

# MOHR PARTNERS COMPANY SUMMARY

Mohr Partners is a leading global corporate real estate advisory firm. Since 1986, we have managed real estate portfolios and delivered integrated services to corporate tenants and occupiers across a variety of industries. Each year, we complete transactions for our clients in all 50 U.S. states, all provinces of Canada and locations around the world. We pride ourselves on our global reach, which allows us to deliver unparalleled results for our clients in an ever-changing real estate environment.

## SERVICE LINES



Strategic Consulting & Advisory



Lease Administration



Business Intelligence



Research & Insights



Incentives Practice



Portfolio & Transaction Services



Project & Development Services



Capital Markets

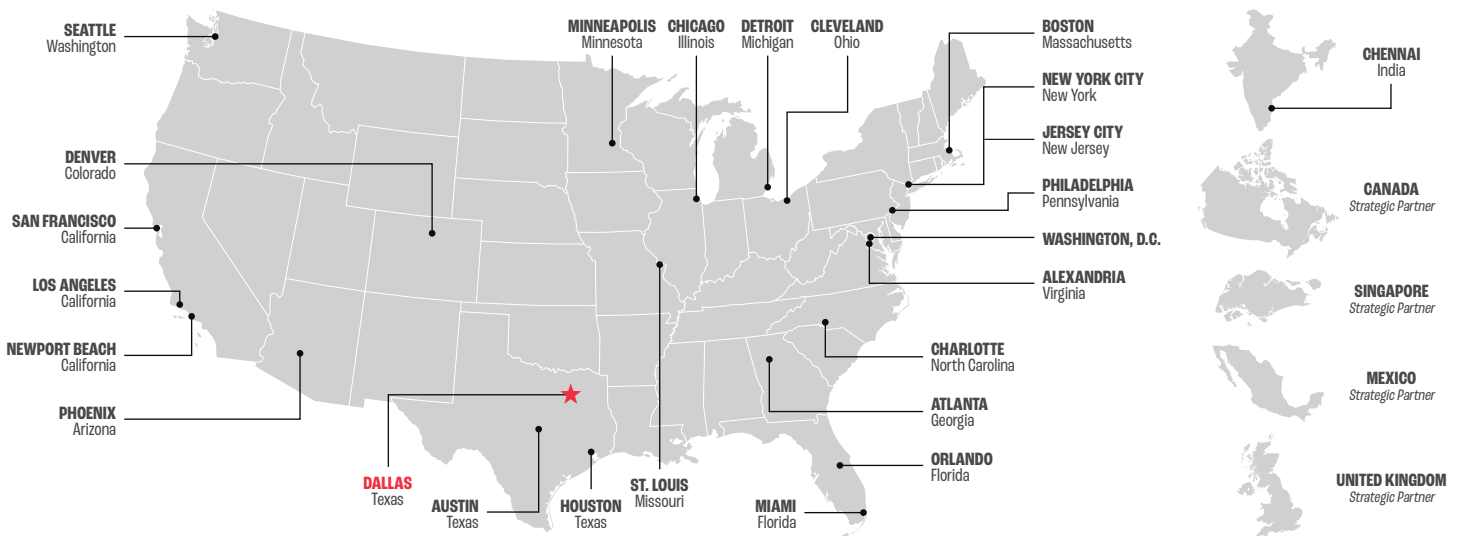


Energy & Sustainability Advisory



Facility Management

## LOCATIONS



## ABOUT MOHR



40 Years Exclusively Representing Tenants



5,000 Recent Transactions



200+ Real Estate Professionals



24 North American Offices



Global Presence  
Via our owned offices & strategic partnerships

## CHICAGO TEAM



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# SUMMARY OF SERVICES



## Portfolio Strategy & Data Analytics

- Portfolio Optimization
- Occupancy Cost Evaluation
- Supply Chain Analytics
- Benchmarking & Best Practices
- Gap & Opportunity Analysis
- Change Management Support
- Labor Market Analytics
- Space Utilization Studies
- Geospatial & Demographic Insights



