



**BlackWatch**  
Asset Management



BlackWatch Asset Management is a strategic manager of value-added and core plus investments in partnership with institutional and private capital investors. BlackWatch establishes and monitors customized asset management strategies for investment properties owned by the firm. The firm's services include:

- Maximize total return for each assigned asset through the analysis of property efficiencies and identifying opportunities for improved performance
- Monitor market conditions and work closely with our property management team and third party leasing agents to provide direction and oversight of business plans, budgets, forecasts, leases, analysis and approvals
- Manage cash flow, distribution analysis and investment projections
- Develop and distribute asset management reports to investors, consultants and other partners
- Review and approve leases and annual operating and capital budgets
- Provide pre-acquisition input and assistance in due diligence process, including review of financial and operational assumptions, and supporting the effort of originating and negotiation of debt financing
- Model full life cycle / financial analysis for each asset from acquisition through disposition.
- Manage coordination of post acquisition activities integration of asset(s) into the firm's ownership portfolio
- Oversee asset disposition process
- Ensures Regulatory Compliance

### *The Black Watch Difference*

BlackWatch actively manages each step of the investment process, including acquisition, ownership structure, capitalization, asset and property management, value enhancement, and ultimate disposition, to ensure success.

### Contact



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