



LQ Commercial
REAL ESTATE SERVICES

COMMERCIAL ASSET RECOVERY

ORLANDO | TAMPA | FORT MYERS | NAPLES

 [LQCRE.COM](https://www.lqcre.com)

WHO IS LQAR?

LQ Asset Recovery (LQAR) is a multi-dimensional asset recovery, receivership, forensic accounting, bankruptcy, and litigation support firm that assists lenders in evaluating, managing, and liquidating a sub and non-performing assets. With the combined experience and resources from its commercial, residential, and property management alliances, LQAR implements immediate action plans on your behalf.

SERVICES

Since 2008, LQAR has served as court-appointed receiver to offer impartial asset preservation through business operations management, trustee and examiner services, internal restructuring, representation, financial advisory, expert witnesses, property management/accounting/financial services and more that arise from foreclosure auctions, partnership disputes, and corporate bankruptcy.

AFFILIATES

LQAR has extensive experience with professional third-party affiliates to cost effectively and immediately preserve, maintain and protect each individual asset alongside:

Accountants
General Contractors
Engineers
Hospitality Managers

WHERE WE ARE



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LQ ASSET RECOVERY LEADERSHIP



JOHN MOUNCE

Founding Principal

(239) 333-4365

jmounce@lqcre.com

John is Founding Principal of LQ Commercial, LQ Asset Recovery, and leader of LQ Retail and Tenant Representation Divisions, with 35+ years of experience.

His client caliber consists of national big box and grocery brands, fine dining restaurants, home furnishing retailers, and large-scale developers.



MARY GENTILE CRX CSM

President - Management

(239) 333-4376

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Mary provides strategic oversight for the multi-state division to service a 3M+ SF portfolio of third-party assets.

She engages in owner and tenant interface, CAM operation execution, budget/forecasting and reporting, as well as risk and emergency disaster management for retail, office, medical, and industrial space.



ROKKI ROGAN CDPE

Founding Principal

(239) 333-2505

rrogan@lqcre.com

Rokki oversees the growing industrial division and is responsible for its recruiting and mentorship to maximize proficiencies in business development, site selection, contract negotiations, leasing, underwriting, acquisitions, and dispositions. He is also an independent developer and landlord of commercial assets.



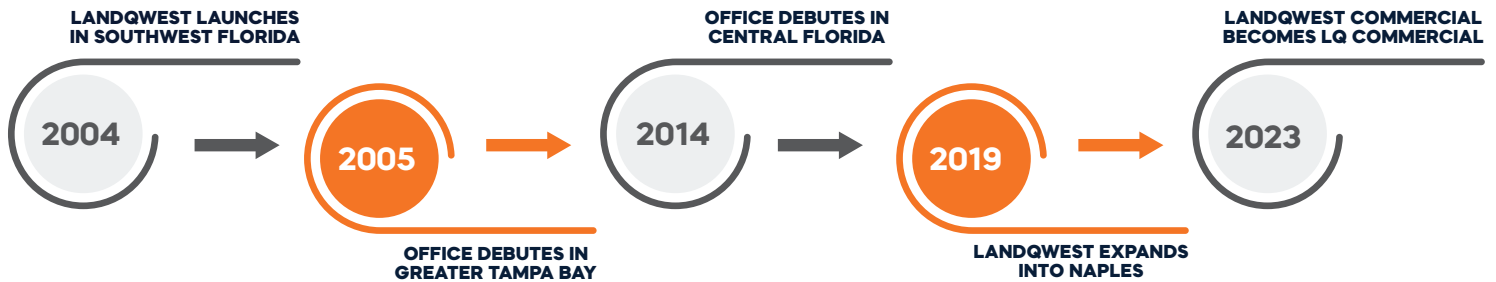
LQ Commercial
REAL ESTATE SERVICES



Established in April 2005, our successful business model expanded to offer Statewide service; hence a Tampa office was established in 2009 and, due to increased productivity and demand, Orlando opened in 2014.

In Spring 2019, LandQwest continued to saturate its Central, West Central and Southwest Florida markets by opening a fourth office in Naples, Florida.