## Lease Administration

- Lease Compliance
- Financial Management
- Lease Accounting
- Energy Data Management
- Repair & Maintenance
- Owners/Operators CAM Reconciliations



## Business Intelligence

- Portfolio Optimization
- Labor Market Analytics
- Logistics/Supply Chain Analytics
- Geospatial Studies
- Custom Demographic Dashboard



## Research & Insights

- Fair Market Value (FMV) Reports
- Portfolio Analytics
  - Occupancy Cost Evaluation
- Full Market Reports
- Comparable Reports
- Competitive Market Analysis (also known as BOV)
- Market Statistics and Trends



## Incentives Practice

- Economic Impact Analysis
- Incentive Negotiation
- Corporate Income Tax Credits
- Enterprise Zone Programs
- Sales & Use Tax Refunds
- Research & Development Tax Credits
- Discretionary Incentives



## Portfolio & Transaction Services

- Transaction Management
  - Portfolio Strategy Planning & Optimization
- Process Implementation
  - Account Manual Creation
  - Policies and Procedures
- Portfolio Analytics
  - Leasing
  - Acquisition
  - Disposition



## Project & Development Services

- Project Management
- Program Management
- Re-stacking
- Tenant Improvement
- Move Coordination
- Project Document Control
- Work Letter/Building Evaluations
- Furniture Coordination/Space Planning
- IT/Data Coordination



## Capital Markets

- Asset Monetization
- Build-to-Suit Transactions
- Financial Impact Studies
- Own vs. Lease Analysis
- Portfolio & Asset Optimization Strategies
- Pre-Acquisition Due Diligence Support
- Sale Leaseback Structuring
- Complex Lease Structure Negotiation
- Developer Selection



## Energy & Sustainability

- Utility Interface
- Optimal Site Selection
- Energy Procurement
- Renewables/Behind the Meter Solutions
- Energy Efficiency
- Climate Reporting
- Electrotechnologies
- Grid Edge



## Facilities Management

- Environment, Health and Safety
- Janitorial/Industrial Cleaning
- Laboratory Support Services
- Sustainability
- Facilities Maintenance and Engineering
- Workplace Services
- Soft Services

# THE COMPANY WE KEEP

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Microsoft Johnson & Johnson Goldman Sachs WELLS FARGO sodexo Hisco Sevita

Schindler labcorp PETSMART MATTRESSFIRM ACCURIDE CMA CGM

DOLLAR GENERAL Wawa Celanese COSTCO WHOLESALE Hertz ADIENT

DELL NEW YORK LIFE INVESTMENTS logitech BlueCross BlueShield meijer IMA

PANDA EXPRESS CHINESE KITCHEN DOUGLAS DYNAMICS Marathon DR Squatch CAMP BOWWOW Thrifty CAR RENTAL TROJAN BATTERY COMPANY OTIS

APL Logistics COVERALL COOPERTIRES CEVA LOGISTICS ARGOS DOOSAN

AEG VISION POTBELLY SANDWICH SHOP KBS Cummins planet fitness VISUAL EDGE IT SECURE TECHNOLOGY SOLUTIONS MCLANE PORTS AMERICA

Bobcat Ryder Ever better. DP WORLD HANKOOK driving emotion BOK FINANCIAL Lightbridge Academy

SENKO Advanced Components icon PARKING AIRROSTI RXO Ryan IGT

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Republic FINANCE MATHESON The Gas Professionals MoDe MODERN DENTAL WABCO SOLARISHEALTH A NEW DAY IN HEALTHCARE vetcor

DHL ImageFIRST Safelite Corewell Health Texas Capital Bank

autoneum TRINITY EYECARE PARTNERS COSENTINO vestis QuestDiagnostics HOYA LUMINAR Dawn Diligent Airgas an Air Liquide company

exelon GP Georgia-Pacific Hanger Clinic OLD NATIONAL BANK REGIS CORPORATION

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