



Andrew Neilly
Gallen Neilly
(925) 930-9848
Andrew@Gallen.com

Portfolio Property Management Global, LLC Creates Localized Initiative to Provide Asset and Property Management Assistance for REO Distressed Assets

Local banks and lenders encounter the same problems as larger banks, but are underserved with options for specialized expertise and there's no federal bailout to help them, says PPM Global executive

Boca Raton, FL -- December 16, 2008 -- Portfolio Property Management Global, LLC, a national commercial property management firm headquartered in Boca Raton, FL, has formed PPM-REO, a group within the company dedicated to providing specialized property management services to banks and other lenders with distressed, foreclosed and Real Estate Owned property. The service is especially geared to the needs of local and regional banks as well as other lenders with properties in smaller commercial real estate markets in the Southeast and Midwest as well as in California, Arizona and Nevada.

PPM-REO employs a full complement of property level due diligence and analysis, including expert engineering and financial assessments, to help institutions deal with

commercial properties that come back to them, mainly through foreclosure. Many times lenders have to take physical possession of a distressed property, which usually has deferred maintenance issues and may also be losing tenants and value.

Marsha L. Bass, President of PPM Global, said that PPM is well positioned and staffed to work with institutions facing one off problems in local markets and with a need to "quickly stop the bleeding of value from foreclosed properties and help bring back the asset value as close to the original loan exposure before the property is put up for sale." She indicated that the company's REO service is based on principles the firm employs in its own management portfolio which has grown quickly over the last two years to encompass 16 major properties totaling 3.4 million square feet in markets including Arizona, California, Florida, Michigan, Nevada, North Carolina and Virginia. The portfolio includes retail, industrial, office and multi-family assets.

Ms. Bass also said that while many of the nation's largest service providers are strictly focused on larger institutions, PPM Global decided to also approach smaller market players. "For many of these lenders, the federal bailout program even as originally conceived was never going to filter down. They need to deal with their own real estate-owned problems, starting right now while values are still within reach of outstanding loan balances," she says. These banks and lending institutions, she explained, will have to explain one day to their shareholders what they did to handle this crisis, and, says Bass, "we think they have been too long underserved and require localized options to bring specialized techniques to return properties to good health."

"Value focused property management is something that banks typically don't have time to do, especially in smaller markets where dedicated turnaround or workout property management expertise is often hard to find," Ms. Bass said. "Typically, we employ a methodical approach that helps banks to realize additional value from foreclosed assets and, at the very least, minimize value loss," she added.

PPM Global conducts a detailed analysis of a building's physical and financial structure before preparing an executable management plan for the asset based on a timeline in sync with the lender's strategic plan for the building. "From the start we are really preparing the asset for a transaction and our plan must consider what has to be done to the physical structure or leasing profile before a sale can take place; including costs and options for what can be done or should not be done in order to realize the maximum proceeds for the seller," said John Bridges, COO, PPM Global.

"Our analysis of a property's physical structure really begins before the assignment in most cases. We look at everything from the roof and HVAC systems to ADA compliance and the striping in the parking lot," says John Guardiola, Director of Engineering. "Once we have a complete picture of the asset, we can recommend to the client where expenses can be cut and where additional capital should be spent during the hold period, as well as how additional revenue might be created with an eye to maximizing eventual sales proceeds," he added.

For more information on PPM-REO and the services it provides to banks and lending institutions, visit www.ppm-global.com or contact Marsha Bass at mbass@mgradvisors.com or call (313) 221-1270.

About PPM Global: Portfolio Property Management Global, LLC, is a dynamic U.S.-based property management firm established in 2005. Headquartered in Boca Raton, FL, with regional offices in Northern California, Michigan and Washington, DC., PPM Global already manages a diverse, 3.4 Million-square foot portfolio of income-producing properties spread out across seven states, coast to coast and valued in excess of \$4.3 billion. PPM Global expertise spans all of the income property sectors from retail and office to multi-family and industrial properties. PPM Global's property responsibilities are located in some of the nation's most competitive markets. www.ppm-global.com