



Litigation and Troubled Asset Support Solutions

Litigation Support Solutions

Our team of professionals has vast experience as objective expert witnesses. We have provided services for arbitrations, mediations, commission hearings and state/federal/district and bankruptcy court cases. We have a solid reputation as an unbiased expert witness. We are frequently retained to be an expert witness or neutral appraiser in valuation and related disputes.

We have provided support and testimony related to:

- Shareholder disputes
- Property tax appeals
- Condemnation hearings
- Real estate disputes
- Special assessment appeals
- Landlord/tenant conflicts
- Inverse condemnation matters
- Liability issues relating to commercial real estate management



Dispute Analysis

Dispute analysis occurs at the early stages and throughout an engagement to understand the relevant technical issues and how they relate to the overall dispute. Our experts vet issues with counsel to identify the professional disciplines and expertise, scope of work, and the resources that will be required if it is decided to pursue litigation or alternative dispute resolution.

Litigation Consulting

We assist counsel in identifying key issues and developing case strategies performing research on the publications and testimonial positions taken by opposing witnesses, and identifying and evaluating potential experts.

Expert Testimony

Our professionals have an array of experience in local, state, and federal courts and arbitration venues. We have also served as court-appointed experts.

Trial Support

We prepare rebuttal reports and trial exhibits and assist counsel in framing issues and in the preparation of cross examination of opposing experts.



Realizing Potential, Delivering Results

As a financial, legal or governmental executive, you are faced with a daunting task in today's world of troubled assets. The legal, regulatory, and financial guidelines, combined with the time constraints of processes, compliance, and due diligence make resolving issues challenging on a daily basis.

NAI Isaac offers a unique, comprehensive approach to the troubled asset, loan restructuring, litigation/foreclosure support, and disposition processes.

Our firm provides a single service source offering consulting, valuation, receivership, leasing, property management, asset management, and asset disposition and forensic real estate analysis through our Kentucky headquarters and global basis through our affiliation with NAI Global.

Our three step process in Addressing Your Asset

Engagement and Analysis

Whether a loan has slipped into default or a property has transferred to our client's balance sheet, the final step is to initiate an evaluation of a troubled real estate asset. NAI Isaac will assist in current situational diagnosis, evaluation of the scope of work needed, establish goals, set realistic timelines, and plan an optimal exit strategy.

