

PMRE CONSULTING

***YOUR PARTNER IN ACHIEVING OUTSTANDING RESULTS
IN COMMERCIAL REAL ESTATE***

Established in 2018 by Peyton Millinor, PMRE Consulting serves the needs of clients as they grow, right size, and maximize their commercial real estate portfolios.

Our firm offers the dedication and confidentiality expected from an in-house team member, but with the flexibility of selecting the ideal time and financial commitment that suits a client's needs and budget.

PMRE's professional services offered to clients on an as-needed basis include:

~Asset Management and Strategic Business Planning
~Asset Acquisition or Disposition
~Development Feasibility Assessment
~Loan and Hard Asset Due Diligence and Advisory
~Property Assessment and Inspection
~Market Intelligence Gathering

Mr. Millinor's 25+ years of CRE experience is available to assist in maximizing the value of assets, processes and people through knowledge, critical thinking, intelligence, integrity and efficiency.

Select Professional Experiences

- Coordinated with counsel, lenders, brokers, et al to consummate the successful sale of over 250 CRE assets for a private real estate fund.
- Oversaw the redevelopment of a 2.0MM SF mixed use asset through rezoning, recapitalization, ground-up development and lease up.
- Responsible, as owner, for the entire sales process for over 100 distressed commercial assets in 35 states valued at nearly \$1.0BB.
- Underwrote for B-piece acquisition \$300MM in CMBS 2.0 loans via loan, borrower, lease, property, environmental and title review.
- Originated and executed as a team over \$500MM of investment sales opportunities in 22 states for and with REITs, institutions, developers and private investors.
- Provided clients with guidance and insight into navigating the complexities of the commercial real estate Special Serving industry.
- Performed detailed assessments of easement agreements, lease agreements, property condition reports, surveys and title work as asset manager for a portfolio of enclosed retail malls.
- Established streamlined processes for requesting draws and reporting to capital partners and lender for a multi-phase, mixed-use development.
- Modeled the cash flow and financial returns of hundreds of commercial real estate assets offered for sale.
- Co-authored and executed a business plan for a multinational start-up, cause-based coffee company.

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