

INTEGRATED REO ASSET MANAGEMENT PLATFORM



PROPERTY CONSULTANTS

Eastern European Office



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MARKET COVERAGE BY REALOGY - COLDWELL BANKER COMMERCIAL













ONCOR INTERNATIONAL











CBC Asset/Property Management Presentation

COLDWELL BANKER E Integrated CBC Service Delivery

REO Management & Marketing

Turn-Key Solution







PROPERTY CONSULTANTS



- Portfolio Management
- Web-Based Reporting
- Property Management
- Facility Management
- Accounting and Operational Reporting
- Capital Budget Planning

- Asset Repositioning
- Conditional Inspections
- Operational Reviews
- Vendor Contract Consolidation

- Construction Services
- Project & Construction
 Management
- Market Research
- Closing Management
 Services
- Due Diligence
- Title Curative

- Broker Opinions of Value
- Property Tax Consulting & Administration
- Leasing
- Document Management
- Lease Administration







CBC Asset/Property Management Presentation

Organisational Chart

Service Delivery
Director

Gary Neilson

Brokerage

Project Management Single Point of Contact

Nicholas Hughes

Inspection & Security Service

<u>Property</u> Management

Greg Farrell &
Gareth Roche

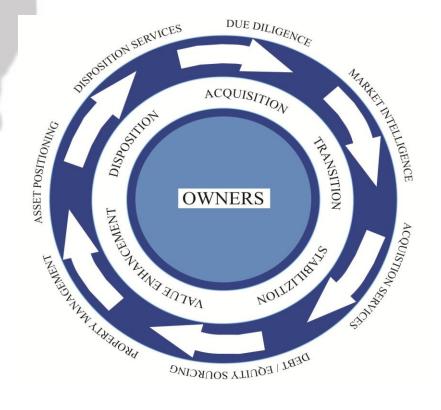
Construction Services

Due Diligence & Title

CBC develops innovative, custom-tailored solutions that are in the best interest of our customers

Developed to manage your asset through out the life cycle of your real estate objectives Web Based Reporting

Bank / Receiver





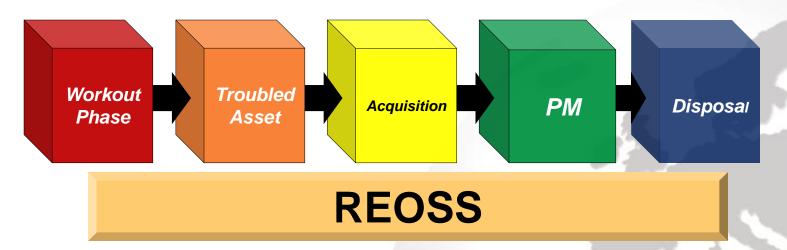






Client CBC Asset/Property Management Presentation

Distressed Asset Cycle & Management Plan



- · The basis of the operating strategies for a CBC managed property is based upon a fifteen (15) point General Management Plan.
- The General Management Plan has been developed over 30 years of experiences of asset management.
- We employ a customised approach that addresses each client's unique needs.
- We recommend measures to improve asset performance, develop an asset strategy & evaluate other opportunities in specific markets. 15. Quality Control and Compliance Review Programs

1. Transition Plan 2. Staffing and Performance Evaluation Plan 3. Inspection and Maintenance Plan 4. Repair and Preventive Maintenance Plan 5. Service Call Log-in System 6. Subcontracting Plan Relations and Communications Plan 8. Customer Oversight of Facility Support Services 9. Risk Management/Safety Plan 10. Emergency Plan 11. Environmental Compliance Plan 12. Budgeting Control, Financial Review and Operational Reporting Plan 13. Disaster Recovery Plan 14. Record Keeping and Administration

