



*Enduring
Vibrancy*

DEVELOPMENT

ACQUISITION /
INVESTMENT

REDEVELOPMENT

ASSET
MANAGEMENT
& LEASING

DESIGN / BUILD

FINANCE / CAPITAL

SUSTAINABILITY



"It's easier to interest a potential tenant in an existing building that has been designed and renovated. Instead of having to visualize a building from blueprints, clients can walk through hallways or offices that are in place. In addition, the building is even more appealing by increasing its energy efficiency and sustainability.

-Jeff Chamot

"Hidden costs are never good news"

Green Building & Design



ABOUT US

Neyer Properties takes pride in transforming the commercial real estate landscape of the communities we serve with an ongoing dedication to building real estate value. By forming Neyer Properties in 1995, Dan Neyer continues the family heritage that began more than 100 years ago.

Neyer Properties is a fully integrated real estate company. We provide complete real estate solutions through our unique approach of enhancing the value of local real estate assets, commitment to excellence, adaptability to change, and cultivation of relationships.

Neyer Properties has developed more than 3,500 acres of land and hundreds of projects totaling over \$2 billion in value. By pursuing land and building sites in key locations, we are able to offer clients properties that are easily accessible and have exceptional visibility.

OUR MARKETS

Based in Cincinnati, Ohio, Neyer Properties's portfolio reaches approximately 200 miles outside of the city.

Neyer Properties owns properties and has several development sites throughout Cincinnati, Columbus, Indianapolis, and Northern Kentucky.



COMMUNITY

As an organization, Neyer Properties believes that success is determined by the overall value brought to the community and evaluates projects based on the larger impact to the surrounding community.

With this success also comes the responsibility to give back through volunteerism and donations to organizations and the community. Neyer employees have donated time to various organizations including People Working Cooperatively, Ronald McDonald House, and Crayons to Computers.



“We believe in the vibrancy and investment taking place downtown and throughout the city. We have put our money where our mouth is by acquiring over 1.1 million square feet in the city of Cincinnati since 2012.”

-Dan Neyer

”New Owner, new name for Cincinnati office tower”

Business Courier



DEVELOPMENT / REDEVELOPMENT

Neyer Properties employees have over 150 combined years of commercial real estate experience.

We proactively oversee every project from inception to completion, delivering new facilities to meet our clients' current needs and future expectations.

We expertly guide the client through all phases of the development process including:

- Site Selection
- Site and Building Design
- Permitting and Zoning
- Due Diligence
- Creative Financing
- Entitlements
- Construction Management

Additionally, our creative approach to improving existing buildings adds value and renews vibrancy in the asset. Both development and redevelopment projects have strong financial and environmental benefits to their surrounding communities.

ACQUISITIONS / INVESTMENT

Neyer Properties focuses on value-added real estate opportunities that require a comprehensive solution to successfully restructure or reposition the property. Our experience as a hands-on owner / operator drives a process that is completed with efficiency and certainty from acquisition through disposition.

We have successfully acquired and repositioned numerous assets, creating long-term appreciation and value.

With over 30 years of real estate investing experience, we offer a unique platform for investors to capitalize on distressed real estate opportunities with a firm that encompasses unparalleled knowledge, innovation, and discipline.

ASSET MANAGEMENT & LEASING

Neyer Properties is dedicated to providing comprehensive property management services. Focused on enhancing asset value, Asset Management works to minimize operating costs, improve efficiencies, and enhance customer service throughout Neyer's portfolio.

Neyer Properties uses strategic planning including investment analysis and works to position all assets in the marketplace in accordance with current market trends.

Additionally, our in-house leasing team works to meet our clients' most demanding real estate challenges. This is accomplished through building relationships with tenants and facilitating the negotiation of leases and renewals by streamlining the leasing process to meet the needs of Neyer Properties customers.



“As a commercial real estate developer, Neyer has been buying up properties that need to be fixed up or redeveloped. It’s a formula Neyer has been using for years, but the company has been especially active coming out of the recession.”

-Tom Demeropolis
 “Neyer Properties sells
 Mason building for \$7
 million”
Business Courier

DESIGN / BUILD

Neyer Properties offers a fully-integrated design / build approach to development and construction of facilities for our clients. This method streamlines project delivery and offers significant advantages including efficiency, cost-effectiveness, enhanced communication and advanced schedule for completion.

By drawing upon the strengths of architects, engineers and other professionals within our team, we are able to balance costs and benefits throughout the entire project. The result is better product at a better value for the client.

FINANCE / CAPITAL

Neyer Properties engages local, regional, and national lenders, economic development officials, and local, state and federal agencies to provide the most appropriate and innovative combination of equity, loan and incentive programs for each project and for every client.

To best meet the needs of our clients in today's environment and to ensure the most profitable future for them tomorrow, we provide the following services:

- Private Placement Memoranda (PPM) for raising capital
- Acquisition & Disposition Value Analysis
- Asset Management
- Sale / Leaseback
- Equity placement in existing business operation
- Loan restructuring
- Preparation of loan requests and loan negotiation

SUSTAINABILITY

Neyer Properties is the known leader and earliest proponent for sustainable practices in development and LEED (Leadership in Energy and Environmental Design) certification. Sustainable building is the incorporation of construction materials and techniques that allow owners to save energy while improving both the environment and the health of building occupants.

Additionally, green, or high-performance buildings are designed to ensure efficient use of limited energy resources while garnering financial benefits for both the owner and tenants.