

Full Service. Seamless Communication.

TRUSTED PARTNERS. EXPERIENCED FIDUCIARIES.

RECEIVERSHIP, SUBSTITUTE TRUSTEE AND
ASSET MANAGEMENT SERVICES



YORK STANDARD AMC



EXPERIENCED IN RECEIVERSHIP PROCEEDINGS, JUDICIAL AND POWER OF SALE FORECLOSURES, BANKRUPTCY PROCEEDINGS AND MANAGING AND DISPOSING OF DIVERSE REAL ESTATE ASSETS.

ABOUT THE FIRM



YORK STANDARD AMC

York Standard Asset Management Company ("York Standard") is a joint venture between York Properties, Inc. ("York") and Standard Title, LLC ("Standard").



York is a premier full-service commercial real estate company in the Research Triangle region and has thrived with a strong culture of service, integrity, expertise, and honesty. Now on the fourth generation of family leadership, York's experience provides its clients with more than just baseline real estate services. A depth of knowledge and resources are focused on improving value and minimizing risk. York's team provides investment brokerage, leasing, property and asset management, association management, security, maintenance, landscaping, and construction. Its commercial leasing and management portfolio includes retail, office, medical, industrial and multifamily assets.



STANDARD TITLE

Standard is a specialized commercial title insurance agency operating in North Carolina, South Carolina, Virginia, Tennessee and Georgia. Standard is owned and managed by attorneys licensed in North Carolina, Virginia (pending) and Georgia with extensive creditors' rights, commercial foreclosure, receivership, real estate, securities, corporate governance and financial services litigation experience. Standard's in-house counsel can handle complex real estate transactions, commercial foreclosures, receivership and related bankruptcy matters, and provide counsel regarding complex title issues, financing or deal structure.

York Standard is a full-service receivership, substitute trustee and asset management company.

OUR SERVICES

By providing extensive real estate and asset management, accounting and legal experience, York Standard can take immediate control of and stabilize a troubled property as a receiver or manager for the mortgagee in possession. Our highly skilled team can also take over construction projects and properties in need of completion or renovation.

RECEIVERSHIP

We consult on the drafting of the receivership order to confirm that the order is drafted broadly enough for us to properly perform our duties as receiver. As soon as York Standard is appointed as receiver of a real estate asset, and upon taking over the property, some of the tasks that the firm will perform are:

Determine occupancy and collect accurate tenant information.

Determine any outstanding violations with the building department.

Prepare accurate and detailed property accounting and other reports required by the supervising court.

Market commercial spaces, increasing visibility through commercial-specific websites such as CoStar and LoopNet.

Secure vacant apartment units and/or commercial or retail suites.

Renegotiate commercial leases in order to increase property income potential.

Provide the parties with access to our secure website to view financial and receiver reports.

Assess the overall condition of the property and provide recommendations on how to protect the asset and make repairs in the most cost-effective manner.



SUBSTITUTE TRUSTEE

Standard's principals have served as substitute trustee or creditor's counsel in excess of 300 complex commercial foreclosures across North Carolina. Our attorneys and team are able to handle multiple same day hearings and sales across the state. We have served as trustee for most of the major banks doing business in North Carolina, foreclosing a wide range of asset types including mixed-use, multifamily, partially developed land, retail, office, industrial, and hotels.



TRUSTEE AND BANKRUPTCY

York Standard has the capability to take over the leasing and sale of properties held in trust by financial institutions and to be retained by bankruptcy trustees appointed in the United States Bankruptcy Court to manage and sell real estate assets that are the subject of bankruptcy procedures. York Standard also can provide evaluations on real estate assets to determine if there is sufficient equity in the property(ies) involved in order to the pay the creditors should the asset sell.

PROPERTY AND ASSET MANAGEMENT

The protection, management and disposition of real estate assets is of utmost importance during and after the foreclosure process, and we are committed to providing the highest level of service in this regard. York's property and asset management services include finance and budgeting, property inspections, tenant relations, vendor contracting, accounting, insurance monitoring, planning and operations and the company currently manages numerous real estate assets and brings this experience to bear in the receivership context.

CONSTRUCTION MANAGEMENT

Our in-house development and general contractor teams' broad experience includes: life sciences, corporate, interiors, retail, healthcare, higher education, community, office buildings and multifamily. The construction process, from determining the extent of the project, to obtaining the certificate of occupancy is overseen by our knowledgeable management team.

COMMERCIAL REAL ESTATE OWNED

York Standard can offer its property and asset management services and provide brokerage services for CREO property. Having already managed the asset during receivership or updated title for the foreclosure, York Standard can provide increased efficiencies for a lender wanting an owner's title policy after the sale. York Standard is a leader in repositioning real estate assets. York's commercial brokerage team will ensure the asset is sold for the best possible price with an end goal of minimizing the creditor's losses.

COST-TO-COMPETE ANALYSIS

York Standard, with its in-house general contractor and property maintenance team, offers cost-to-complete analyses for incomplete projects. This service gives lenders insight into the physical condition of an asset. York Standard has provided cost-to-complete analyses for a wide array of assets including site improvement, commercial, office and industrial build-out, and condo and multifamily completion. Lenders depend on these analyses to execute strategic decisions for real estate assets to avoid cost overruns and to understand what the final disposition of the asset may bring.

OUR MISSION, VISION AND EXPERTISE

York Standard was created to offer a full-service and seamless approach to receivership and creditors rights services - from receivership order through asset disposition. Our mutual longevity in real estate and related legal services is a testament to our core commitment to excellent customer service.

