

DISTRESSED ASSET SERVICES

Ocean West Capital Partners is California's pre-eminent full service, real estate advisory and investment firm that specializes in providing creative solutions for distressed real estate. Our team includes a collection of California's most accomplished and experienced real estate professionals and employs a hands-on, analytical and creative approach to maximizing the value of lenders' and servicers' loan portfolios. We bring the highest level of market knowledge and expertise in leasing, capital markets, loan restructuring/workouts, asset and property management, and real estate law to our clients. Our proven strategies create seamless transitions for distressed assets and loan portfolios.

Ocean West targets distressed situations in California with an emphasis on office and multifamily properties. We believe that real estate is a local business and our team is committed to bringing expertise in the specific markets that we serve. Our **Advisory Services** platform combines experts in each discipline to create a strategy to meet your resolution objectives and maximize asset recovery value. In addition, our **Investment Services** platform allows us to invest capital, if required, for leasing costs, capital improvements, debt service shortfalls, principal paydowns, recapitalizations or joint ventures. Our private investment funds are fast, flexible and have been creatively structured to work with portfolio/balance sheet loans as well as CMBS/CDO loans.

MONITORING & ANALYSIS

- ❖ Market Research & Analysis
- ❖ Valuation & Due Diligence
- ❖ Hold vs Sell Alternatives
- ❖ Financial & Accounting Forensics
- ❖ Physical Inspection & Systems Evaluation
- ❖ Deferred Maintenance & Capital Improvement Program
- ❖ CMBS/CDO Strategies

STRATEGY & MANAGEMENT

- ❖ Large Loan Review & Restructuring
- ❖ Receivership
- ❖ Property Management & Project Repositioning
- ❖ Leasing & Marketing Strategy
- ❖ Cashflow Improvement
- ❖ Construction Management & Tenant Improvements
- ❖ Vendor & Contract Management
- ❖ Property Tax Appeal/Reassessment
- ❖ Accounting & Reporting

RESOLUTION & DISPOSITION

- ❖ Capital Markets Insight
- ❖ Leasing & Operations Stabilization
- ❖ Due Diligence Coordination
- ❖ Ownership/Management Transition
- ❖ Recapitalizations/Joint Ventures
- ❖ Asset & REO Sales
- ❖ Loan & Portfolio Sales

For more information visit www.oceanwestcp.com or call 310-899-6099.

OCEAN WEST TEAM

Ocean West's principals bring institutional caliber experience to the middle market with over 100 years of combined experience in California commercial real estate. Our principals have held top level positions at some of the industry's most prestigious firms. Our experience includes:

- ❖ 50 million square feet of commercial properties managed
- ❖ 6,000 multifamily units managed
- ❖ 30 million square feet leased
- ❖ \$40 billion of debt and equity financings
- ❖ \$10 billion of asset and loan sales
- ❖ \$3 billion of troubled debt restructures

EXECUTIVE TEAM EXPERIENCE

Our team consists of executives with deep experience within all major aspects of distressed real estate. On all of our assignments, we employ a multidisciplinary team approach to ensure that a complete solution is provided.

LENDER ADVISORY & INVESTMENT SERVICES

Troy Miller

- ❖ Centerline Capital – Head of Loan Workout/Disposition
- ❖ Nomura – Head of West Coast Lending

Russ Allegrette

- ❖ Maguire Investments – President
- ❖ Eastdil Secured – Head of Debt Placement

PROPERTY MANAGEMENT & RECEIVERSHIP

Ted Bischak

- ❖ Maguire Properties – Head of Property Operations
- ❖ Irvine Company – Head of Property Operations

William Howell

- ❖ HAI Advisors - Principal
- ❖ Mitsui Fudosan Real Estate - Director

ANALYTICS & DUE DILIGENCE

Phil Choi

- ❖ Maguire Investments – Vice President
- ❖ Eastdil Secured – Head of Debt Analytics/Due Diligence

Ryan Tucker

- ❖ Cornerstone Real Estate Advisors – Acquisitions Associate
- ❖ Nomura – Assistant Vice President

CONTACT US

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