

COMMERCIAL REAL ESTATE SOLUTIONS, LLC



Services:

- Leasing—CRE
- Tenant Representation
- Acquisition and Disposition
- Construction Management
- Development
- Full Service Brokerage
- Investment Services
- Market Research & Analysis
- 1031 Exchange
- Distressed Property
- Specialized Consulting
- Asset Management

Property Types:

- Office
- Retail
- Industrial
- Land
- Multi-Family
- Special Use

Our diverse range of services and experience provides our clients with the knowledge and expertise of seasoned commercial real estate professionals, unparalleled expertise in marketing, sales, leasing, and investment services with commitment to customer-driven results.

We have a platform of state-of-the-art market research and analysis tools that are invaluable in researching competitive properties, understanding prevailing market conditions, determining values and comparing various opportunities.



For Information Contact: Commercial Real Estate Solutions, LLC

Lynn Richter – Designated Broker

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The information reflected herein is obtained from sources deemed reliable, however it is not warranted nor guaranteed by Broker, and is subject to errors, omissions, change and withdrawal at any time without notice. Parties interested in the commercial real estate market should conduct their own independent investigation and consult a commercial real estate broker.

CORE SERVICES

FULL SERVICE COMMERCIAL REAL ESTATE BROKERAGE

Commercial Real Estate Solutions, LLC is a full service commercial real estate firm with brokerage expertise in representing landlords, owners, sellers, buyers and tenants. Our experience portfolio encompasses all commercial real estate types; from Office, Retail, Industrial, Multi-family, NNN Investments, Land, 1031 Exchange transactions; to the special use property i.e. sports facilities, schools, daycare, churches, hospitality, restaurants, senior living, etc.

OFFICES SERVICES

Finding the right office space entails many considerations and complications beyond simply finding the right location. Office tenant representation demands knowledge of the local market conditions and trends, as well as a keen set of negotiating skills to successfully structure a client's lease document. Tracking rents, rent concessions, operating expense pass throughs, changes in technology and other factors are part of what our Office experts are dedicated to knowing. Commercial Office owners can rely on our associates to have intimate knowledge of the local office market and existing tenant base in order to successfully lease projects at the highest return on investment as possible.

RETAIL SERVICES

For our retail users and developer clients, the advantages of partnering with Commercial Real Estate Solutions, LLC is significant. Whether leasing a retail strip center or finding a new facility for a restaurant customer; location, speed to market and economic performance are as important to us as they are to our clients. Our associates have a unique understanding of the retail segment of the industry as well as an understanding of the retail industry. Retail owners will find that our retail specialists have a keen understanding of the retail investment, and the uniqueness this industry segment demands.

INDUSTRIAL SERVICES

Regardless of the industrial space a company needs, our industrial property specialists have the knowledge and expertise necessary to assist in a purchase, sale or lease. Industrial real estate consumers rely on our associates for consultation on site selection, dock height, clear height and power requirements, as well as all the other factors necessary when deciding on an industrial location. Industrial property owners can also rely on our network of associates to assist in marketing of their industrial property and ensure the property is sold for the best price as quickly as possible.



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LAND BROKERAGE

Commercial Real Estate Solutions, LLC facilitates the land brokerage and assemblage possess with an exceptional understanding of the complex factors that influence the land brokerage transaction. We have the extensive experience and contacts to get the deal done right, whether it is less than an acre or 100's of acres. We also have the keen understanding of CRE user's needs to determine when a Build to Suit requirement may be in the best interest of the client. Our associates provide solutions based on constantly evolving factors such as zoning and regulatory issues, demographic and traffic patterns, and overall political and economic trends. Expanding on the fundamentals of land brokerage, our associates ensure that the client's unique business considerations are addressed and that the negotiation is a win-win. Working in coordination with our other specialists, our land brokerage services offer a solid and well-rounded approach to land acquisition and disposition.

INVESTMENT SALES

Using our asset management knowledge and experience we represent buyers and sellers of investment real estate with a unique perspective. This requires local market knowledge, knowledge of financing instruments and capital markets both domestic and abroad. We keep abreast of the latest trends and fluctuations in equity and debt markets, as well as local and national cap rates. Our vast network of local, national international, private and institutional investors allows us to match our clients with the right investment opportunities, and maximize return on investment.

MULTIFAMILY—DISPOSITION AND ACQUISITION

Commercial Real Estate Solutions, LLC provides multi-family owners and investors with market knowledge, research, financing and analysis of market trends in vacancy, rent escalations, comparable cap rates and buyer trends. Our associates have expertise in sales, acquisitions, development, finance and valuation, which extends to conventional apartment properties, condo development and conversions, student housing, senior facilities and residential income development land.