In the Summer of 2023, LandQwest Commercial - and its affiliates - officially became known as "LQ Commercial Asset Recovery" Services. Today, LQ celebrates twenty years of success in preserving Florida commercial real estate values.



COMMUNITY RELATIONS





ASSET RECOVERY

CAPABILITIES

A PLATFORM OF EXPERIENCE, INTEGRITY, EDUCATION & CLIENT RESPONSIVENESS TO ASSIST REAL ESTATE LENDERS

The mission of LQ Asset Recovery is to use a platform of experience, integrity, education and client responsiveness to assist lenders in evaluating, managing and liquidating non-performing assets. We partner with lenders in all areas of asset recovery, through management and, ultimately disposition.

Our depth of experience encompasses financing, forensic, investment, construction, development, appraisal, brokerage, and management. With this experience, we can customize and provide only those services needed based on the unique situation of the asset, and the immediate needs of our clients.

Our approach to each assignment is one that encompasses all service capabilities and systems throughout the organization and is driven by these guiding principles.



COURT-APPOINTED ASSIGNMENTS



ABACO BAY

4629 Bayshore Drive
Naples, Florida
Collier County
35-Unit Fractured Residential
Condominium Complex



PALM POINTE SHOPPES

11751 S Cleveland Avenue
Fort Myers, Florida
Lee County
200,000 SF Shopping Center



BONITA BEACHWALK

27695 Okeana Street
Bonita Springs, Florida
Lee County
Partially Completed Residential
Condominium Complex



PINE RIDGE ROAD

1250 Pine Ridge Road
Naples, Florida
Collier County
27,446 SF Medical Office



BURNT STORE C-STORE

714 Burnt Store Road N
Cape Coral, Florida
Lee County
5,700 SF Gas / C-Store Store +
Food Service / Car Wash



RADIO ROAD

6028 Radio Road
Naples, Florida
Collier County
19,791 SF Neighborhood
Center



CITY CENTER

1620 Tamiami Trail
Port Charlotte, Florida
Charlotte County
47,211 SF Class-A Medical Office



ROBB & STUCKY PATIO

26501 S Tamiami Trail
Bonita Springs, Florida
Lee County
23,185 SF Freestanding Retail



LEE BOULEVARD WEST

5705 Lee Boulevard
Lehigh Acres, Florida
Lee County
29,182 SF Retail Strip Center



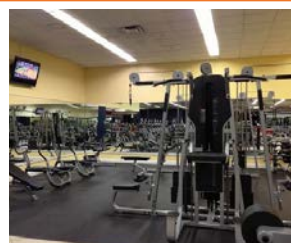
TOWN LAKES SQUARE

1124 Village Lakes Boulevard
Lehigh Acres, Florida
Lee County
Self-storage Facility, 10,015 SF
Office + 3,628 SF Restaurant



MEDICAL LANE

1620 Medical Lane
Fort Myers, Florida
Lee County
27,867 SF Medical / Office



WORLD GYM LEHIGH ACRES

1334 Homestead Road N
Lehigh Acres, Florida
Lee County
10,356 SF Gym (1,500+ Members)

FINANCIAL & LEGAL CLIENT SATISFACTION



PRE-FORECLOSURE SERVICES | RECEIVERSHIPS

The focus of LQ Asset Recovery is to provide a seamless transition of operations throughout the entire receivership period as a court-appointed receiver of troubled assets.

The following pages include a breakdown of basic pre-foreclosure tasks that the LQ group of companies will immediately execute on your behalf:



RECEIVERSHIP SERVICE SUMMARY

ASSET INSPECTION	Initial Inspection Report & Pictures <i>(With Approval)</i>
INVESTIGATE PUBLIC RECORDS	Preliminary Title Search Search for Newly Formed Easements Lis Pendes Mechanics Liens
ESTIMATE COSTS	Maintenance Insurance Taxes Utilities Management Construction Completion
REVIEW EXISTING STATUS	Utilities Zoning Permitting
VALUATIONS	"As-Is" Value After Reasonable Marketing Period "Liquidation" Value / 60-Day "Fire Sale" "Market" Value After Asset is Stabilized or Completed
THIRD PARTIES	Vendor Coordination
SUPPORTING DATA	All Provided to Client

