

www.evergreendev.com



EVERGREEN

COMMERCIAL ADVISORS

REAL ESTATE CONSULTING SERVICES

STALLED PROJECTS



Who we are

Evergreen Commercial Advisors is an experienced, full-service commercial and residential real estate consulting firm. We specialize in the analysis, management, and development of an array of real estate product classes including retail and residential. Evergreen provides solutions for lenders, law firms, insurance companies, portfolio consultants, investors and owners to optimize the value of performing, non-performing, or sub-performing assets. Our operations cover markets throughout the nation; we are currently serving Arizona, California, Nevada, Colorado, Oregon and Washington.

Experience

- Developed over 7 million square feet of retail commercial space
- Developed industrial, condo & office projects
- Acquired, designed and entitled over 6,000 residential lots in our master planned communities
- Completed over 400 projects in excess of \$1.7 billion

How we assist our customers

Financial Consulting and Analysis

- Customized reporting – for committees, investors and regulators
- Property performance, evaluations and pricing
- Acquisition and disposition
- Market and tenant analysis
- Capital advisement – source, negotiate and close

Asset Management

- Stabilize and control
- Property management
- Property tax management/appeals coordination
- Develop and implement short-term/long-term strategic plans and exit strategies
- Brokerage services

Project Management and Development

- New, stalled or failed projects
- Entitlements and permitting
- Environmental assessment and remediation review
- Construction management services
- Site planning, design and engineering
- Project scheduling, cost analysis and budgeting
- LEED® strategy and certification



LAND DEVELOPMENT





RETAIL PROJECTS

Competitive Advantage

Being an owner and operator of our own commercial and residential real estate portfolio, we understand the economic realities of today's marketplace. With more than 60 employees dedicated to the details, we provide our customers with peace of mind knowing their needs are entrusted to experienced professionals.

- Creative finance team that understands key financial components from the developer, lender and investor perspective
- Expertise in all aspects of specialty, neighborhood and power shopping centers, drugstores, chain store expansions and master planned communities
- Relationships with Fortune 100 retailers: Walgreen Co., Wal-mart, Tesco PLC (Fresh & Easy), Safeway, Kroger, Fry's, McDonalds, Wells Fargo, JPMorgan Chase, and homebuilders Pulte and Richmond American
- In-house property management team overseeing 1 million square feet of space
- Experienced asset management group responsible for 13 residential development projects covering 1,500 acres
- 35 person project management team currently developing 120 active projects
- Joint venture partnerships with significant real estate investors and landowners throughout the Southwest and Latin America



FINANCIAL ANALYSIS

About Evergreen

Experience, creativity, integrity and attention to detail set Evergreen Devco apart as a premier real estate company. Evergreen was founded in 1974 by partners Bruce Pomeroy and Andrew Skipper, who were joined in 1988 by Gregg Alpert. In 2001, Bruce, Andrew and Gregg joined partners Jeff Garrett and Brett Heron to form Evergreen Communities. Since 1974, Evergreen has earned the reputation as an industry leader by delivering high-quality real estate services reliably, efficiently and cost effectively.

With 35-plus years of experience, quality personnel, first class systems and time-tested core values, Evergreen is a solid real estate partner, an outstanding community neighbor and an asset to its clients and tenants.



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