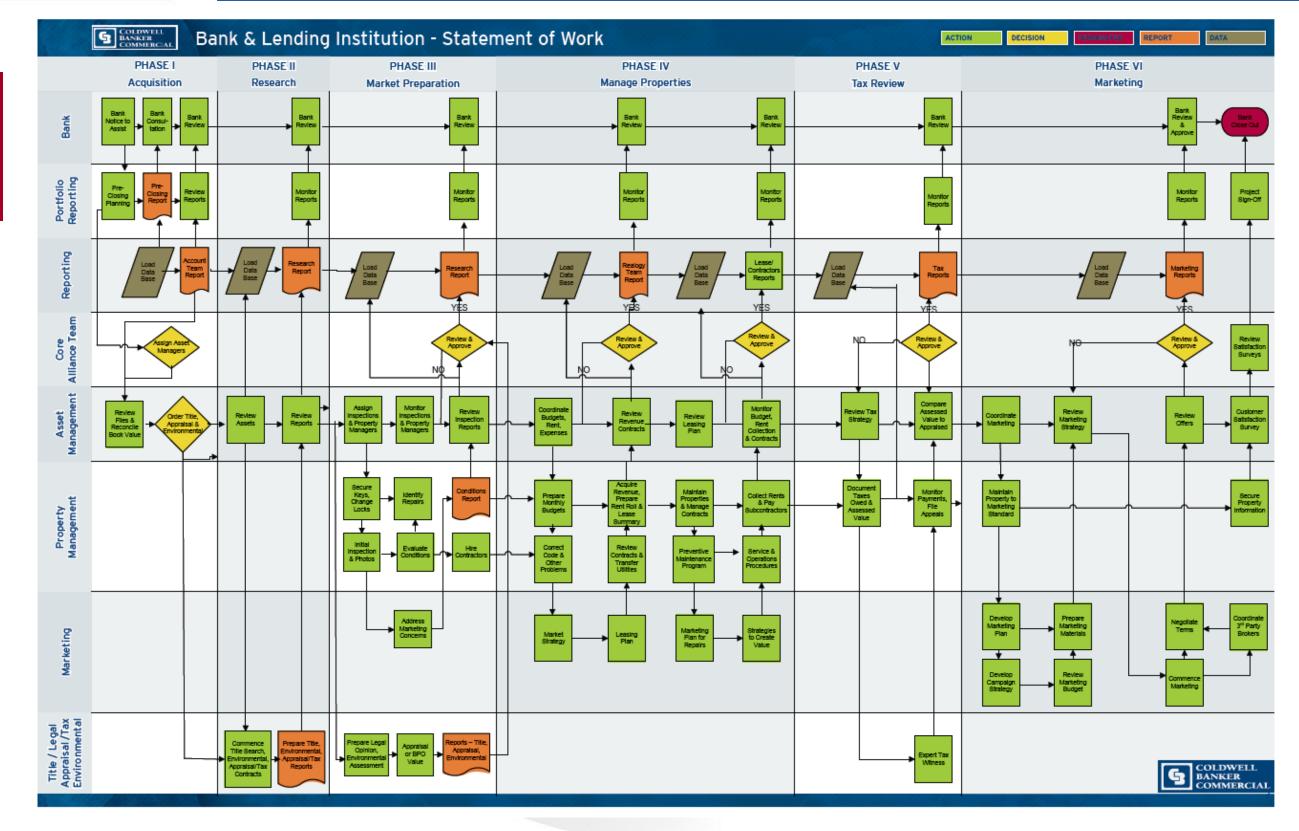






Client CBC Asset/Property Management Presentation

Process Flow Chart







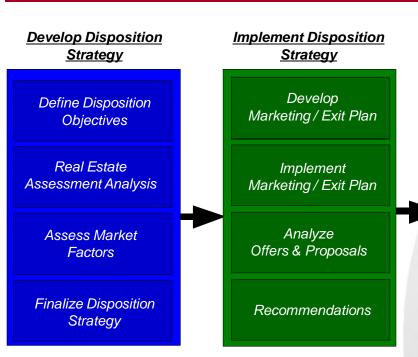




Client CBC Asset/Property Management Presentation

REPORTING & QUALITY ASSURANCE TECHNOLOGY

DISPOSAL SERVICES

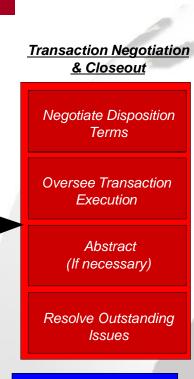


KEY PERFORMANCE INDICATORS

How do we measure success?

Certain components are consistent such as:

- Financial-Savings across multiple categories
- **Process-**Total cycle time, uniformity, and schedule maintenance
- **Budget and Payment Accuracy-**Performance against budget, variance elimination
- **Customer Satisfaction Qualitative** performance report card
- **Productivity-**Process output per unit or FTE



Portfolio Consulting

Acquisition Services

Disposition Services

Property & Facilities

Lease Administration

Project Management

Title Curative and Closing

Relocation Services

Appraisal Services

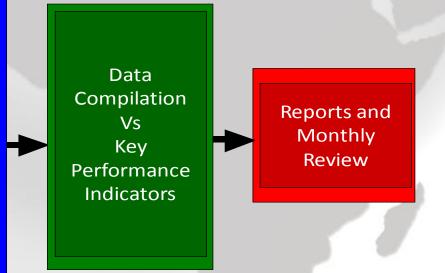
Reporting & Key Performance Indicators Reporting Format Standardisation **Determined KPI's Metric Integration Pre Service Application** Perspective Metrics Critical to Quality Web-Based Reporting

Technology

Web Based Reporting

24/7 Property/Project Status

Document Management & Imaging



Quality Assurance

Customer Satisfaction

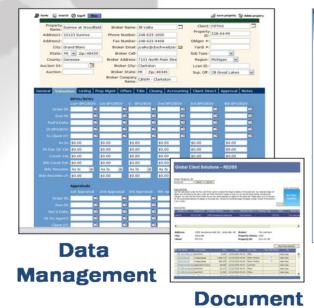
Report Cards

Quantitative & Qualitative Assessments

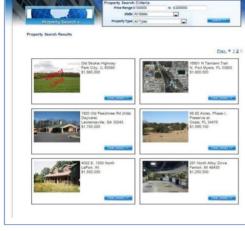
Real Estate Owned Software Solution

http://www.gcs-reo.com/reoapp/Logon.aspx

http://www.gcs-reo.com



Bundle Book



Available Properties

Management

http://www.gcs-reo.com/docs/







Benefits & Capabilities

- Decreased Exposure to Property Ownership Carrying Costs and Liabilities
- Managed Service from Green Field, Completed or Partially Completed through to Disposal
- Local Property Trend Knowledge and Experience with International Support
- Standardisation of Tracking and Reporting Methods to Facilitate Internal Communication
- Key Performance Metric Analysis to Ensure Maximum Portfolio Management Efficiencies
- Customized Financial Reporting Package with Unrivaled Flexibility

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"Our Guiding Philosophy – We Manage Your Property As If It Were Our Own."



