

# Commercial Property Restructuring Evolves as Economic Conditions Continue to Unfold

*Eighty Five Percent (85%) of CMBS assets that are transferred into special servicing are lost to foreclosure. Some restructuring firms adapt successfully and are able to rescue properties in distress.*

Guardian Solutions, one of the nation's leading commercial property restructuring firms, has continued to grow and evolve in a dynamic economic landscape over the last four years. As part of this growth evolution, Guardian is changing its name and is rebranding itself as [Alliance Commercial Group](#). This transition comes as the commercial real estate market has gone through its own progressive changes requiring shifts in the way that troubled commercial properties are restructured and restored as viable, performing assets.

Alliance Commercial Group specializes in comprehensive [commercial debt restructuring](#) and resolution advisory services for commercial property owners, REITs, TIC management companies, institutional investors and individual investors whose financial models have become or may become compromised by unsustainable debt service payments.

As a full-service firm, Alliance Commercial Group has established a new division that offers access to private and institutional capital for clients requiring financing alternatives. These financing options are of substantial benefit for clients facing a near term or past due maturity date, as well as clients seeking to purchase or pay off their Note at a discount.

“Commercial property owners that restructure their current debt, and do so at prices that are reflective of current market conditions, will be in a formidable position in just a few short years.” said Jeramie Concklin, CEO of Alliance Commercial Group.

Alliance Commercial Group helps [commercial property](#) owners to restructure their repayment obligations, avoid bankruptcy, attain a manageable debt load, and redirect their asset towards sustainable revenue growth. Each borrower's unique loan repayment conditions are comprehensively analyzed while they are assisted in adapting financial recommendations and projections to their current and future operating basis.

Alliance's experienced, specialized personnel each bring extensive commercial real estate expertise to each assignment. Research and resolution tools include market analysis, financial projections, valuations, legal review, and negotiation experience specifically tailored to each individual restructuring scenario.

Alliance Commercial Group's proprietary process combines in-depth market knowledge with experienced professionals whom have previously negotiated successful resolutions with every major special servicer to include: CW Capital, C-III (Formerly Centerline), Situs (Formerly Helios AMC), LNR Partners, Torchlight (Formerly ING Clarion), Berkadia, and Bayview Asset Management..

“Our mission is to submit a [CMBS restructuring](#) proposal that is realistic and makes sense for both the property owner and for the special servicer (who serves the best interests of bond holders). In a general sense, a proposal may include a principal reduction, a discounted payoff of the Note, a bifurcation of the Note (A/B Note), an interest rate reduction, a waiver of penalties, and/or any combination of each; In those instances where a loan modification does not work to the mutual benefit of the borrower and lender, Alliance Commercial Group has the ability to negotiate a sale of the Note to a third-party,” added Concklin.

#### About Alliance Commercial Group

Alliance Commercial Group is a focused commercial loan restructuring firm. Alliance works with commercial properties across the United States and is committed to helping commercial property owners save their properties. The company’s experienced professional staff consists of MBA’s, Real Estate Professionals and financial analysts. Each specialized team member is personally devoted to his or her part in helping owners of distressed assets.

For more information, visit <http://www.allcomgrp.com/>

Press Contact:

Jamie Sene

727-442-8833

[jsene@allcomgrp.com](mailto:jsene@allcomgrp.com)

<http://www.allcomgrp.com/>