



Corporate Management Division

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IPM Alliance's Corporate Management Division is focused on serving our clients' corporate real estate needs. Our Nationwide presence combined with our Alliance Network allows us to manage and direct projects as small as minor staff moves to directing an entire corporate facility operation. IPM Alliance brings a diverse team of architecture, construction, project management, and real estate professionals together to form the nucleus of a premier real estate service provider. Our project managers have successfully completed numerous medium-scale to large-scale projects as both in-house and out-sourced real estate professionals. This expertise combined with technological and fast track methods of management, sets IPM apart as an innovative real estate services provider. Listed below are just a few of the services offered by IPM Alliance Corporate Management Division.

Forecasting and Planning

- Acquisition Due-diligence
- Benchmarking
- Development Planning
- Budget Analysis
- Environmental Review

Mergers and Acquisitions

- Demographic Analysis
- Facility Survey & Recommendations
- Budgeting and Cost Analysis
- Multi-state Compliance Review
- Facility and Site Disposition

Design and Construction

- Facility Programming and Planning
- Architectural Design Services
- Design Standard Development
- Project Management/Move Management
- Construction Management
- Development Management

Information Services

- Real Estate Database Management
- Web-based Tracking Management
- Budget Tracking Systems
- Digital Photo and Status Reports
- FF&E Database Management
- Electronic Estimating Services





Development Services Division

Development Services Division

IPM Alliance's Development Services Division is responsible for assisting our clients with the planning, design, and implementation of real estate development projects nationally and internationally. Our teams of real estate professionals and Alliance Partners have successfully managed projects from site location through construction. These projects range in magnitude from speculative retail facilities to hotel/golf course communities. IPM's development services include the following:

Pre-Development Services

- Regional Market Analysis
- Site Selection
- Market Analysis
- Development Due Diligence
- Economic Feasibility Study
- Business Plans
- Real Estate Brokerage Review
- Development Land Planning

Development Services

- Architectural Services
- Engineering Services
- Site Planning
- Zoning/Permit Process
- General Contracting
- Construction Management
- Value Engineering
- Inspection/QC Services

Post-Development Services

- Sales and Marketing
- Facility Maintenance
- Real Estate Management
- Health Safety Compliance
- Tenant TI Management
- Energy Management
- Lighting Programs
- Facility Surveys



Providing Total Management Solutions

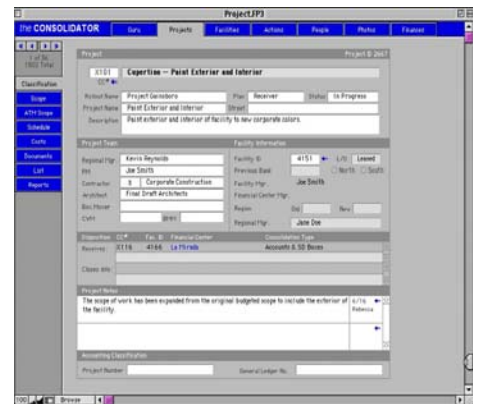


Technology Divisions

Information Management Division

By utilizing a web-based tracking, status, and budget module, IPM's information specialists and database administrators can quickly gather, organize, and distribute information to multiple parties throughout the world. Information Management Services include:

- Database Management
- Web-based Tracking Management
- Budget Tracking Systems
- Digital Photo and Status Reports
- Furnishings, Fixtures and Equipment Database Management
- Electronic Estimating Services



Signage and Brand Management Division

The implementation of an effective Brand, Marketing and Signage (BMS) strategy is one of the biggest ongoing challenges your company faces. Our experts can outline your strategy, assist with planning, the survey process, procurement, permit and implementation of the entire BMS strategy nationwide. Our extensive knowledge and experience with the deployment of nationwide sign programs, interior ad campaigns, kiosk and light-box roll-outs, and LCD/Plasma programs gives IPM Alliance the background necessary to handle any size BMS project. IPM Alliance can facilitate the following:

- Brand Planning and Survey Process
- Design and Exhibit Production for Approvals
- Exterior Signage Process Management
- Procurement of Brand Elements
- Implementation and Supplemental Brand Campaign Rollouts
- Brand Element Database and Tracking



Providing Total Management Solutions