



Independent Fiduciary Services

American Realty Advisors, one of the largest privately held real estate investment management firms in the United States, has provided innovative real estate investment management solutions to institutional investors (such as Taft-Hartley, corporate and public pension plans) for over 25 years.

Acting as an independent fiduciary and as a Qualified Professional Asset Manager (QPAM), American has worked to preserve and protect clients interests. America's specialized knowledge and experience has proved valuable in those situations where clients have been required by law to seek the advice of an independent third-party professional to oversee certain transactions, to coordinate development or redevelopment activities, or to give advice on other decisions involving real estate. By engaging American as their independent fiduciary and/or QPAM, the trustees for such pension plans were able to limit or eliminate their liability for decisions related to such transactions and to preserve coverage under their plans' insurance policies.

Drawing on the expertise of American's seasoned team of investment professionals and utilizing the firm's proactive management approach, American is able to provide a wide-range of real estate advisory services including:

- Strategic analysis to restructure existing real estate portfolios
- Asset and portfolio takeover and transition
- Oversight and negotiation of sale, purchase, exchange or lease of assets between tax-exempt institutions and parties-in-interest
- Transfer of assets to/from commingled funds or separate accounts under common management
- Feasibility analysis of anticipated or on-going projects and transactions
- Oversight and management of new construction and redevelopment projects
- Management of leasing and subleasing of space
- Management of financing and refinancing of assets
- Workout and restructure/recapitalization of troubled portfolios

As real estate transactions grow ever more complex, plan trustees can benefit by considering the use of outside expertise and advice to assist them. American can be of benefit to all parties by identifying the important issues involved in complex real estate transactions, by helping to determine the appropriate scope of the independent fiduciary services, and then by assisting in the execution of the transaction.

For More Information, Please Contact:

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Why American?

Expertise

- Exclusive focus on commercial real estate investment management solutions

Established Leadership

- One of the largest privately-owned real estate investment managers with over 25 years of real estate experience
- Over \$5.8 billion in assets under management* as of September 30, 2013

Qualifications

- Investment Advisor registered with the U.S. Securities and Exchange Commission (SEC)
- Qualified Professional Asset Manager for transactions requiring a QPAM
- Investment manager and fiduciary

Client Focused

- Clear analysis and definition of needed scope of work
- Rigorous and targeted risk management process
- Pro-active client service and communication

*Assets under management represent approximate gross fair value of all assets and accounts managed by American as of September 30, 2013 which includes cash and cash equivalents and excludes partners' share of equity and partners' share of debt on partnership investments.