

# Lazarus Resources Group LLC

Advisors to Management  
Investment Bankers  
“Bringing Business to Life”



## Commercial Loan Workout and Debt Restructuring

**Lazarus Resources Group LLC** provides debt restructuring advisory services to commercial real estate owners facing cash flow problems or the inability to refinance their properties due to current capital market conditions. Our team has more than 20 years of collective experience in handling loan workouts for both financial institutions and borrowers.

Our team will develop a loan restructuring proposal to address the immediate issues affecting your property while working with you to develop a longer-term business plan which encompasses an exit strategy for the lender. We will prepare an in-depth market and valuation analysis, and present the current and projected economics of your property to support our loan restructuring proposal. We work closely with our clients, management, construction and leasing professionals, to ensure that the plan is executed effectively.

Our multi-disciplined approach to handling loan workouts affords us a unique advantage in terms of understanding the needs of both the borrower and the lender, increasing the likelihood of successfully negotiating a loan modification that works for both parties.

A loan default can create a strain on even the strongest borrower-lender relationship, often causing an emotionally charged backdrop which can prevent a direct resolution between the parties. As experienced real estate professionals, **Lazarus Resources Group** understands the issues affecting the cash flow and value of all types of commercial properties. As investment bankers, brokers, and attorneys, we can effectively and unemotionally articulate these issues in a language that lenders understand and appreciate.

Due to our extensive transactional experience and our knowledge of the capital markets, we have the advantages of knowing the right time and the right lender to refinance your existing troubled loan.

In the unlikely event that a loan restructuring cannot be achieved; we will proactively expose your property to our sources of private and institutional joint venture equity investors, buyers and lenders. **Lazarus Resources Group** will make every effort to help you avoid a foreclosure and to achieve the best possible sale, refinance or recapitalization for your property.