

Disposition Services Group

Disposition Services Group (“DSG”) is comprised of locally owned Boise businesses that have affiliated as a team to address the needs of the owners of repossessed and foreclosed commercial properties. Each DSG team member is an experienced and knowledgeable professional in their field.

GROUP OVERVIEW

The purpose of DSG is to provide clients with the resources necessary to take control, evaluate and assess a distressed property, develop a plan of action and implement the plan to successfully dispose of the property in the most expeditious and profitable manner available to the property owner without the potential for internal conflicts that can be commonly experienced in real estate firms advertising themselves as “multi faceted”.

Each independent DSG team member concentrates almost exclusively on commercial real estate. Supported by our strong market knowledge and extensive experience, DSG is able to understand and anticipate market trends, laws, valuations, management techniques and financing vehicles to properly advise our clients in the planning and implementation, in order to reach their disposition objective.

“You cannot be all things to all people and properly serve your client’s best interests!”

By assembling a team of experienced professionals in the appropriate industry sectors, DSG offers our clients the finest real estate services available. Other multi-faceted firms may be strong in one sector, but weak in another. DSG believes our structure of services provides our clients with not only quality, professional service but years of knowledge, experience and expertise that one individual firm can not adequately cover.

DSG Team Members
(Listed alphabetically by company)

B.A. Harris & Associates, P.A. - Buckner Harris, CPA - provides accounting, taxation and financial services.

Idaho Land & Appraisal - Mark Richey, MAI, provides appraisal and valuation services for commercial properties.

Intermountain Commercial Real Estate, LLC – Gary Buentgen, Guy Levingston & Tim Thornton, provide commercial real estate brokerage and consulting services covering office, industrial, retail, investment and land.

Meuleman Mollerup, LLP - Kimbal L. Gowland, Attorney at Law & Partner, provides legal services primarily in the areas of in commercial real estate, foreclosures and business law.

Select Commercial Property Services, LLC – Jerry Jensen & Scott Cockerham, provide commercial property management and consulting services to owners of commercial real estate

Collectively DSG has the ability to offer the following services on an “as need” basis to our clients seeking to dispose of their commercial real estate owned (REO) inclusive of the following categories:

- Financial and or Investment Analysis
- Lease Analysis
- Tax Analysis
- Market Valuation
- Market Trend Analysis
- Opinion of Value by Appraiser
- MAI Appraisal services
- Court Testimony by MAI Appraiser
- Commercial brokerage services for sale, auction or lease of an REO property.
- Commercial brokerage services for market competition analysis, property positioning, market trends analysis, deal structure, rental rate analysis, lease structure, sale structure and auction services relative to the REO property.
- Commercial real estate brokerage services covering office, retail, industrial, land and investment market sectors.
- Legal review of loan documents relative to lender's foreclosure position.
- Legal advice and oversight on selected type of foreclosure process, judicial, power of sale, strict foreclosure, etc., relative to borrower's position and the potential REO property.
- Legal review of lease, title, loan, foreclosure and sale or auction documentation.
- Legal services in the areas of construction, real estate and general business to support the disposition process of an REO property.
- Asset Management Services on either short term or long term basis to oversee all facets of the property operations and management.
- Property Management Services either short term or long term basis to assist as needed with disposition of REO property.
- Immediate site analysis and property assessment inclusive of vendor and utility service review.
- Establishment of a Property Transition Plan to ensure the smoothest transition of the property from borrower to lender.
- Exclusive Management representation for clients.
- Property Management accounting services provided on Yardi accounting system.
- Lease Administration, Abstracting and Compliance
- Operating Expense Analysis
- Property Tax Review and Challenge services.

The above list represents the core group of Team Member services. Based on the specific client needs, the services provided can be adjusted to meet the client's immediate needs and we are prepared to extend that list of services or recommend additional services vendors to provide the following services (partial list):

- Architects
- Auctioneers
- Construction - site and building
- Engineering services
- Entitlement services
- Environmental assessments & engineering
- Hazardous Waste services
- Infrastructure completion
- Land surveys
- Material testing
- Site Maintenance for debris/weed control
- Tenant improvement (TI) contractors
- Traffic studies
- Water studies
- Well abandonment