




new branch
REAL ESTATE ADVISORS

Our Mission:
**We create *clarity* for our clients
in commercial real estate**



At New Branch Real Estate Advisors, our culture is deeply rooted in four core values that drive what we believe and how we behave.



Invested

Our clients can count on us to be on their side every step of the way.



Proactive Problem-Solvers

We anticipate, we imagine, and we craft masterful solutions.



Honorable

We do the right thing without question.



Collaborative

We work wonders together.



New Branch Real Estate Advisors is proud to offer both representation and property management services.

Representation

We offer brokerage representation for transactions involving:

- Office
- Industrial
- Retail
- Mixed-Use
- Land
- Investment/Income properties

Research & Analysis

There are a number of factors that we consider to inform the decision-making process:

- Highest and best use of the property
- Comparable sales/leases and competing available properties
- Market trends
- Relationships with local industry professionals
- Zoning ordinances
- Proposed developments and public infrastructure improvements
- Access to existing utilities and roadways
- A comprehensive S.W.O.T. analysis of the subject property and the surrounding marketplace (Strengths, Weaknesses, Opportunities and Threats)

Marketing

We present properties to potential buyers and tenants in a variety of ways:

- Local/national commercial real estate website listings
- Web/email blast announcements to the brokerage community
- Immediate on-site signage
- New Branch representative's presence at all showings

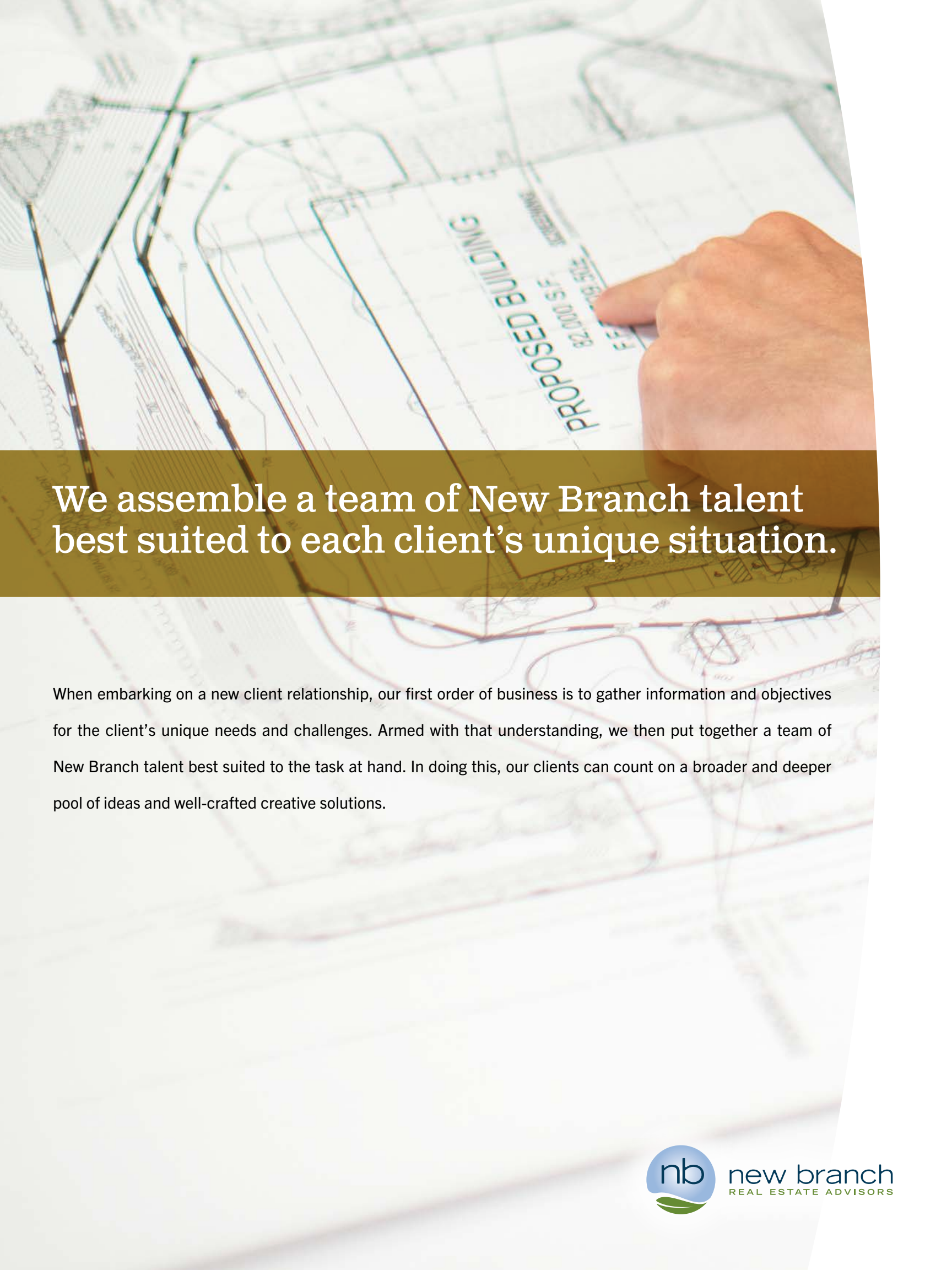
Due Diligence, Financing & Closing

New Branch clients benefit from our long-standing relationships to make the closing process as smooth as possible. We guide our clients through obtaining:

- Financing
- Title and Insurance
- Legal counsel
- Surveys
- Appraisals
- Inspections

Our Property Management Services Include

- Optimizing net operating income and asset value
- Creating and maintaining tenant satisfaction and retention
- Protecting the asset through regular property inspections and reports, administering service contracts, recommending and overseeing repairs, maintenance and approved capital improvements
- Collaborating with clients to develop and execute an annual budget
- Collecting rent
- Monthly financial reporting



We assemble a team of New Branch talent best suited to each client's unique situation.

When embarking on a new client relationship, our first order of business is to gather information and objectives for the client's unique needs and challenges. Armed with that understanding, we then put together a team of New Branch talent best suited to the task at hand. In doing this, our clients can count on a broader and deeper pool of ideas and well-crafted creative solutions.

We are fully committed to our clients from the onset.

We put great emphasis on our core value, *Invested*. We are fully committed to our clients. Throughout the journey, we naturally develop strong and lasting relationships—even friendships with the people we serve. We remain in touch and available to answer questions, even after the transaction. We are ready to advise our clients when they are ready to make their next move.

New Branch Real Estate Advisors is built on a simple truth.

Doing the right thing always brings remarkable outcomes for those we advise.

Our role as advisors goes beyond the mechanics of penning real estate transactions.

Our purpose is to create clarity resulting in well-informed, sound decision-making.

Whether New Branch is working to bring sellers and buyers,

or landlords and tenants together, or managing the performance of an asset,

we pride ourselves on creating long-lasting relationships.

We look forward to working together to be a trusted

partner throughout your commercial real estate journey.

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