



Solutions for Distressed Real Estate Situations

Distressed real estate. Market uncertainty. Economic volatility. Global inflation. Banking liquidity issues. With ongoing economic uncertainty, increased interest rates and continued distress across many industry sectors, real estate funds face new financial and operational challenges. In addition, investors now require more transparency, and annual valuation reports may not be sufficient.

As the leading independent provider of risk and financial advisory solutions, Kroll can help investors, fund managers and companies through all stages of distressed and complex real estate situations.

Our services span real estate valuation and consulting, buy- and sell-side M&A, restructuring, financial reporting and tax valuations, fairness and solvency opinions, private capital markets – debt advisory and comprehensive due diligence.

We leverage our global team’s insights, data and technology to propel businesses throughout a complex and/or distressed real estate transaction lifecycle.

We provide comprehensive and accurate data review and inform opinions on both pre- and post-sale transaction decisions. Additionally, we leverage a unique combination of accounting, finance and real estate expertise to help our clients throughout the real estate transaction life cycle.

We help clients:

- Navigate seamlessly through every phase of distressed real estate investment advisory.
- Maximize the value of companies and assets with financing and debt advisory, as well as real estate due diligence.
- Deliver high-quality, independent financial advice and expert opinions in special and complex situations that real estate funds; public and private REITs and corporate decision-makers can rely on.
- Increase the value of companies through consulting for investments and transactions.

Adding value to clients through our:



Global Reach

Over 6,500 experts serving clients in 140 countries, with managing directors fully involved in all engagements



Comprehensive Solutions

Multidisciplinary, award-winning capabilities and insights, backed by data and technology solutions



Industry Experience

Extensive experience across industries, combining global expertise with local market understanding



Integrated Approach

One team delivering local and cross-border assignments



Comprehensive Solutions for Distressed Real Estate Situations

Real Estate Valuation and Consulting	<ul style="list-style-type: none"> • REIT and real estate operating company valuations • Debt valuation • Financing appraisals 	<ul style="list-style-type: none"> • Portfolio valuation – positive assurance • Cost segregation and construction tax planning
Real Estate M&A Advisory	<ul style="list-style-type: none"> • Sell-side advisory services • Buy-side consulting services • Transaction support 	<ul style="list-style-type: none"> • Contingency planning for onshore and offshore distressed situations • Corporate insolvency appointments • Distressed and accelerated M&A
Fair Market Value in Transactions	<ul style="list-style-type: none"> • Real estate transaction opinions • Solvency opinions 	<ul style="list-style-type: none"> • Fairness opinions • Independent fiduciary opinions
Financial Reporting and Tax Valuations	<ul style="list-style-type: none"> • Address complex valuation issues • Purchase price allocation 	<ul style="list-style-type: none"> • Goodwill impairment • IP and asset valuations
Investigative Solutions	<ul style="list-style-type: none"> • Litigation and dispute advisory • Fraud, forensics and corporate recovery investigations 	<ul style="list-style-type: none"> • Financial investigations, asset tracking and recovery
End To End Cyber Risk Management	<ul style="list-style-type: none"> • Threat intelligence • IP theft monitoring and investigation • Fraud risk management and framework reviews 	<ul style="list-style-type: none"> • Cyber risk management • Crisis communications

Our experience:

9,000+

real estate engagements
since 2019

2,200+

fairness and solvency opinions with
over \$6 trillion in deal value since 2005

7,000+

real estate valuations services
performed since 2019

1,300+

clients including REITs,
funds and banks

Contact



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Learn more about us on www.kroll.com

About Kroll

As the leading independent provider of risk and financial advisory solutions, Kroll leverages our unique insights, data and technology to help clients stay ahead of complex demands. Kroll's global team continues the firm's nearly 100-year history of trusted expertise spanning risk, governance, transactions and valuation. Our advanced solutions and intelligence provide clients the foresight they need to create an enduring competitive advantage. At Kroll, our values define who we are and how we partner with clients and communities. Learn more at Kroll.com.

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