



# Advisory Loan Fact Sheet

**Investment Strategy:** E2MV Advisors is a specialized advisory and brokerage firm dedicated to delivering holistic solutions for Commercial Real Estate (CRE) Lenders, Owners, and Investors. With over 50 years of collective experience in CRE, our expertise spans acquisitions, development, asset and property management, debt and equity positioning, as well as investment sales brokerage.

## 1. Capital Assistance via E2MV Capital

Strengthening your valued Client relationships is at the heart of our investment strategy. When your borrower is unable to secure funds, we step in by providing the necessary capital, likely structured as preferred equity. This ensures they can refinance or restructure their CRE loans while maintaining an ongoing relationship with your institution (see Investment Strategy above).

## 2. Early Intervention for Banks & Lenders

At the first sign of a loan becoming a potential concern, our advisory services are ready to assist. Through a detailed analysis of the property in question, we recommend the most suitable solution - whether that's selling the loan, reclaiming the property, or collaborating with the borrower. If the decision leans towards property reclamation, we stand ready to act as the new sponsor, bringing our asset management expertise and, when required, capital investment to optimize its value and potential.

## 3. Brokerage Services for Distressed and REO Properties

Navigating the complexities of foreclosure sales is where our advisory and brokerage services combine. The E2MV team specializes in marketing and selling lender-owned properties by leveraging our extensive network of Brokers, Attorneys and Principals to ensure a competitive bid process while adhering to our clients' valuation and time objectives.

- Asset Valuations / BOVs
- Disposition/Brokerage Services
- Receivership & CRO Roles
- Expert Witness Testimony
- Capital Sourcing (Debt/Equity)
- Portfolio Strategies
- Market Analyses & Forecasting
- Due Diligence Services

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