

REO ACQUISITIONS

NRR partners with several private equity and institutional firms allowing NRR to purchase REO portfolios from banks. Since 1997, more than \$1 billion of real estate has been bought and sold through these funding sources.

NRR will assess the portfolio in usually less than two weeks and be able to produce a letter of intent to purchase soon thereafter. Upon acceptance from a financial institution, a contract is submitted in a 48-hour time frame along with earnest money. After final contracts are signed and title is provided, closings can happen as fast as two-to-four weeks from the acceptance of contract. All transactions are cash, with no financing contingencies.

NRR, with its diverse portfolio of cash buyers, will evaluate all properties. We've participated in broken new construction projects, broken condo conversions, REO portfolios with a wide range of asset mix to commercial properties that were completely vacant.



NRR focuses on large metro areas around the globe, with a particularly keen emphasis on the top 25 U.S. markets. If an existing portfolio does not fit the criteria of NRR, then NRR's constantly expanding base, as well as our additional extensive list of clientele, might also consider the portfolio, contingent on the real estate asset mix.



JOINT VENTURES

Lending institutions often find our Joint Venture service to be the perfect fit for the properties in their portfolios and the goals they wish to attain.

Naturally, liquidating properties means a cost to the lender. These costs can include:

- Brokerage fees
- Marketing fees
- Construction/rehab fees
- Management fees

A Joint Venture provides the ability to share those costs.

With a Joint Venture, National REO Relief (NRR) and the lending partner split the costs (per agreement) and then split the profits following the sale.

Think of it as a sharing of risk and a sharing of opportunity.

Example: Lender hopes to realize \$3 million from the sale of a property portfolio. Due diligence and market analysis performed by National REO Relief demonstrates the current value of the portfolio to be approximately \$2 million.

Lender and NRR enter into an agreement to share the costs of rehab and management necessary to bring the portfolio up to the anticipated \$3 million value. When the portfolio sells, profits are shared.

Analysis provided by NRR for Joint Ventures is unbiased and strictly market driven.

Managing And Liquidating Your Reo Portfolio

M Lipman



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