Whether you are selling a single asset or a national portfolio, our associates provide you with unparalleled market information and will achieve the highest levels of results. If expanding your portfolio is the objective, our local experts can help you identify and acquire properties which meet or exceed your investment goals. And it doesn't stop there. Whether the next steps are finding the right property management company, providing current rental and vacancy data, assessing local rent control issues or assisting with tenant leasing, our associates continue to be a valued resource.



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NOT FOR PROFIT

Nonprofit organizations, school systems and government agencies have unique real estate requirements, and our Commercial Real Estate Solutions, LLC associates understand how to best serve these organizations. We understand the unique budget constraints and the multiple layer of review and approval environments in which they operate. Portfolio assessment, real estate strategy, financing and project management are critical to our education and municipal clients, and we deliver.

CONSTRUCTION AND DEVELOPMENT MANAGEMENT

Building on time and on budget are two key points of a successful construction project. Commercial Real Estate Solutions, LLC understands the detail, involved disciplines and the importance of sound budgeting, and use of well experienced outside services. To ensure the best outcome for our clients, we have an extensive network of construction professionals who provide effective leadership, sharp attention to detail and a valued partnership.

Our broad-based strategic alliances with fee architects, attorneys, environmental, construction and developers capable of overseeing and managing any type of real estate development. Our partners, who are established in local markets across the United States and Canada, can guide our clients through governmental approvals for both small and large development projects. However, starting with the right site is essential to a successful project and Commercial Real Estate Solutions, LLC uses all of its knowledge, experience and resources to focus on the right site for our clients.

NATIONAL SERVICES

Whether the requirement is a new franchise entrance to the local market, a regional expansion or the management of a national location portfolio, Commercial Real Estate Solutions, LLC fully understands the complexity of large scale location projects. Having managed and served on levels from national to local, we fully understand and are adaptive to the client's needs and established process. Furthermore with the large national breath of relationships established over a fifty year career in commercial real estate, Commercial Real Estate Solutions, LLC can focus on the right team for the client's needs, reaching out to the experts in the entire commercial real estate brokerage community.

In the beginning and in the end – it is all about the client, their needs and providing solutions.



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COMMERCIAL REAL ESTATE RESOURCES



Catylist

Catylist is the premier marketing tool used by the Greater St. Louis Region CRE industry and a source for listings and general inventory information. It is used as part of the Tenant /Buyer and Listing Representation process for the procurement of market statistics. Catylist is also a widely used broadcasting tool and a comparable sale and lease transaction resource.



The Commercial Information Exchange (CIE) is provided by the **St. Louis Association of Commercial Realtors**. Brokers and auxiliary members use this medium to broadcast sale and lease listings and to search for product meeting their tenant / buyer client's requirements. The Association's Commercial Division is also an elite group of brokers, within a five star association.



RPR Realtor Property Resources is also provided as a member of the St. Louis Association of Realtors, and has a Residential segment as well as a Commercial segment. Again having access to a wide range of resources is crucial to solutions to our client's commercial needs.



Moody's Analytical works in tandem with various other resources like Catylist, STDB [CCIM] and other commercial market information providers to give brokers access to comparable and depth market reports.



STDB Site to do Business is a CCIM tool providing brokers with a plethora of resources from demographics, to traffic counts, to analytical reach, market interpretations and access to businesses and contact information crucial to the research needed for client's projects.



The Broker List is an industry driven medium by brokers for brokers where the industry can broadcast their listings and client requirements in a searchable database. Brokers can also add agents and developers who are not Realtors to this platform to keep abreast of ongoing needs.

*Secure
& Signatures*

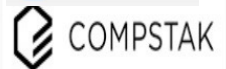
Dot Loop, Docusign, PandaDoc, are secure internet based document signature programs which utilizes e-mail and date / time stamp verification of all electronic signatures making those national and international projects not requiring notarization as easy as sending an e-mail.



CREXi is a national commercial real estate marketing platform where all of our listings are available for download and where we can also search of other properties meeting our client's requirements.



Inventory Based Resources such as CoStar, LoopNet, Showcase,, Apartments.com and TenX are all resources available to the broker on a license based program that provides vital research and market statistical data on both users and all inventory, not just listings.



Compstak is a resource for lease and sale transaction history with data procured by brokers, sellers, buyers and respective county assessors. Together with the other comparable databases our Brokers have access to all of the industries widely used comparable source tools.

Research

Cloud based database/search resources, such as Prospect Now, DataFree, SOS, and other online sources such as Sorkins, provide the broker with retail brands and corporations worldwide. This resource allows the Broker to search and contact prospective users for your listed asset.



In addition to our in-house developed analysis programs, **ROI MUSE** is a resources to provide cash-flow forecasts, property valuations, portfolio analysis and financial budgeting; as well as lease analysis. Our Brokers have the resources to cultivate specialized analysis programs structured to meet their client's specific needs.

CRE Resources are continuously being evaluated, and beta testing for improvements, all for the services provided clients.



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