



"You were instrumental in getting our deal done and it wouldn't have happened without your efforts."
—COO New Avon LLC

Services to Private Equity Companies in Transition

Actio Corporate Asset Advisors focuses on giving our clients the Real Estate information they need in order to act. With client relationships that last decades, we pride ourselves on being trusted advisors whose expertise amplifies our clients' internal resources. We propose creative solutions to complex real estate matters and have the expertise to execute those solutions efficiently and effectively. In our work with our clients, we believe:

- Major opportunities exist to find hidden value in companies' real estate portfolios
- Real Estate, when managed as proactively as other operating assets, is a significant source of cost reduction, risk mitigation, new earnings and cash flow
- The release of capital from real estate assets will positively drive financial performance, delivering new and enhanced earnings, investor value, and liquidity

The Actio Team has Executed the real estate component of asset strategy for multiple multinational clients.

- Reworked Real Estate footprints involving capital investments in excess of \$3 billion and 10 million square feet
- Negotiated over 3 million square feet of leases
- Organized supply chains across North America
- Over \$1 billion in dispositions including over \$100 million in sale leaseback transactions
- Adept in navigating the Chapter 11 bankruptcy renegotiation process

We are not brokers. Nor do we compete with them. We team with brokers to understand local markets when developing solutions. We select the best local brokerage team in each submarket and oversee each deal from concept to completion.

AREAS OF EXPERTISE

Monetization

- Creative Disposition Planning / Execution
- Lease (Re)Negotiation
- Execute Financing Plan for Operating Assets
- Maximize RE Resources to Support Overall Corporate Strategy

Control and Management of RE

- Portfolio Review and Analysis
- Augment Existing RE Resources
- Provide Oversight from a Non-Brokerage / Transactional Perspective
- Support Strategic & Transactional Execution

Acquisition Support

- Due Diligence Assessment Support
- Investment Considerations
- Strategy to Maximize EBITDA
- Site Selection Support
- Consolidations / Operation Optimization

REPRESENTATIVE INDUSTRIES

Beauty and Consumer Products, Chemical, Construction, Energy Production and Distribution, Food and Beverage, Forest Products, Furniture, Material Processing, Medical, Oil & Gas Production and Refinery, Manufacturing, Pharmaceutical Publishing and Printing, Shipping and Transportation, Textiles and Clothing.