all facets of accounting from rent collection to operating expense payments (account receivables to account payables). We use Yardi, the real estate investment management software. In addition to day to day operations, weekly, monthly and quarterly reporting, we also work with our clients preferred tax firm to ensure a seamless transition from tax workpapers to tax returns.

Management:

We provide comprehensive management to ensure the highest level of strategic planning for the property. Collectively, our team reduces operations costs, real estate tax appeals and more all the while providing quality services to the tenants and achieving maximum income and appreciation for the client's property.

Facilities and Maintenances:


Our team combines top quality construction and maintenance experience to address all physical property concerns.

Legal:

We provide in-house lawyers and paralegals at no additional cost to our clients for property related legal such as leases, amendments and the facilitation of any eviction.

Property Insurance:

We have purchasing power with the 50 properties that we currently manage, including property types from office to residential, retail, industrial, self-storage, and land. Our existing portfolio of 10,000,000 SF of properties range in size from 5,000 SF to 1,000,000 SF.



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