



IDC Construction, LLC Presents

Commercial Asset Recovery Program

A Single Source Solution for Commercial Asset Managers



**More saving.
More doing.™**

**The Home Depot® is the Material Supplier to the
CARP Program**

The Reality



- ◆ Economic conditions present an unprecedented challenge to investors and institutions holding commercial property
- ◆ Between now and 2012, more than \$1.4 trillion worth of commercial real estate loans will come due.
- ◆ Foreclosure inventory will grow and sales will become more competitive, making improved properties more desirable for both buyers and tenants.
- ◆ Investment in the improvement of neglected properties becomes a very compelling case as it enhances value and decreases market sales time while solving significant problems for financial institutions.

**\$6.4
billion**

The amount of commercial real estate investments that didn't qualify for refinancing during the first 10 months of 2009

Data: Barclays Capital

National Supplier Advantage



The Home Depot® is the National Supplier for IDC Construction and the Commercial Asset Recovery Program, maximizing the competitive price advantage. Our clients and their projects are supported by the national distribution network of The Home Depot® - with almost 2,000 locations across the country.



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Experience Adds Value



The objective of **CARP** is to provide a **Single Source Solution** for asset managers responsible for returning commercial properties to market in an efficient and expeditious manner.



IDC Construction, LLC

- ◆ National Commercial Contractor
- ◆ Strong National Reputation
- ◆ Experience & Expertise
- ◆ Quality Workmanship & Results

The Home Depot®

- ◆ Strong Brand Recognition
- ◆ Large Volume Procurement Discounts
- ◆ On Site Support
- ◆ Nationwide Network of Stores

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The CARP Benefits



- ◆ Increase underlying Asset Value
- ◆ Single source, turnkey recovery services
- ◆ Minimize time and effort in the recovery process
- ◆ Maximize the value of allotted funds
- ◆ Compliance with Federal Regulations and internal reporting requirements (CMBS Loans - REMIC)

Shortened Sales Cycle
+ Increased Property Value
= Higher Returns \$\$\$



Turnkey Services

Capital Improvements

Mitigation & Remediation Services





CARP is The Single Source Solution

- ◆ Efficiency through Consolidation of Services
- ◆ Initial Site Survey and Scope of Work Recommendations by Highly Qualified Professional Staff
- ◆ Detailed Line Item Pricing
- ◆ Quality Materials procured through The Home Depot®

Result = Market Ready Property

Capital Improvements



- ◆ Renovation Work
- ◆ Completion of Stalled Projects
- ◆ Continuation or Completion of Product Improvement Plan
 - ◆ Tenant Build Out
 - ◆ Façade Enhancements
 - ◆ Tile, Carpet, Flooring and Ceiling Tiles
 - ◆ Window and Door Replacement
 - ◆ Appliance Replacement
 - ◆ Critical Mechanical, Electrical, Plumbing and Life Safety Modifications

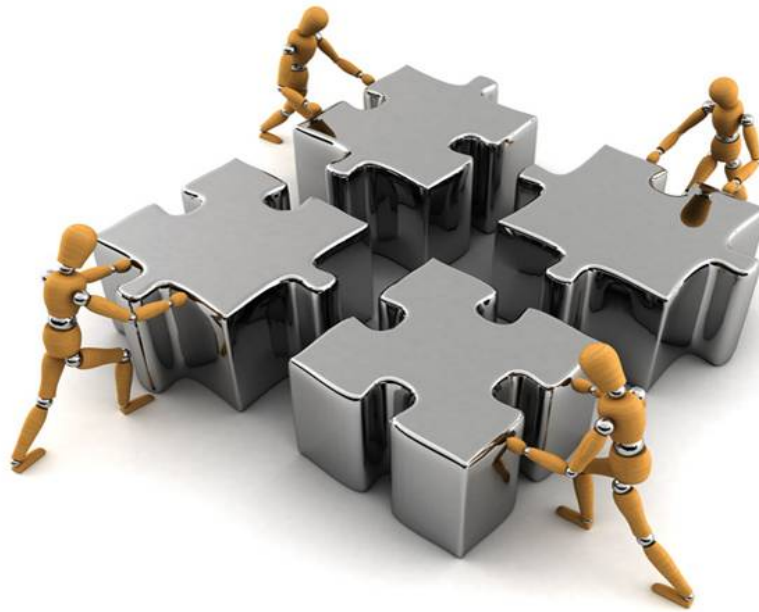
Dedicated teams of mitigation and remediation professionals are prepared to quickly assess environmental conditions. Services include:

- ◆ Roof & Entry Point Stabilization
- ◆ HVAC Duct Cleaning
- ◆ Structural Moisture Control
- ◆ Electronic Systems Recovery
- ◆ Environmental Control
- ◆ Microbial Remediation
- ◆ Temporary Power, Fuel, & Security



Maximize the Value of Allotted Funds

Reliable Execution



Maximize the Value of Allotted Funds



- ◆ CARP Cost “Not to Exceed” Allotted Funds, based on Approved Scope of Work
- ◆ Control of all aspects of Repair & Renovation work by Qualified Professionals
- ◆ Transparent Pricing & Fixed Fees
- ◆ Little to No Asset Owner Overhead Requirement

- ◆ Credible resources to complete the project and provide a warranty
- ◆ Commitment to comprehensive communication and adaptable procedures and operations
- ◆ Project Managers facilitate all aspects of command and control assuring a successful outcome on each and every project





Construction is complicated.

Finding the right Contractor is easy.



More saving. More doing.SM

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