

# CORNICE & ROSE

## MANAGEMENT SERVICES

*Excellent strategy, speed in execution, resources to complete the project.*

Cornice & Rose Management Services, LLC is an affiliate of Cornice & Rose International, LLC which was founded in 1997 by James Gray. The organization is dedicated to providing superior service to our clients. Experience with hundreds of projects by our executive team gives us the ability to provide a strategic approach to manage or resolve complex property issues. We realize that speed in execution is often essential for the most successful solutions for our clients and we make an “outside of the box” approach a priority. Through direct corporate investment and a network of investors and investment funds we also have the ability to provide equity capital. With the breadth of industry experience and our professional network we have the necessary resources to manage the myriad of issues that often arise with real estate property.

### SERVICES:

- . Complete receivership services. Including coordination of all legal, project management, accounting, construction, maintenance, leasing and sales services
- . Ability to provide investment of equity capital to complete projects
- . Asset management services providing financial analysis and portfolio structuring
- . Direct and network marketing of property for sale and lease
- . Property management services including leasing, tenant relations and maintenance
- . Strategic consulting for “highest and best use” and disposition of property
- . Licensed architects on staff with LEED AP green building certification
- . Expertise with zoning, permit, inspection and municipal approvals process
- . Significant experience with the creation of a master plan for use types and “live work shop play” mixed use, office, retail, and hospitality developments
- . Extensive design-build experience with most building and use types
- . Maintenance and emergency repair services able to be performed by employed staff
- . Complete general contracting services, relationships with over one hundred subcontractors
- . Ability to self perform heavy equipment excavation, landscape and lift equipment services

### EXPERIENCE:

- . International experience with management and development of a property portfolio in excess of \$500MM located on three continents
- . Equity investment, ownership and management of properties including, commercial office, hospitality and residential uses
- . Completion of hundreds of projects through affiliated companies

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A LIMITED LIABILITY COMPANY