

## PORTFOLIO LEASE RESTRUCTURING EXPERTISE

Lease Renewal, Restructuring & Termination Services

### RESTRUCTURING SERVICES

- **Strategic Portfolio Planning:** Complete 360° asset-level operations, real estate, and market assessments to develop comprehensive portfolio optimization strategies as a road map to achieving improved cash flow, reduced expenses and enhanced asset productivity
- **Lease Renewals & Extensions:** Manage all normal-course portfolio lease negotiations, including option renewals, short-term extensions, and longer-term blend and extend deals to secure optimal lease outcomes based upon specific location performance and productivity
- **Lease Restructuring:** Negotiate rent deferrals and abatements, rental rate reductions, term length changes, kick-outs and other specialized lease provision adjustments to facilitate client real estate portfolio restructuring in both distressed and non-distressed situations
- **Lease Terminations & Subleasing:** Extensive experience negotiating lease terminations, lease buyouts, and subleases as part of both ongoing portfolio optimization efforts as well as full-scale, out-of-court lease portfolio wind-down engagements
- **Lease Value Extraction:** Sell or assign leases where it is determined that the subject lease sale or assignment will hold higher value than continued operations

### PLATFORM ADVANTAGES



DECADES  
of real estate  
leadership experience



STRONG  
landlord negotiating  
relationships



EXPEDITED  
project execution  
capabilities



COMPREHENSIVE  
Real estate portfolio  
strategic planning

Representative  
Clients

JCPenney

IN-SHAPE®

DXL  
MENS APPAREL

GQT GOODRICH  
QUALITY  
THEATERS

ALDO



THE VITAMIN SHOPPE

rubio's COASTAL  
GRILL

MUJI  
無印良品



Providence  
St. Joseph Health



### ENGAGEMENT OPTIONS

- **Bankruptcy Restructuring:** With significant bankruptcy experience, we help clients navigate the complex restructuring process, integrating with advisors and outside counsel to deliver real estate execution that contributes to the broader business restructuring
- **Out of Court Restructuring:** We provide tailored solutions for companies working to wind-down or restructure operations outside of bankruptcy. Leveraging prior experience, effective planning, and focused negotiation, we create the leverage necessary to deliver results
- **Ongoing Portfolio Management:** Given B. Riley Financial's national platform and strong major landlord negotiating relationships, B. Riley Real Estate acts as a national, outsourced real estate partner handling all aspects of the real estate function on behalf of our clients

### CONTACTS

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