



HineSite

Strategic Services, LLC

CINCINNATI • LAS VEGAS



A Strong Partner for Challenging Times

Most of us in the industry have seen the clouds gathering on the horizon. As vacancies rise, rents fall, values drop and mortgages come due, a perfect storm has unleashed itself on the commercial real estate market.

As the commercial real estate market enters 2011, there is no clear picture that it has hit bottom nor is there a consistent indication of what the future will look like.

No doubt, these are challenging times. With losses so widespread, few financial institutions will be left untouched by the commercial mortgage mess. However, with challenges, come opportunities.

Preserving Your Commercial Portfolio

Backed by more than 35 years of success in commercial real estate and development, we at HineSite Strategic Services, LLC, know what it takes to optimize and preserve your commercial real estate portfolio in a hostile market environment.

HineSite Strategic Services is not a real estate brokerage firm, nor are we merely a work-out specialist. Instead, we offer experienced financial insight combined with the comprehensive real estate expertise needed to effectively assess and address your troubled commercial loans. Using an interdisciplinary approach with access to a nationwide network of resources, we have the unique ability to get local anywhere in the country, discerning the issues and finding their solutions at the ground level.

Working with you as a partner, we can help you and your financial institution align and strengthen your commercial real estate loan portfolio. The opportunity is large. You can weather these difficult times and be positioned for smooth sailing once the storm has passed.

HineSite Strategic Services, LLC
Cincinnati • Las Vegas
513.383.8416





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Strategic Services

Within your commercial real estate loan portfolio each distressed asset faces a unique set of financial circumstances. By taking a methodical and interdisciplinary approach, we are able to identify and address these issues on an individual basis so you receive the optimal solution for each loan.

Methodology

- Analyze asset/s
- Assess options
- Determine opportunities
- Recommend and execute strategies

Services

- Real estate loan portfolio strategy and risk analysis
 - Specializing in loss prevention of already defaulted or classified loans
- Comprehensive project risk management
 - Manage and lead evaluations of large-scale projects
 - Identify and implement operational efficiencies, corrective actions and other cost-saving opportunities
 - Contract negotiation, administration and asset management
- Market analysis: feasibility, rental rates, valuations
- Sourcing multi-functional solution teams: property management, construction, public/private partnerships

Outcomes

- Value preservation/optimization
- Pre-foreclosure turnarounds
- Loss prevention
- Portfolio realignments





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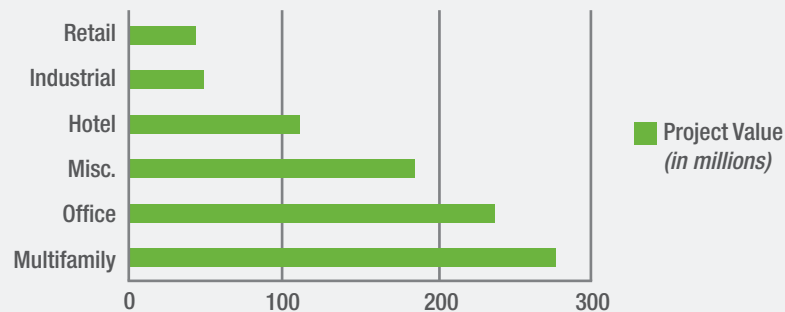


Proven Market Expertise

With over 35 years of collective experience in all facets of real estate development, the principals of HineSite Strategic Services have the proven ability to recognize and capitalize on opportunities, even in adverse economic conditions. Skilled in building local solution teams anywhere in the country, they are uniquely qualified to help lending institutions safely navigate through today's tough commercial real estate market.

- Douglas J. Hine, Partner and CEO
 - The name behind many high-profile projects in Greater Cincinnati and the Southeast
 - Leadership roles as President, COO and CPO at two major development companies
- Michael Pusateri, Partner
 - Expert in structuring, acquisition, project financing and management
 - Holdings in California, Utah, and Nevada, including Las Vegas
 - Specialist in rehabilitating undervalued properties

Comprehensive Commercial Experience



The principals of HineSite Strategic Services, LLC, have developed nearly \$1 billion worth of commercial real estate across a broad range of property types.

Bottom-line Results

- Grew one developer's assets by 70% to \$1.2 billion
- Turned a regional developer into a national one, establishing offices in Orlando, San Francisco and Denver
- Reduced another developer's overhead by 16%

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