



Innovest

Forward thinking financial technology

Real Estate and Closely Held Assets

Innovest Systems is proud to offer **Real Estate, Note & Mortgage, Limited Liability Companies, and Closely Held Asset Management Services**. This service is offered as a turnkey Real Estate, Notes & Mortgage Trust Full Management Consulting Service.

Fully Managed Service:

As a fully managed service we handle all management functions and day-to-day portfolio management in compliance with state, federal, and fiduciary rules and regulations.

- Preparation of pre-acceptance/initial review; and annual investment review
- Periodic valuations, appraisals and inspections
- Administration of the payment of property tax
- Determination of insurable risks, recommendation, and maintenance of appropriate coverage, Tracking of insurance policy expirations and insurance claims
- Review and selection and oversight of 3rd Party Managers
- Revenue and expense review and reporting
- Supervision of contract work for routine maintenance, repairs, and capital improvements
- Review, approval and payment of routine invoices
- Routine distribution of properties
- Lease/Sale negotiations, foreclosure, financing, and refinancing
- Note & Mortgage, Student Loan, Participant loan management and oversight
- Preparation and delivery of standard reports
- Document Imaging and Document Image Retrieval including trust, wills, leases, revenue checks, and accouts payable invoices and checks

Operational Management:

Innovest also offers operational accounting service that leaves portfolio management to the client. Operational and Accounting Service Management includes...

Revenue and Expense Processing includes...

- CAM and other bill back entry
- Disbursement approval process
- Note and Liability payment revenue
- Tracking of Security deposits
- Late and delinquent rents and payments

Records maintenance for accounting records aligned to portfolio include...

- New trust and asset set-up, close-out, and routine maintenance
- Tracking of property/lease, and multiple owners (including outside owner)
- Fee calculation
- Annual Tax Reporting

Additional features include...

- Verification, review, and audit of rent, liability and other revenue and expense to ensure accuracy and timeliness
- Track pending events, such as delinquencies, appraisals, reviews, inspections, etc.
- Property tax and insurance premium payment or payment verification
- Trust interfaces including transaction, account and compare system reporting



ACQUIRE



INVEST



MANAGE



REPORT

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