



**BLUESTONE
& HOCKLEY**

REAL ESTATE SERVICES

**Receivership
Experience You Can Trust**

**Apartments
Commercial
Industrial
Office
Condo Developments
Houses**

◆ **What we do**

- Serve the Portland Metro area and SW Washington
- Obtain a bond
- Secure the Property
- Collect any rents or revenue
- Preserve the property
- Provide emergency maintenance
- Pay utilities
- Provide regular receivership reports
- Audit rental agreements to confirm tenancies
- Provide a full service maintenance when needed

◆ **Experience You Can Count On**

We have over twenty years of receivership experience.

Cliff Hockley, CCIM, our President, is a Certified Property Manager® with twenty-two years of experience in all facets of property management. Cliff has managed warehouse, office, and retail properties, as well as mobile home parks, condominium associations and residential properties of all sizes. He has developed budgets, made value improvements to buildings and trained on- and off-site staff.

Elena Tangman-Wells, Vice President, leads our apartment management team. Elena has a strong sixteen year background in many aspects of property management including: enforcing the landlord tenant laws, general maintenance, financial management and resident manager training.

Tom Sjostrom is a Vice President and the manager of our commercial department. Tom began his real estate career in 1975 in commercial lending. Tom's career has provided him with vast experience in lending, appraising, leasing, problem asset management, commercial property management, acquisition due diligence and asset disposition.

◆ **Bluestone & Hockley**

With 36 years in business and over 6,000 residential and commercial management units, Bluestone & Hockley Real Estate Services is one of the leading Real Estate companies in the Northwest.

Through the years we have expanded our residential management division and established a strong commercial division with a focus on the sale, leasing and management of various commercial properties. Since 1994, Bluestone and Hockley has managed condominiums and HOA's.

In 1998, Bluestone & Hockley received the Institute of Real Estate Management's Accredited Management Organization (AMO®) designation. There are only 505 companies worldwide that meet the exceptional standards required for AMO® designation.

◆ **Insurance**

- Errors and Omissions insurance
- Liability Insurance
- Commercial Excess Liability Insurance (Umbrella)
- AMO Commercial Crime Policy
- Workman's Compensation
- Employment Practices
- Tenant Discrimination
- Contractors Insurance Bond - OR/WA

◆ **Receivership Clients**

- U.S. Marshall's Service
- Multnomah County
- Imperial Capital Bank
- Washington Mutual
- Lehman Bank
- Northwest Life Insurance of Canada
- Willamette Savings and Loan
- Benjamin Franklin Savings and Loan

◆ Receivership Fees

<u>Office, Retail and Industrial</u>	Monthly
Under 25,000 S.F.	\$1,000.00
25,000-50,000 S.F.	\$1,200.00
50,000-100,000 S.F.	\$1,500.00
100,000-200,000 S.F.	\$2,000.00
200,000 S.F. and more	\$3,000.00

<u>Apartments</u>	Monthly
Under 25 units	\$800.00
25-50 units	\$1,000.00
50-100 units	\$1,500.00
100-200 units	\$2,000.00
200 units and more	\$3,000.00

There is a minimum \$1,000.00 set up fee.

Receivership fees do not include management fees, legal fees, construction supervision, leasing supervision, sales supervision or extraordinary administrative costs.

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