

The Allegiant Advantage

Achieve maximum recovery on your non-performing assets.

Introduction

Allegiant Properties, LLC is a fully integrated residential and commercial brokerage and management company. Our core competencies are:

- Delivering exceptional value and results to our REO clients through expert performance and seamless transaction execution.
- Possessing broad market knowledge with an extensive network of vendors and contractors.
- Providing value-added strategies that optimize loan recovery and return our clients capital in the shortest time possible.

Our principals have a track record of over 30 years of successful brokerage experience involving all facets of marketing, managing and consummating residential and commercial property transactions. Our entire team possesses extensive market knowledge, as well as proven sales and marketing experience.

Value-Added Marketing & Sales Strategy

Our 30-year track record of working with value-added real estate opportunities and implementing aggressive active management and marketing to maximize value is our core business – not a side-line. Over the years we have provided our stakeholders and clients with extraordinary results. Our in-house marketing, property management, design and renovation capability enable us to achieve optimum sales proceeds for our clients.

Stated simply, our job is to optimize loan recovery and return our clients capital investment in the shortest time possible. To accomplish this goal, we evaluate the entire property – interior, exterior, hardscape and softscape – and provide our clients with written recommendations for value-added improvements. These proposed property improvements are primarily cosmetic but enhance the property's image and final value. We then position the asset for sale. The disposition strategy would include implementing aggressive, active management to successfully and seamlessly take the property through marketing, processing, title/escrow, inspections and closing.

Property & Asset Management

Our firm's principals have a strong background in Property and Asset Management gained through long-term experience as investors and third-party managers including, a multi-market portfolio of over 14 million square feet located in California, Washington, Colorado, Arizona and North Carolina. These properties represent almost every property type including high and mid-rise office buildings, retail shopping centers, a 4.2 million square foot industrial,



Allegiant Properties corporate headquarters.

flex and manufacturing complex, multi-family and residential.

As mentioned above, our goal is to provide successful and seamless execution to our clients by professionally and diligently managing the completion of any client approved work, as well as, maintaining the overall condition of the property through close of escrow.

Design & Renovation

We believe that our design and renovation experience are important elements to our ability to enhance the value of our client's properties. The principals of Allegiant Properties have an extensive background in both of these disciplines having successfully renovated approximately 158 residential and commercial projects comprising several million square feet. In conjunction with her real estate achievements, Diana Rollnick is also an Allied Member of American Society of Interior Designers and the founder of 360 Design & Art Group, LLC a Scottsdale based interior design firm.

Mortgage Brokerage

Lending Resource Capital, a division of LRC Companies, LLC, is a licensed Arizona Mortgage Brokerage and an in-house affiliate of Allegiant Properties, LLC. The financing and mortgage placement expertise, as well as negotiated debt resolution and foreclosure knowledge can be crucial in getting transactions closed and otherwise assisting our clients with their REO assets. As such, this is an important added benefit and service that Allegiant Properties provides to its clients.



9965 North 95th Street, Ste 110
Scottsdale, AZ 85258

Phone: (480) 219-6209
Fax: (480) 219-5828
E-mail: info@allegiantpropertiesaz.com
Web: www.allegiantpropertiesaz.com

Distressed Property Turnaround Experience

Allegiant's principals and management team have a proven track record of sourcing and acquiring distressed properties at discounts to their stabilized market values and then executing value-added strategies and aggressive management to successfully resolve all identifiable issues related to the assets underperformance. Please visit our website www.allegiantpropertiesaz.com to review our distressed property capabilities.

Performance & Execution

The most important deliverable that we offer at Allegiant Properties is exceptional results through uncompromised performance and expert transaction execution. Our success depends on it.

Key Players

Here is a snapshot of our team members:

Richard Rollnick, Principal & Designated Broker. Richard has – either as a broker or principal – managed and negotiated the sale of over 14 million square feet of residential and commercial property. He holds a Masters of Business Administration, a Bachelor of Science in Economics, is a graduate of Harvard University Graduate School of Design, Running a Real Estate Company, is a licensed Real Estate Broker in Arizona & California, is a licensed Arizona Mortgage Broker, is a full member of the Urban Land Institute, and holds the CCIM designation.

Dan Harach, Vice President. As a key executive of Allegiant Properties, Dan has been directly involved in the acquisition, planning, entitlement, repositioning, management and disposition of both commercial and residential assets. In addition, he has managed the origination, underwriting and funding of \$60 million of interim loans for Allegiant's affiliated mortgage company. Prior to joining Allegiant Properties, Dan held management positions in the fields of commercial real estate and commercial banking at top regional and national firms. His wealth of experience includes asset management of every property type, development, acquisitions, syndication, and finance. Dan holds a Bachelor of

Business Administration Degree from the University of Regina, Canada. He also studied at the University of Memphis in the discipline of Real Estate. He is a member of the Urban Land Institute and holds an Arizona Real Estate License.

Diana Rollnick, Vice President of Sales & Designer. Diana has founded, or co-founded five start-up companies over the last twenty five years, with emphasis in the following specialties: Project Management, Sales & Marketing, Business Development, Operations, and Design. Her transactions involving real estate, services and related products exceed \$124 Million. Diana holds a Masters of Business Administration, a Bachelor of Science, and is a graduate of American Institute of Interior Design. Diana is a member of the National Association of Realtors, Scottsdale Association of Realtors, and is an Allied Member of American Society of Interior Designers.

Laura K. Wilkens, Administrative/Property Manager. Laura is responsible for Allegiant's office administration and the coordination of all property management duties. Laura has 7 years of extensive experience in property management including over 500 units of multi-family projects, 45 Home Owner Associations, as well as various commercial properties. In addition, Laura has over 16 years of broad operational and management experience in the hotel and restaurant business. Laura holds a Bachelor of Arts degree from San Diego State University and a Culinary of Arts degree from Scottsdale Culinary Academy/LeCordon Bleu. She is an Arizona Real Estate licensee.

Natalie Palmer, Senior Sales Associate. Natalie has been a licensed Realtor in Arizona since 2002. She has primarily focused on the competitive luxury home real estate market and has been involved in residential listing and sales transactions of over \$104 million. She has worked as an administrator and on-site sales executive for two luxury home and golf communities in the North Scottsdale area since 2000. She holds a Bachelor of Arts in Communications from Arizona State University and is a member of the Scottsdale Association of Realtors.

Allegiant Properties is headquartered in Scottsdale Arizona. For more information about Allegiant's services or working with us call (480) 219-6209 or visit www.allegiantpropertiesaz.com.