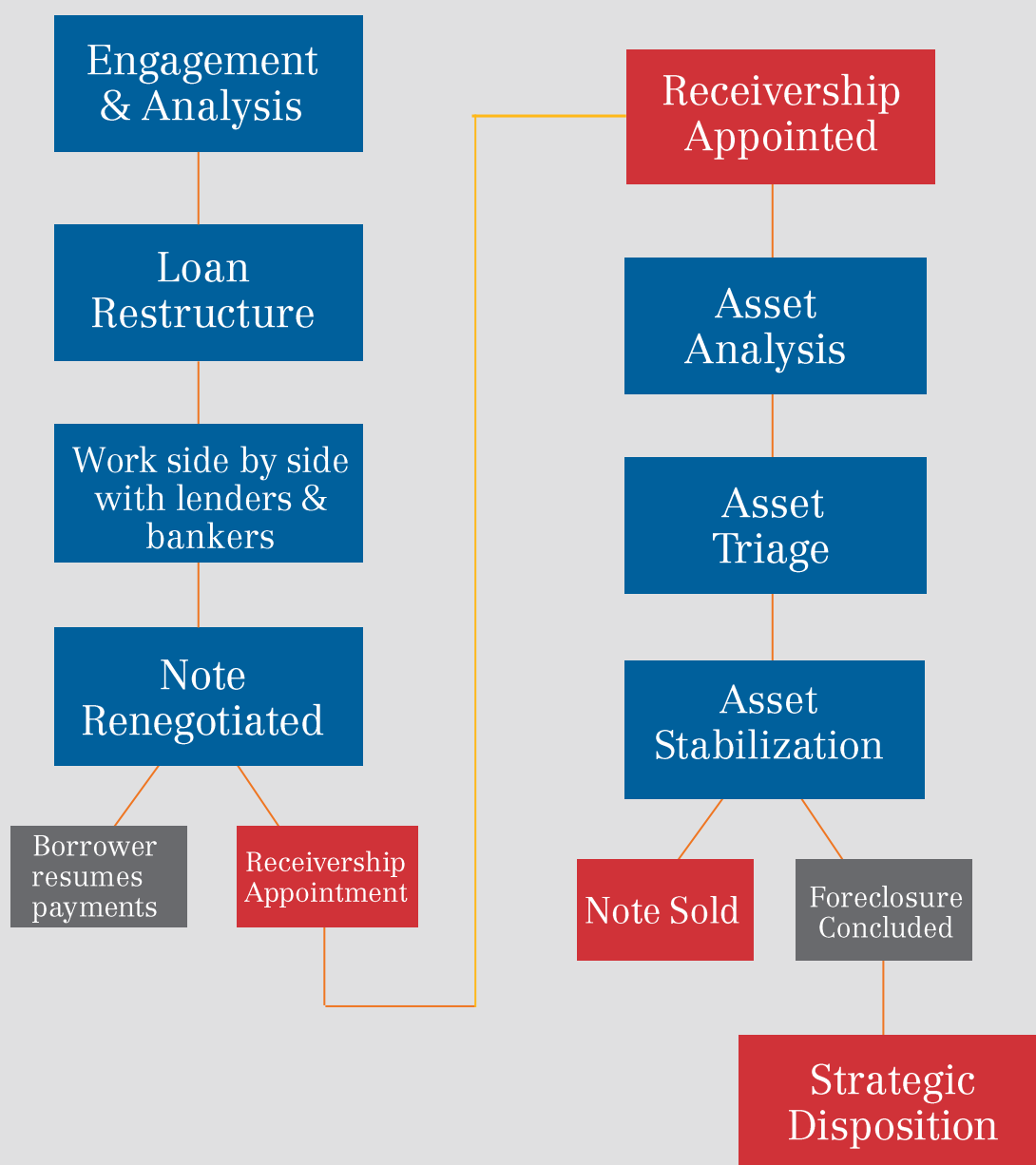
Triage

Once the analysis is complete and the property's initial position established, the our team will work simultaneously on physical and legal issues, mitigating critical risks, and reversing the downward income spiral, which is commonplace with distressed assets. As a single solution source, our firm provides all critical capabilities to effectively engage, operate, and dispose of a distressed real estate asset.

Strategic Disposition

Once the asset has been stabilized, our team works to determine an appropriate disposition strategy to yield the highest possible price based on your unique disposition criteria. After appropriate pricing has been established, our team outlines the most advantageous 'go to market' timeframes and determines the appropriate marketing channels to utilize based on your unique guidelines and requirements.

Asset Optimization, The Process



Professional References

Mr. Daniel Jagoe
Managing Director-Portfolio
Management

Annaly Commercial Real
Estate Group
1211 Avenue of the Americas
41st Floor
New York, NY 10036

212. 413.1901

Mr. Ray Ball
President

Ball Homes / RML Construction
3609 Walden Drive
Lexington, KY 40583

859.268.1191

Mrs. Jane Frye
Owner/Investor

212 Day Lily Drive
Nicholasville, KY 40356

859.312.3000

Mr. Robert J. Jones
President

Rainier Realty Acquisitions
13760 Noel Road, Suite 1020
Dallas, Texas 75240

214.234.8233

Mr. William Lear
Partner

CenterCourt I, LLC
300 W Vine Street, #2100
Lexington, KY 40507

859.231.3011

Mr. Mark Herren
Chairman of the Board & CEO
Bank of the Bluegrass

215 Southland Drive
Lexington, KY 40503

859.233.4500

Ms. Lindsay Fierro
Executive Vice President

NAI Global
717 Fifth Avenue, 12th Floor
New York, NY 10022

212.405.2500

Mr. Michael M. Nickerson
Asset Manager

Rockbridge Capital
4100 Regent Street
Columbus, OH 43219

616.246.2400

Mr. Dennis Udwin
President

In-Rel Properties, Inc.
200 Lake Avenue, 2nd Floor
Lake Worth Beach, FL 33460

561.533.0344

Global Locations



NAI Isaac is part of NAI Global.

That means we are part of a global commercial real estate network, spanning more than 375 offices with over 6,000 local market professionals worldwide.

We can show your property to agents all across America and the world. More exposure means more prospective tenants.

Let NAI Isaac showcase your property on a global stage.

North America

Canada
Mexico
United States

Latin America & The Caribbean

Argentina
Bahamas
Brazil
Chile
Costa Rica
Jamaica
Mexico
Panama
Peru
Puerto Rico
Venezuela

Asia Pacific

Australia
India
Indonesia
Japan
South Korea
Malaysia
New Zealand
Singapore
Taiwan

Europe & The Middle East

Bahrain
Denmark
France
Georgia
Germany
Greece
Ireland
Italy
Latvia
Netherlands
Norway
Poland
Romania
Russia
Serbia
Sweden
Switzerland



771 Corporate Drive, Suite 500
Lexington, KY 40503
+1 859 224 2000

naiisaac.com