

- Property Management
- Condominium Association Management
- Lease Administration
- Facilities Management
- Construction Management
- Acquisition Due Diligence & Underwriting
- Development Advisory Services
- Real Estate Brokerage

Receiverships

Crossroads Partners is an experienced court-appointed Receiver and has been in this role for many lenders during the last recession. What sets Crossroads apart from other Receivers, is that property management is our core business, so we apply the same prudent management principles to Receiverships.

Just as each commercial real estate asset is unique, so is Crossroads Partners. We are uniquely qualified to assist lenders and owners to assess their assets because we've been the bank and we are property owners. Unlike most Receivers, we charge fair fees for Receivership duties as well as for property management that is needed during the process, which is completely transparent to the lender, the owner and the court.

Led by Michael Nortman and Kirsten Bowersox, Crossroads offers nearly 40 years of asset ownership and commercial real estate banking experience. Kirsten has extensive knowledge and REO management experience from her leadership with the REO group for MB Financial Bank during the last recession. Wes Rehwoldt, Director of Management, offers over 30 years of property management experience. Together with our team of property managers and accountants, we offer the most well-rounded support for any asset.

Institutional-Grade Full Service Property Management

Protect and enhance your property investment by selecting a management firm committed to top-level service and that understands the multi-faceted challenges property owners face. Crossroads Partners is focused on our goals of maintaining tenant satisfaction and achieving ownership objectives.

Experience Best in Class Property Management:

- Professional property a software
- Tenant relations
- Proprietary Online Tenant Maintenance Request System
- Vendor management
- Real estate tax review and oversight of appeals
- Development and implementation of property specific maintenance programs
- Property and vendor insurance review

All services are available on an a-la-carte basis to augment both short and long term ownership strategies.



KIRSTEN BOWERSOX is Chief Operating Officer and Managing Broker who is responsible for overseeing the back-office operations of the Company on a corporate level as well as the managed portfolio, providing asset management services on primarily third party engagements, and all human resource functions. In her 20+ year commercial banking career prior to joining Crossroads, she administered the servicing, credit and workout (including OREO sales, leasing, etc.) of more than \$2 billion in commercial real estate. Kirsten is a Certified Manager of Community Associations and is a licensed Illinois Real Estate Managing Broker. Kirsten is also an Illinois licensed Property & Casualty insurance producer.



WES REHWOLDT is Director of Property Management and Sr. Vice President. He has directed the management/operations services of over 4 million square feet of commercial space in the greater Chicagoland area. His experience includes office and retail projects, indoor sports facilities and rehabilitation center construction and renovation. His involvement in these projects has spanned from the day-to-day operations and maintenance to leasing and management. Currently managing both our own portfolio of suburban Chicago properties, as well as income properties owned by private investors, banks, insurance companies and pension funds, Wes has established a strong track record of meeting revenue, operating and marketing objectives. He as well holds a Stationary Engineers license with the City of Chicago.