



MIDTOWN COMMERCIAL ADVISORS

MIDTOWN COMMERCIAL REALTY
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MILLBURN, NJ 07041
973.232.5784 P | MIDTOWNCRE.COM
LICENSED REAL ESTATE BROKER



ADVISORY



MIDTOWN COMMERCIAL ADVISORS

Midtown has a recurring philosophy that you will hear over and over. "In commercial real estate, only an owner can think like an owner." Our mantra starts with this approach because after decades of working in this business, we know what works, what doesn't work, and what will make you lose your money.

As an advisor, we seek to guide our clients to realize the highest level of returns while having a strong grip on all of the risk factors associated with a property or project. *Some of our services include:*

Highest and Best Use Analysis — Evaluating asset for its highest and best use for the client, including portfolio positioning, asset class, asset type, its standing in the marketplace, tenant positioning/relationships and existing leases. Evaluating of asset for change of use/redevelopment, Repositioning existing asset via lease up/construction.

Acquisition Representation – Acquisition of off market assets for Single Family Offices, Institutions, Foundations and Funds.

Capital Markets Services– Sourcing and/or Placement of equity and debt instruments for clients. Average size placement \$1-\$10M.

Land Use and Entitlement Strategy and Oversight - Entitlement strategy/process for development/redevelopment, Oversight of Entitlement and Development process – Fee Development

Proforma Analysis and Risk Assessment - Proforma of existing asset, SWOT analysis

Project Oversight/Owner's Representation — Owners Representation services, Oversight of project/portfolio

REO Strategy and Oversight — Strategy/Oversight for financial institutions with REO assets/Distressed Assets, Management of REO/Distressed Assets

Public Incentives and Partnerships (P3s) - Public Private Partnerships, Public Private Project incentives, Opportunity Zones, TIFFs, Grants & PILOTS

Childcare & Educational Real Estate - Site Selection, Site Inspection, Environmental Advisory and Inspections, Center Startup, State and Local Filings, State Inspections & Approvals, Operations Advisory, Curriculum, Budgeting & Financial, HR Implementation, State Policy/Procedure/Program Management, Design, Construction, Maintenance, Spraying & Decontamination.

Business Sales/M&A Advisory - Midtown provides traditional Business Brokerage services as well as advisory services for M&A's of small firms. As an investor of small companies, we know what to look for to protect our clients interests, with or without real estate.

SERVICES

- OWNERS REPRESENTATION
- PORTFOLIO ADVISORY
- PORTFOLIO MANAGEMENT
- HIGHEST AND BEST USE ANALYSIS
- LAND USE AND ENTITLEMENT STRATEGY / OVERSIGHT
- PROJECT OVERSIGHT
- REPURPOSING AND REPOSITIONING STRATEGIES
- REO STRATEGY, OVERSIGHT & MANAGEMENT
- PUBLIC INCENTIVES AND PARTNERSHIPS, INCLUDING TIFFS, GRANTS, PILOTS & OPPORTUNITY ZONES
- CHILDCARE AND EDUCATIONAL ADVISORY
- ENVIRONMENTAL ADVISORY
- BUSINESS SALES ADVISORY
- M&A ADVISORY





MIDTOWN AND THEIR AFFILIATE PARTNERS ARE LOCATED IN MARKETS
THROUGHOUT THE UNITED STATES

New Jersey New York Virginia North Carolina South Carolina
Georgia Alabama Florida Oklahoma California Texas & Tennessee



Sales



Leasing



Management



Capital



Security



Development



Construction

For More Information



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