



LEASEPROBE ABSTRACT SERVICES, LLC
CRITICAL INFORMATION AT YOUR FINGERTIPS

PRECISE LEASE DATA... AT A GLANCE



Buying or selling a property? Involved in an acquisition or merger? Don't allow key financial, business and legal provisions to go unnoticed. Leaseprobe will review and abstract your leases and make them available in a clear and concise report.

Leaseprobe reviews, analyzes and abstracts thousands of leases each year. Our teams of lease professionals focus on both legal and financial lease terms that are specific to each assignment. We assess each project in great detail and provide you with the necessary information you require, customized to your exact specifications.

Our staff is comprised of over 100 motivated, knowledgeable and experienced individuals with a specialization in commercial real estate leasing. Each project is managed by senior staff to ensure accuracy and integrity. Our streamlined process results in the highest quality work product, allowing us to meet your needs in a timely, efficient and cost effective manner.

WHAT IS A LEASE ABSTRACT?

A lease abstract is a summary of key financial, business and legal information in a commercial real estate lease. In addition to summarizing the standard lease provisions, a lease abstract should, at a glance, bring to the reader's attention any unusual lease provisions, financial obligations or other issues of import.

WHY LEASE ABSTRACT?

Whether you are a company or an individual that owns, manages or acquires commercial real estate, a lender underwriting an acquisition, or a management company, attorney or broker involved in a transaction – the underlying retail, office or industrial leases are the foundation of the asset to be purchased and at the heart of the income stream feeding the property. A thorough review of each lease is an essential component of the due diligence process.



“Our company needed 24 leases reviewed for a critical refinancing. LeaseProbe came through under budget and on a tight deadline with an impressive set of abstracts.”

Bruce Stern, Esq. - Diversified Capital

THE ABSTRACT PROCESS:

1. Leaseprobe can accept your leases and all other ancillary documents in one of three ways: hard copy, on a disc or uploaded directly to our secure web site.
2. Leases are then organized and reviewed by our abstracting department. Each word of each lease is read and summarized according to the client's individual requirements.
3. Each provision is then abstracted into a clear and concise form. Upon completion, each abstract is reviewed against the actual lease by our proofing department.
4. The abstracts are delivered in your selected format. Leaseprobe allows you to access your completed abstracts 24 hours-a-day 7 days-a-week at www.leaseprobe.com.

LEASEPROBE - The Lease Abstract Professionals

Allow LeaseProbe to assist you with your next real estate transaction. With a dedicated staff of over 100 lease specialists led by our own in-house team of attorneys, you are guaranteed a precise and timely lease abstract – every time.

WHAT IS INCLUDED IN A LEASE ABSTRACT?

A lease abstract is a comprehensive summary of over 75 key financial, business and legal provisions within a commercial real estate lease, including:

BASIC INFORMATION:

- Landlord / Tenant
- Description of Premises
- Terms of Lease
- Commencement
- Expiration Date
- Permitted Use
- Assignment and Subletting
- Purchase, Relocation and Termination Options
- Right of First Refusal and Offer

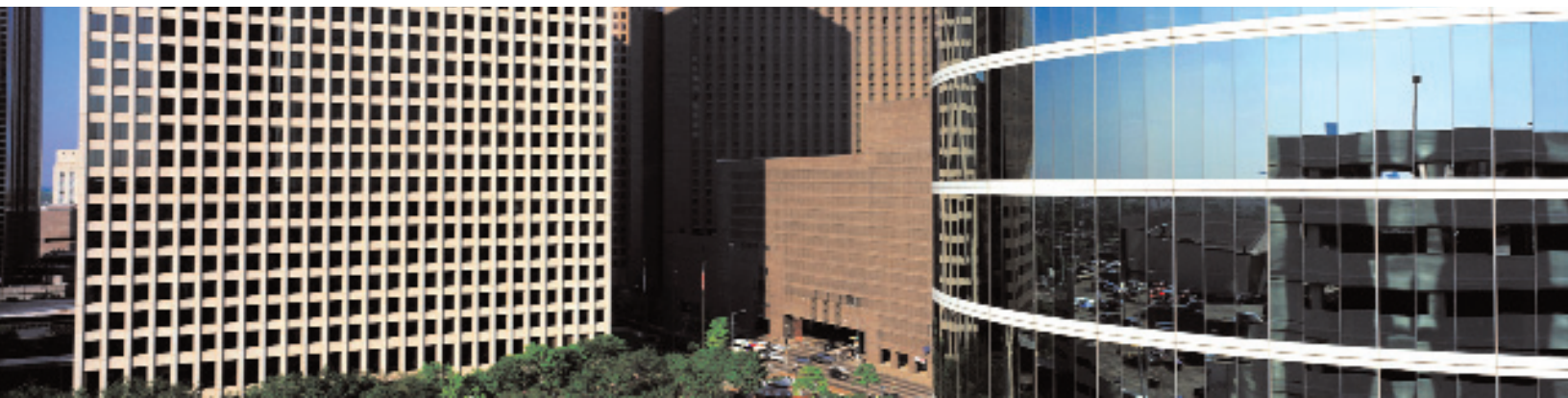
FINANCIAL INFORMATION:

- Rent
- Renewal Rent
- Rent Abatements
- Security Deposits
- Late Fees / Interest Fees
- Real Estate Taxes
- Operating Expenses
- CAM (Common Area Maintenance)

WHO ARE OUR CLIENTS?

LeaseProbe is a niche company that provides commercial lease review and lease abstracting services to clients throughout the real estate industry, including:

- Owners
- Large tenant holders
- Retailers
- Real estate management companies
- Lenders
- Investment Banks
- Law Firms





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