

Method K Partners is conversant with all the disciplines necessary to make your real property assets more productive. We have worked across the country on solving all types of real estate problems for various companies and financial institutions. Method K has the background and resources necessary to solve almost any real estate problem but more important is its capacity to assist in the planning process to prevent problems.

Method K consulting services are designed around flexibility in order to accommodate the wide variance of situations we see in today's business marketplace. Let Method K Partners Inc. developed a plan to make your real property assets work toward enhancing your company's profits.

A Special Study

Method K Partners proposes to initiate and update a strategic plan dealing with its client's real property assets. Upon implementation this plan becomes the road to map for the redeployment of these assets in an effort to enhance corporate profitability.

Method K Partners Inc. manages a portfolio of commercial shopping center and office properties. We own properties and manage for others. As a specialty, we have developed a unique approach to helping corporations organize for the best use of their land and building assets.

Method **K** Partners
INC.

(847) 979-5400 • Fax (847) 368-0401
www.methodk.com

Method **K** Partners
INC.

1204 East Central Road
Arlington Heights, IL 60005



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Consulting Services
That Produces Results



Method K Partners, Inc. has developed a unique approach to helping Corporations and Financial Institutions plan for the best use of their land and building assets. Planning and decision making with regard to acquisition or disposition of property, and preparation and implementation of strategic plans for diverse real estate portfolios is our business.

Land and buildings owned by companies not primarily in the real estate business frequently account for nearly 25% of corporate assets. Many companies have not advanced their management technique to treat these assets as an investment to be managed for their potential contribution to overall financial performance.

The Corporate Assignment

Corporations and institutions with a need for better management of their real estate assets may be grouped into a combination of categories.

- Companies with land holdings that are surplus of their current or short term future needs.
- Corporations with a need for investment in additional land and physical plant or retrofit of existing facilities.
- Companies and institutions with a need to dispose of obsolete facilities.
- Corporation seeking ways to maximize their return on real estate assets by employing such concepts as “Build to Suit” and “Sale Leaseback”.
- Organizations needing assistance in preparation of strategic plans related to real property assets.

Method K Partners Inc. has developed the expertise and resources to meet the needs of all these categories. The Objectives of a Typical Corporate Assignment Include:

- Establish current and future space requirements.
- Implantation of plans to utilize real property assets to augment profits.
- Assessment and control of real property risks as they may apply to physical assets and to future profitability.
- Assurance that the number and type of company personnel working in the real property area is appropriate.
- Consideration of various tax aspects of the ownership of real property, both real estate taxes as well as income taxes.
- Confirmation of current valuation of real property assets both on a book and market value basis.
- Planning for future procurement or disposition of facilities.
- Realignment of the reporting process to senior management on the financial impact of real property taxes.

Specialities within the Assignment

Capitalizing on the asset value of land and buildings is a multifaceted assignment. Method K has on staff or may arrange for specialist needed to accomplish specific tasks in the following areas.

- Highest and Best Use Studies
- Rezoning of Real Property
- Evaluation of Environmental Considerations
- Demographic Surveys
- Valuation of Real Property
- Structuring of Sale/Leaseback
- Acquisition and Disposition of all types of Real Property
- Tenant Representation in Leasing Situations
- Market Studies
- General Contracting or Construction Management
- Sub-Leasing of Excess Space
- Boundary Surveys
- Engineering Studies
- Land Planning Negotiation with Municipalities for Zoning, Permits or Impact Fees
- Real Property Assessment Studies
- Risk Management
- Verification of Leasehold Escalation Invoices
- Commercial Property Management
- Accounting and Financial Analysis
- Project Management
- Interior Space Studies
- Mortgage and/or Joint Venture Financing