

Asset Preservation

Pre-positioning and Managing Environmental Risks and Liabilities

The collapse of the real estate markets and the current economic downturn has hit lenders particularly hard and has forced many to revisit existing loans, and in certain cases place some of these loans on the lenders' "watch list" prior to initiating a foreclosure action.

Environmental risks and liabilities can only exacerbate exposure of these already overvalued assets, adding further to the market slide, risks, and lower values. Opportunities do exist in the asset preservation, workout, and restructuring process to eliminate or mitigate environmental risks and liabilities and to lower the lender's exposure level. In the eventuality of foreclosure, a lender can pre-position itself to avoid much of the environmental impact prior to going on title. This pre-positioning strategy improves the image, value, and marketability of a property held as loan security prior to the lender taking ownership. It also allows for a better exit strategy prior to divesting from the asset. Implementing the right risk strategy can translate into financial savings and lower exposure for the lender.

Creating Asset Value

Asset value can be preserved, recovered, or created through understanding, mitigating, risk shifting and pre-positioning environmental impairments in loan servicing, asset preservation, and the divestiture process.

SCS Engineers provides services to support:

- Loan servicing
- Asset preservation
- Loan workout
- Pre-foreclosure positioning and bid valuation
- Foreclosure
- Asset management
- Divestiture

Supporting the Entire Real Estate Process

SCS Engineers understands the entire real estate process from underwriting new loans, refinancing, and asset preservation, to foreclosure, acquisition, redevelopment, asset management, and the disposition of assets. We develop the environmental information you need, and we can take it to the next level by putting the business spin on it within the context of a transaction. This not only helps our clients avoid risks and liabilities, but it also creates the best value and opportunities for properties with potential environmental impairments. Pre-positioning assets is a value added service.

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

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