

# T.R.I.M.

## Tenant Risk Identification and Management

The collapse of the real estate market and the current economic downturn has hit property owners and lenders particularly hard and has pushed many to revisit their asset preservation and property management programs. In today's economy properties are overvalued and, in many cases, exceed the remaining outstanding debt obligations. This has forced many property owners to delay the sale of an asset and manage it until market values stabilize and return. Diligent property management is even more important now to prevent further decline in value caused by exposure from environmentally active tenants that may now ignore environmental compliance obligations.

This Tenant Risk Identification and Management (T.R.I.M.) pre-positioning strategy preserves the image, value, and marketability of a property. Implementing the right risk strategy can translate into preserved values, financial savings, and lower exposure for a property owner or lender holding a property as a loan security.

### T.R.I.M.

*T.R.I.M.* the bottom line of tenant environmental risks and exposures in your leased properties or those held to secure a debt. **SCS Engineers** provides environmental services to support:

- Pre-lease activities
- Lease activities
- Pre-lease termination actions
- Post-lease activities and recovery
- Pre-positioning assets for divestiture

## Supporting the Entire Real Estate Process

**SCS Engineers** understands the entire real estate process, from loan underwriting acquisition, entitlements, site improvements, leasing, property management, and the disposition of assets. T.R.I.M. provides a comprehensive environmental liability and risk management approach through the term of the lease. This then serves as the basis of a pragmatic property management program, protecting the owner or lender from tenant environmental exposures.

Support services offered might include, but are not limited to, Phase I Environmental site assessments, Phase II subsurface assessments, asbestos and lead inspections, environmental lease provisions (review and creation of tailored language), environmental insurance, tenant screening, on-going compliance monitoring and audits, vapor intrusion assessments, pre-lease termination audits, remedial response and clean up.

**SCS Engineers** has provided environmental services for real estate and financial transactions to purchasers, sellers, developers, lenders, financial institutions, property management companies, and others since the 1970s. We have successfully completed thousands of projects supporting their transactional and leasing needs. We are more than just another service provider; we are a trusted partner in the entire real estate process, supporting our clients' business efforts and success. SCS can help you realize, preserve, and create the greatest value in your asset with the lowest contingent environmental liability.

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