



Asset Solutions

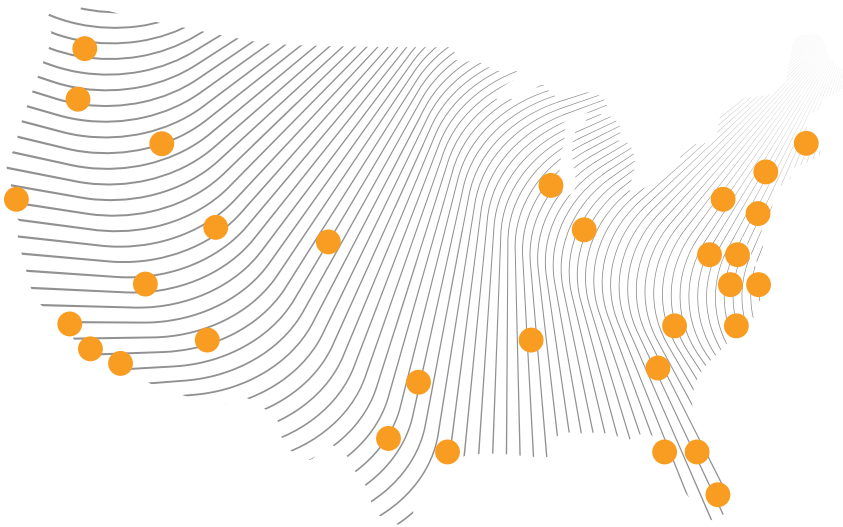
Maximizing
Value.

Integrated solutions from
origination to resolution.



Where Fiduciary Meets National Scale

At Trigild, powered by Lincoln, we deliver tailored solutions that maximize performance. Whether you're a lender, servicer, securitized investor, institution, or municipality, our decades of expertise bring clarity, confidence, and results across all asset classes and assignments.



Asset Classes We Serve

Commercial Real Estate

Multifamily

Hospitality / Enterprise

What We Do

- **Fiduciary Services:** Expertise stabilizing operations and resolving assets to preserve and maximize value.
- **Asset Management:** Comprehensive property evaluation and strategic business plan execution to optimize performance and realize your asset's full potential.
- **Asset Advisory:** Data-driven analysis and custom, ROI-focused strategies and improvement plans.

Our Vertically Integrated Approach

With Trigild's Fiduciary expertise combined with Lincoln's national footprint, our platform delivers scalable, consistent, and best-in-class support across all asset types and markets.

Receivership Services

Our Fiduciary Expertise

With over 40 years of experience and more than 3,000 Court-Appointed Fiduciary assignments nationwide, our in-house team has stabilized operations, preserved value, and coordinated the sale of properties directly through Federal and State courts.

Seamless Property Stabilization or Takeover

We secure control of property operations, bank accounts, and all related documentation to ensure a smooth transition, all backed by the authority of the appointing court.

Operational & Financial Management

Our experts assess and address life safety issues, manage vendor contracts, tenant relations, tax compliance, and insurance—safeguarding the asset from day one.

Detailed Reporting & Compliance

We handle all court-required reporting, from opening reports to final accounting—providing full transparency and maintaining compliance with all applicable Court Orders.

Asset Resolution

As Receiver, we have directed the sale of over 400 properties—leveraging our extensive legal, financial, and real estate experience to achieve optimal outcomes, including receiver sales in connection with assumption and modification of senior loans.

Our comprehensive services include

- Forensic accounting to uncover financial irregularities
- Financial management and cash flow oversight
- Developing long-term recovery strategies
- Vendor and contract management
- Tenant relations and communications
- Regulatory and tax compliance
- Coordination and management of legal reporting
- Asset resolution, marketing management for property sales
- Receiver initiated litigation, as warranted, to preserve or pursue Receivership assets
- Insurance compliance
- Governmental and code compliance



