



"Victory lane has held to their word without fail managing my NE Seattle commercial property. Currently we are working towards a high value sale."
Mrs. Chavarria - Owner Investor

VICTORY LANE HOLDINGS, LLC

Asset Management Intro

Data-Driven Real Estate Investments

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*Twice Victory Lane has successfully transferred my wealth via self-directed IRA & 1031 exchange programs.
Bill Hines - Real Estate Investor*



Victor J. Hernandez, CNE, CIPE, CPD
Principal, Victory Lane Holdings, llc
Managing Real Estate Broker
Seattle, WA

Asset Management Intro

Victory Lane practices will provide client greater convenience, more free time and maximize rate of returns. Agreement can be build-to-suit. Opportunities and challenges have never been greater. Our focus is to anticipate and adapt with data analytics and new approaches.

We will earn your trust

A good asset manager is entrepreneurial. Extensive negotiations, approvals, lease, development and sales analysis requires risk be assumed and forecast made. Our broad objective is to enhance property value, reduce expenses where possible, focus on maximizing revenue, mitigating risk, client satisfaction and so much more.

About us

Headquartered in Seattle, WA
We acquire, finance, design, permit, develop and operate commercial properties. We render real estate brokerage and business opportunities to better serve the owner/investor. Semi-annually we provide professional studies for todays entrepreneur.

Take advantage of this remarkable offer



we can't wait to hear from you

VICTORY LANE DOES NOT JUST MANAGE THE PROPERTY, THEY MANAGE THE ASSET.



ASSET MANAGERS

Centered on Financial Matters
Maximize returns and property
value for the investors

Property Acquisition
Operational Oversight
Strategic management
Budgeting
Market Forecasting
Inventory Analysis
Transaction Management
Financial Analysis and Reporting
Market Research
Development Analysis
Reposition Analysis



PROPERTY MANAGERS

Handles the day-to-day
management activities of
property

Tenant Relations and Retention
Contract and Vendor Management
Lease Compliance and Administration
Client Accounting
Risk management
Engineering and Maintenance
Sustainability
Construction Management
Project management
Due Diligence
Collecting Rents and other Charges

Investing in real estate presents problems that do not occur in capital markets. Properties face the risk of damage, tends to deteriorate over time, and often takes a decidedly more complex process to buy and sell. Victory Lane Holdings, Ilc concerns itself with risk mitigation and promoting valuable improvements.

Our financial department navigates the complex insurance, legal and tax rules governing ownership, 1031 exchanges and overall capital gains. Our engineering and development department navigates through complex land use, entitlements, codes, permit submittal and project management. Our brokerage department navigates through complex leasing and sales negotiations and contracts. Consider Victory lane for the very best in comprehensive asset-management services.

REAL ESTATE ASSET MANAGEMENT AGREEMENT

VICTOR J. HERNANDEZ, CIPE, CPD CNE
Victory Lane Holdings, llc
Seattle, WA

Presented to:

**ASK US TO DRAFT CUSTOM
AGREEMENT
FOR YOUR PROPERTY**



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