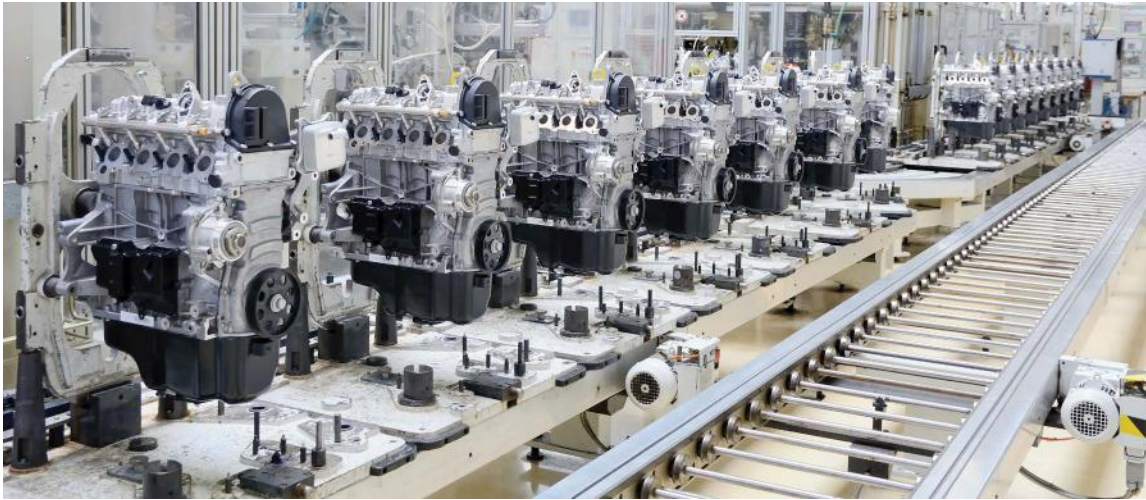




# Mohr Partners, Inc.

Mohr Partners, Inc. (MPI) helps organizations become more successful through our expertise in your real estate. After more than 30 years focused solely on representing occupiers, MPI

adds value to your institution by maximizing its real estate position through global corporate services. MPI facilitates real estate management through informed solutions for your organization.



## Industrial/ Manufacturing

Industrial production and manufacturing remain at the core of business in the modern global economy. Whatever your product, careful consideration to space requires specialists in the field.

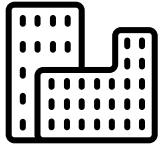
## Representative Clients





# Mohr Partners, Inc.

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## Portfolio Management

The first step to serving you is consolidating your real estate information. This service offers institutions the opportunity to monitor and benchmark how real estate affects your balance sheet. With MPI portfolio management, you are outsourcing real estate strategy to experts who see the big picture and every detail at once.

- Strategic, proactive portfolio approach
- Performance-based execution
- Uniform service delivery
- Development & implementation of policies & procedures
- Real-time updates via client portal
- Business point legal review of leases
- Financial analysis & comparison



## Lease Administration

MPI lease administration provides support to assimilate lease documentation and accounting information into systems tailored to your business model. Once initiated, MPI can present a picture of your real estate position and assume all tasks associated with managing your real estate portfolio. Through this process you are offloading your real estate tasks to specialists who are masters of efficiency.

- Database management
- Lease abstraction
- Critical date tracking
- Invoice analysis
- Estoppel analysis
- Custom ad hoc reporting
- Cost control
- Desktop/lease audits
- Lease expiration reports
- Owned property reports
- Obligation reports
- Document storage



## Business Intelligence

Business intelligence takes portfolio & lease administration to the next level. By developing custom database solutions, Horizon uses every aspect of your data to drive every real estate decision towards achieving your business objectives. Business intelligence presents the clearest overview, communicates an efficient decision-making process internally, and provides the data to change the course of your business through real estate.

- Forecasting documentation
- Space utilization analytics
- Multi-location strategy
- Consolidation strategy
- Reduction of rent analytics



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## Research & Site Selection

MPI research works with you to find the best information and present it in a manner that best addresses your real estate questions for the sake of your organizational objectives. Mapping, demographics, rental rates and acquisition trends are some of the data points explored to ensure optimal site selections.

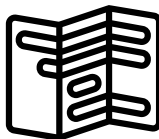
- Market analysis
- Workforce & education analysis
- Site selection studies
- GIS mapping
- Zoning analysis
- Redundancy studies
- Broker Opinion of Value
- Forecasting
- Incentives



## Transaction Advisors

You focus on your work while we handle how property works for the organization. MPI transaction advisors represent occupiers in the leasing, acquisition, and disposition of commercial real estate. These professionals are set apart from others in our industry by a commitment to transparent representation that ensures no competing interests are at play when determining the best path for your business. Our brokers go beyond providing market intelligence to bring expertise in your industry.

- Leasing
- Renewals
- Relocation
- Expansion
- Extension
- Consolidation
- Early terminations/buy-outs
- Release
- Sublease
- Acquisition
- Disposition
- Sale/leaseback



## Project Advisors

Business is moving faster than ever; so, moving a business requires seamless organization. All projects are programmed to avoid costly downtime for your business. MPI project advisors generate clear organization by managing the big picture and every detail to minimize the distraction of change for your organization.

- Development
- Build-to-suit
- Re-stacking
- Tenant improvement
- Move coordination/decommissioning
- Facility management
- Work letter/building evaluations
- Furniture coordination/space planning
- IT/data coordination