Receivership Services

Bankruptcy/Receivership

State & Federal Receivership Services

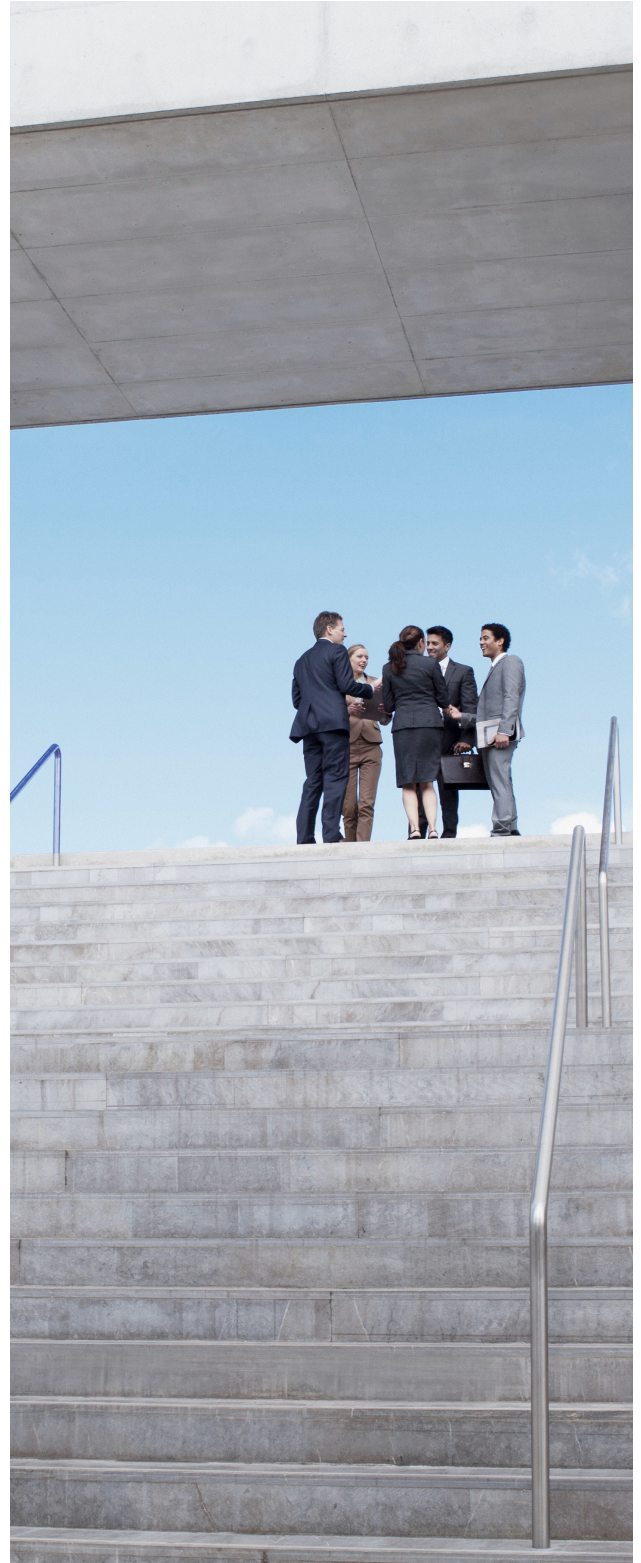
- Rents and profits
- Equity/general assets/operating company
- Regulatory
- Post-judgment
- Partition referee
- Code violations
- Environmental remediation
- Liquidating receiver

Bankruptcy

- Chief Restructuring Officer services
- Asset seizure and liquidation
- Detailed reporting and compliance
- Strategic disposition planning
- Plan administration

Forensic Accounting

- Conduct trend analysis to detect irregularities in expenses and income
- Create variance reports to identify potential losses or fraud
- Investigate property transfer outcomes and economic impacts
- Analyze financial transactions, including equity, write-offs, bad debt, and intercompany dealings
- Audit cash disbursements and accounts payable for accuracy
- Verify income receivables and cash collections
- Examine any and all related-party transactions
- Review tax returns to uncover assets and ownership interests
- Maintain accurate books and records for continued management
- Develop and implement recovery strategies



