

Lehrer & Feuerman, LLC

Corporate Real Estate Advisors

Are you leaving money on the table? Is your client going to another provider to have certain services that you aren't providing? Are you competing with a fully integrated provider who can provide the following and you have lost or are about to lose a client? Can you maintain better control of the project and client, if you controlled entire process? Are you able to provide an integrated approach? Can you provide same conflict free?

Fully Integrated Services – Whether They Are In-House or Virtual

Lease Transaction Services

- Tenant Representation
- Landlord Representation
- Lease Termination and Buy Outs
- Sublease Strategies
- Lease Negotiations

Lease Administration

- Lease Abstracting
- Expense Reconciliation
- Lease Database/ File Organization and Administration
- Lease Expiration Reports
- Renewal Summaries
- Lease Auditing
- Critical Date Tracking/Alert
- Facility Data Administration
- Cost Benchmarking Analysis
- Rent Exposure Analysis
- On-Going Bill Monitoring and Payment
- Benchmarking Comparisons and BOMA vs. IFMA Standards

Disposition/Acquisitions

- Contract Review and Negotiation
- Due Diligence Services – Financial, Physical, Estoppel Preparation
- Financial Analysis
- Site Alternative Analysis – Impacts on Brand Image, Economics, Locational Dynamics, and Operational Efficiencies, Cost Benefit Analysis
- Governmental Co-Ordination

Real Estate Accounting Services

- Accounts Payable Services
- Accounts Receivable Services
- Financial Reporting
- Real Estate Tax and Special Assessment Auditing and Appeals
- Additional Rent and/ CAM Preparation and Audits
- Construction Audits
- Lease Audits
- Cost Segregation Studies
- Utility Invoice Auditing
- Rate Analysis
- Energy Procurement Consulting

Strategic and Operational Consulting

- Strategic Planning
- Adaptive Reuse Strategies
- Market Growth and Retrenchment Strategies
- Occupancy Cost Benchmarking

- Project Feasibility Study
- Financial Modeling
- Asset Management
- Market Research Studies
 - Research and Demographic Surveys and Analysis
 - Economic Market Studies
 - Competitive Market Services
 - Absorption Studies
 - Zoning and Planning
 - Disposition Strategies
 - Portfolio Performance Reporting
 - Lease Vs. Own Analysis
 - Valuation Analysis
 - Debt Restructuring
- Construction and Project Management
 - Construction Management
 - Project Management
 - Contract Review
 - Tenant Construction Services
 - Build To Suit Project Planning
 - Scheduling/ Budgeting
- Property and Facility Management
 - Property Management
 - Facility Management
 - Engineering Services
 - Site Performance Benchmarking
 - Site Status Coordination
 - Annual Facility Audit
- Financing
 - Capital Markets
 - Work-outs
 - Restructuring
- Other
 - Business and Fulfillment Services
 - Retail Services
 - Investment Services
 - Valuation Services – Appraisal
 - Expert Witness
 - Value Added IT Advisory Services
 - Economic Incentive Procurement
 - Relocation Planning and Management
 - Design Services – A&E Services
 - Energy
 - Efficiency Studies and Analysis
 - Occupancy Alternatives for Expansion, Consolidation, Re-Location And Re-Configuration
 - Occupational Health and Safety Guidance
 - Voice Data Assessment and Sourcing/Bidding
 - Furniture Sourcing/Bidding

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