

IREM[®] Skill Badge: Managing Distressed Properties (ISBMDP)

Commercial real estate faces a tsunami of distressed properties. Many properties are empty. Office, retail, mixed-use, and other properties are at a crossroad. Learn how to assess, plan, and pivot distressed properties in your portfolio. Seize the opportunity to ride a new wave. Or risk getting crushed waiting.

Course description:

Managing distressed properties can be among the greatest management challenges that real estate managers will encounter. Turning around a distressed asset requires a comprehensive understanding of how to evaluate and resolve key issues and challenges unique to each asset. While there is no one-size-fits all solution, this course will provide solutions and guidance for common situations encountered and best practices to employ when dealing with distressed properties.

CRE's biggest tsunami— distressed properties.

Earn the IREM[®] Skill Badge:
Managing Distressed Properties.

Only \$99



After taking the course and passing the exam, you'll earn the IREM Skill Badge: Managing Distressed Properties to be able to:

- Identify elements of distressed properties, their potential owners, and the manager's role
- Analyze distressed properties, prioritize issues, and develop a management plan
- Implement effective management operations when evaluating and taking over a distressed property
- Determine strategies to reposition distressed properties
- Have a better understanding of the receivership and foreclosure process
- Develop an exit strategy that meets your objectives

Course length

This course is approximately 3-5 hours, followed by a 50-question online exam.

Cost:

\$99 / members

Register at bit.ly/ISBMDP2



Managing Distressed Properties Skill Badge course outline:

Lesson/topics
1. Overview of distress properties Identify elements of distressed properties, common causes, key indicators, different owner types, the manager's role, and ethics
2. Analyzing distressed properties Analyze distressed properties, prioritize issues (physical, mechanical, and financial, etc.), and develop the critical management plan
3. Effective management operations Implement effective management operations including: top priorities, HUD guidelines, marketing and leasing, work orders, accounting and budgeting, staffing, communications, and reporting
4. Repositioning distressed properties Determine strategies to reposition troubled properties through SWOT analysis, rehab, adaptive reuse, highest and best use, restructuring leases and/or loans, and raising equity
5. Receivership and foreclosure Outline the receivership, its duties, assignment, as well as the foreclosure process, liability issues, and opportunities
6. Develop an exit strategy Outline the 6 factors to consider and their potential outcomes

Prove your expertise with these recommended skill badges:

Asset Management-Loan Analysis Skill Badge	Customer Service & Loyalty Skill Badge	Maintenance and Risk Management Skill Badge	Building Technology Skill Badge
Asset Management – Loan Analysis Learn how to analyze and evaluate property finance and gain practical knowledge to calculate effective interest rates, lender ratios, break-even analysis, and more. \$99 Member/ \$129 Non-member Register: bit.ly/ISBASMS	Customer Service and Renter Loyalty Increase retention and satisfaction levels through an optimal customer experience and a culture of community-building. Plus, discover ideas to generate financial success. \$29 Register: bit.ly/ISBCSL	Maintenance & Risk Management Learn best practices and steps for running a maintenance and risk management program to reduce potential loss and preserves the owner's investment. \$99 Member/ \$129 Non-member Register: bit.ly/ISBMNT2	Building Technology Learn how technology can increase your team's productivity and elevate the resident-tenant experience. Plus support your building's operations. \$99 Member/ \$129 Non-member Register: bit.ly/ISBTCHS