**Various Services Will Be Conducted By Third-Party Vendors & Overseen By LQAR*

PRE-FORECLOSURE SERVICES | COMMERCIAL



COMMERCIAL RECEIVERSHIP SUMMARY

VACANT COMMERCIAL LOTS

Initial Inspection Report & Pictures (*With Approval*)
Review Actions to Be Taken with Client
Clean Property As-Needed (*With Approval*)
Coordinate Payment of Taxes & Insurance
Periodic Mowing (*With Approval*)
Review Current Zoning Status
Review Viability of Debtor's Proposed Use
Secure Property As-Needed (*With Approval*)
Maintain or Create Favorable Zoning, If Possible
Create & Implement Action Plan
Monitor Property & Report Status to Client

COMMERCIAL PROJECTS UNDER CONSTRUCTION

Initial Inspection Report & Pictures (*With Approval*)
Review Actions to Be Taken with Client
Clean/Secure Property As-Needed (*With Approval*)
Determine Viability of Debtor's Project
Meet Debtor Consultants/Contractors
Evaluate Value of Project's Current Condition
Property Management (*With Approval*)

- Maintenance Inspections
- Coordinate Tax + Insurance Payments
- Emergency Response Service/Repairs
- Repairs & Replacements, As-Needed
- Coordinate Service & Third-Party Contracts

Make Recommendations to Client

- Complete Project
- Complete to Stabilization
- Raze All or Part of Existing Structure

Create & Implement Action Plan
Monitor Property & Report Status to Client

COMPLETED COMMERCIAL PROJECTS

Initial Inspection Report & Pictures (*With Approval*)
Review Actions to Be Taken with Client
Clean/Secure Property As-Needed (*With Approval*)
Property Management (*With Approval*)

- Monthly Financial Reporting
- Income Collections & Evictions
- Repairs & Replacements, As-Needed
- Coordinate Service & Third-Party Contracts
- Timely Payment of Operating Expenses
- Maintenance Inspections
- Emergency Response Service/Repairs
- Coordinate Tax + Insurance Payments

REAL ESTATE BROKERAGE SERVICES

Create Custom Marketing Plan
Oversee Sale & Leasing Staff

MONITOR PROPERTY

Report Status to Client

**Various Services Will Be Conducted By Third-Party Vendors & Overseen By LQAR*

RECEIVERSHIP RATES

Total Receiver fees are analyzed before appointment, and vary by asset. The Receiver will work with the referring party to budget and identify/quantify Receiver fees based on the Order's requirements.

HOURLY RATES ARE DESCRIBED AS FOLLOWS:



COURT-APPOINTED RECEIVER

\$250.00/HOUR

Responsibilities include preserving, protecting, and maintaining the asset(s) of the receivership, complying with the Order Appointing Receiver, reporting to the Court.



ASSET MANAGER

\$200.00/HOUR

Reports directly to the Receiver. Responsibilities include formulating and implementing long-range plans, proforma analysis, market conditions analysis, and acting as liaison between Receiver and brokerage/leasing company.



ACCOUNTING MANAGER

\$125.00/HOUR

Reports directly to the Receiver. Responsibilities include overseeing and managing all accounting functions, including processing bank reconciliations and monthly reports.



ACCOUNTING ASSISTANT

\$85.00/HOUR

Provides support to the Accounting Manager. Responsibilities include tracking cash-flow, making deposits, and accounts payable.



EXECUTIVE ASSISTANT

\$125.00/HOUR

Provides support to the Receiver. Responsibilities include research, data collection, report compilation, and court-filings.



PROPERTY MANAGER

\$125.00/HOUR

Provides support to the Receiver. Responsibilities include research, data collection, report compilation, and court-filings.



MARKETING MANAGER

\$125.00/HOUR

Provides support to the Receiver. Responsibilities include crafting targeted marketing campaigns to expedite the disposition of real estate holdings.



ADMINISTRATIVE ASSISTANT

\$65.00/HOUR

Provides support to the Receiver. Responsibilities include research, data collection, report compilation, and court-filings.

CONTACT LQ



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