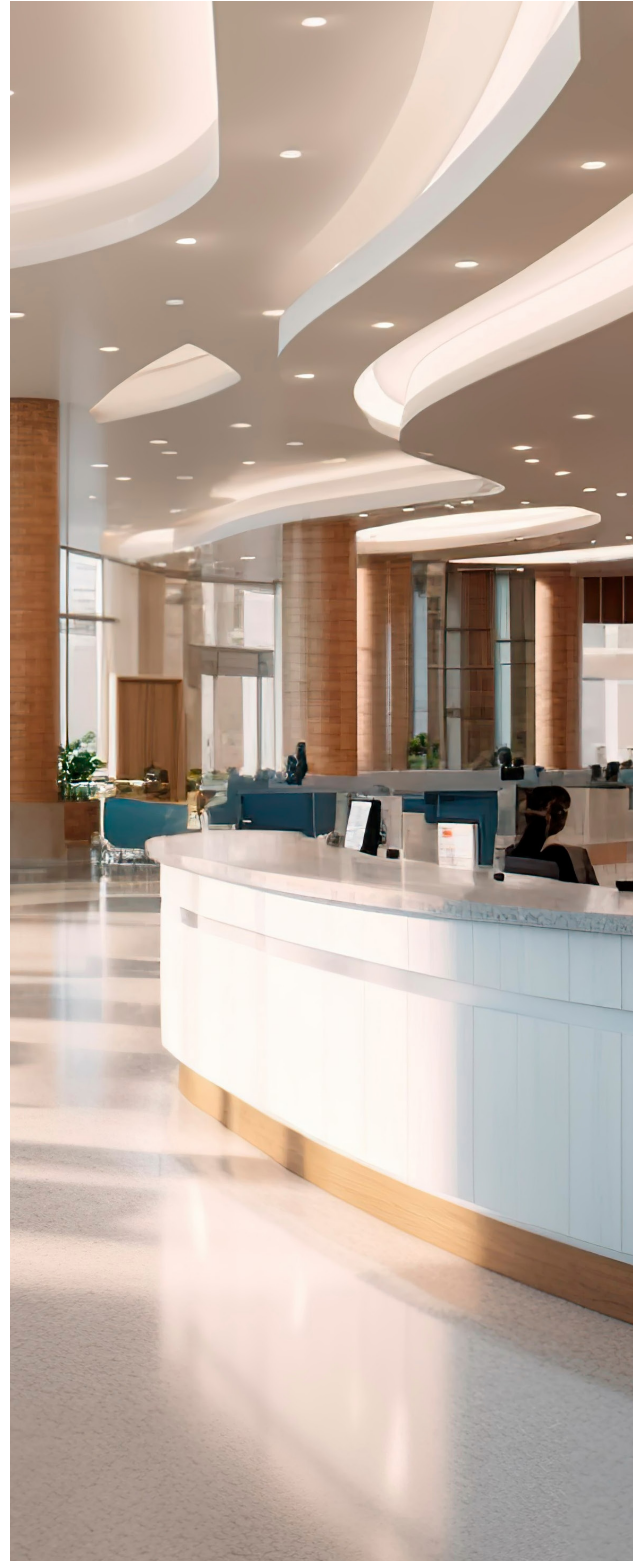
Hospitality & Enterprise Services

The cornerstone of our business is maximizing recovery for the benefit of lenders and creditors. We have decades of hospitality industry experience, as well as an extensive background in working with hotel bankruptcies and Receiverships—with a national infrastructure, veteran staff, and reputation as an industry leader.

Receivership

Our specialized expertise allows us to manage complex situations, ensuring value retention and operational continuity.

- Preservation of hotel brands and flags
- Liquor license transfers
- Union negotiations and transactions



Asset Management & Advisory Services

Our Management & Advisory team have decades of combined institutional real estate experience, bringing a wealth of knowledge and sophistication to help you realize the full potential of your asset and achieve your investment objectives.

Comprehensive Asset Evaluation

We analyze each property in the context of its market to identify as-is and projected stabilized values. With input from our regional team of experts, we review underwriting, budgeting, and local market trends to identify the best path forward for your asset.

Strategic Business Plan Development

We create customized business plans, prioritize capital expenditures, and develop ROI-focused improvement plans. Our goal is to reduce expenses, increase value, and align with your long-term vision.

Business Plan Execution

We manage leasing, construction, and property operations, coordinating with on-site teams to ensure seamless implementation. Our proactive approach helps identify and address potential issues before they impact your investment.

Performance Monitoring and Reporting

We provide regular updates, transparent reporting, and strategic recommendations. Our team continuously monitors market conditions and refines strategies to optimize your asset's performance.

Our comprehensive services include

- Asset evaluation and market value analysis
- Strategic business plan development and execution
- Capital expenditure planning and oversight
- Leasing and property operations management
- Budgeting, underwriting, and risk management
- Performance monitoring and transparent reporting
- Data-driven market analysis and insights
- Custom improvement plans focused on ROI



Our Edge. Your Results.

Expert Team

Attorneys, CPAs, real estate brokers, property management experts, and construction professionals bring unparalleled expertise to every project

Expansive Reach

Our Advisory and Receivership team is supported by boots-on-the-ground experts in over 35 offices across the country

Proven Results

Decades of experience and a track record of success in even the most challenging markets

Let's Build Value. Together.

At Trigild, powered by Lincoln, we are committed to helping you achieve your financial objectives. Guided by clarity, confidence, and a results-driven approach, we are dedicated to maximizing value both in the near and long term, ensuring the most successful outcomes.

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