MISSION AND VISION

York Standard provides the finest and most competent and complete receivership, substitute trustee, property and asset management, and related services. The company understands that when a transaction has resulted in a receivership, the original parties to the transaction have experienced extremely difficult situations. As such, we see it as our responsibility to provide ethical and efficient solutions for all parties involved. We bring a reputation for honesty and ethical behavior, and our top priorities are transparency and openness of communication.

EXPERTISE

- In-depth analysis of property conditions.
- Operating budget and asset management plan.
- Leasing plan for vacancies and renewals.
- Managing and stabilizing operations to maximize property income.
- Legal analysis and due diligence.
- Preparation and filing of required court reports.
- Managing construction.
- Real estate financial accounting and reporting.
- Evaluation and implementation of marketing, advertising, leasing and exit strategies.
- Preparation of detailed broker opinions of value.
- Managing outside counsel to recover assets on behalf of the estate.
- Entity liquidation and dissolution.



100+ YEARS IN REAL ESTATE

From development, management and leasing to construction and accounting services, we know real estate.



30+ YEARS LEGAL EXPERIENCE

Including creditors' rights, bankruptcy, foreclosures, securities, real estate, corporate governance, capital markets and litigation.



300+ FORECLOSURES AS SUBSTITUTE TRUSTEE

Including preparing and filing required court reports and attending hearings as needed, and all other trustee duties.



4MM SF OF COMMERCIAL SPACE UNDER MANAGEMENT

All office-class types, retail, industrial, flex and warehouse.

OUR TEAM

Our team brings extensive experience in developing and executing strategies to manage, stabilize and create value in real estate assets. From legal analysis and due diligence to financial management, maintenance and marketing a property, we've got you covered.



GEORGE YORK

Director, Asset Management and Brokerage Services

George serves as President and CEO of York Properties, Inc., positions which he has held since 2006. In these roles, he oversees a company of over 200 employees that includes commercial brokerage, property and asset management, association management, security, maintenance and construction divisions. In addition, George currently serves on the board of directors of McDonald York Building Company, Food Bank of Central and Eastern NC, RexPatriots, and Transitions LifeCare. He is an active member in ICSC, ULI, CCIM and the Young Presidents' Organization.

George is a graduate of Wake Forest University and the UNC Kenan-Flagler School of Business.

Key Experience

Commercial real estate acquisition, structuring and investing • Commercial real estate property and asset management • Personnel management expertise • Board of directors service and leadership

george@yorkstandard.com



SHELTON GRIFFIN

Asset Management

Shelton serves as Vice President, acquisitions and development of York Properties, Inc. Shelton began his career with York in 2001 and in his current role, he is responsible for sourcing and analyzing, capital raising and developing real estate acquisitions for York and its investors. In addition, Shelton is in charge of strategic improvements to York's real estate acquisitions and their operations in order to increase their value prior to disposition. Shelton also coordinates relationships with York's equity and debt partners.

Shelton graduated from NC State University and serves on the advisory board of North State Bank.

Key Experience

Commercial real estate acquisition, structuring, investing and disposition • Commercial real estate property and asset management • Equity and debt financing

shelton@yorkstandard.com

PRESERVING VALUE

Our combined and integrated services make York Standard ideally suited to maintain – or increase – the value of a property in receivership or the subject of a bankruptcy proceeding, a key for creditors and debtors.



GRAYSON G. RUSSELL

In-house Counsel

Grayson serves as the CEO and General Counsel for Standard Title and has served in these roles since acquiring the company in 2017. Before acquiring the agency, Grayson founded and served as managing partner of Morris, Russell, Eagle & Worley, PLLC (now Longleaf Law Partners). He had the privilege of representing many of the premier real estate and financial services clients in NC, with significant experience representing national home builders, developers and lenders. Grayson has represented national association, regional and local community banks and has assisted these institutions with the foreclosure of most every asset class of real estate.

Grayson is a graduate of Woodberry Forest School, NC State University and Campbell Law School.

Key Experience

Real property law • Creditors' rights litigation and bankruptcy • Commercial real estate ownership and financing restructuring • Personnel management

grayson@yorkstandard.com



CHRIS G. B. DOZIER

In-house Counsel

Chris joined as co-owner of Standard Title in March 2020 and serves as Vice President and Deal Counsel. In 2014 Chris founded the Dozier Law Firm, PLLC in Raleigh, North Carolina. While in private practice, he assisted his clients with the purchase, sale and refinance of residential and commercial assets. His real estate experience includes escrow, drafting residential and commercial documents, reviewing loan closing documents and matters of title. In addition, Chris has extensive litigation experience and has successfully represented numerous clients in state courts across the State of North Carolina. Prior to starting his law firm, he spent nearly five years serving the citizens of Wake County as an Assistant District Attorney.

Key Experience

Commercial and residential real property law • State court litigation and courtroom experience • Commercial real estate law

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OUR SERVICE TESTIMONIALS

“Grayson and his team were instrumental in helping our bank navigate North Carolina’s quasi-foreclosure regime from demand letter through sale to closing. His team assisted in the disposition of significant troubled assets, permitting the bank to return to profitability.”

– Paul Driscoll, Senior Vice President, General Counsel, Hampton Roads Bankshares, Inc

“ THE TEAM AT YORK STANDARD
IS HIGHLY SKILLED AND
RESPECTED AMONGST THE
FINANCIAL SERVICES INDUSTRY.

– Steven W. Jones, CEO of Dogwood State Bank





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