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[](http://www.afcec.af.mil/)**Air Force Civil Engineer Center (AFCEC)**

**Asset Class:** Energy, Military Housing Privatization Initiative (MHPI), Multifamily, and Commercial Real Estate Projects including Office Buildings, Retail, Biotech and Research Facilities, and Community Facilities

**Role:** Real Estate Support and Financial Advisor – Prime Contractor

**Period:** 2001 – Present

Emax is currently a prime contractor providing Real Estate Support Services (RESS) to the U.S. Air Force (AF) for real estate and energy transactions on underutilized real property.  Specifically, Emax advises the AFCEC on its Value-Based, Enhanced-Use Lease, and Military Housing Privatization Initiative transactions by using expertise in real estate investment, finance, project management, energy, office buildings, retail and other commercial real estate projects.

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**[](http://www.va.gov/oaem/)Department of Veterans Affairs (VA) – Office of Asset Enterprise Management**

**Asset Class**: Co-Generation and Energy Plants, Office Buildings, Parking Garages, Multifamily Housing, Transitional Housing Projects, Homeless Shelters, Low-Cost Senior Housing, Community Facilities and Other Commercial Real Estate Projects

**Role:** Financial and Post-Transaction Advisor – Prime Contractor under Oversight and Monitoring Contract; 100% Subcontractor to Ernst & Young; and Prime Contractor under Transaction Advisor Contracts

**Period**: 2003 – Present

Emax is currently a prime subcontractor providing post transaction support services to the Office of Asset Enterprise Management (OAEM) for the oversight and monitoring of the VA’s Enhanced Use Leasing program.  The EUL program includes a portfolio of 56 completed projects, for which Emax monitors compliance of lease requirements and assists in developing an annual EUL consideration report.

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**[](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/comp/asset/hsgloan)Department of Housing and Urban Development (HUD) – Asset Sales Office**

**Asset Class**: HUD-Held Single Family, Multifamily and Healthcare Mortgage Loans

**Role**: Program Financial Advisor – Prime Contractor and Subcontractor

**Size**: $7 Billion+ Program

**Period:**1999 – Present

Since 1999, Emax has served both as a prime and subcontractor to the Asset Sales Office as the Program Financial Advisory (PFA).  In this role, Emax supports, assists and advises FHA in administering the asset sales program through the disposition of single family, multifamily and healthcare notes via competitive transactions offered to private investors, units of local government and non-profits; and direct sales offered to units of local government and non-profit entities.  The PFA contract is currently an 8(a) set-aside, for which Emax is a subcontractor.

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**[](http://www.treasury.gov/initiatives/financial-stability/pages/default.aspx)U.S. Department of Treasury – Office of Financial Stability (OFS)****Asset Class**: Residential and Commercial Loans and Mortgage-Backed Securities

**Role**: Program Financial Advisor – Subcontractor to Ernst & Young

**Period:** 2009 – Present

Since 2009, Emax, as a Program Financial Advisor, has supported the U.S. Department of Treasury’s Office of Financial Stability (OFS) and Office of Financial Management (OFM) in conducting compliance reviews of lending programs, evaluating mortgage assistance initiatives, and reviewing internal controls. Emax has assisted in the development and implementation of OFS’ operational and internal controls policies and procedures.

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**[](http://www.ginniemae.gov/pages/default.aspx)Government National Mortgage Association (Ginnie Mae)****Asset Class**: Single- and Multiclass Securities Backed by Government-Guaranteed Single-Family and Multifamily Loans

**Role**: Securitized Transaction Financial Advisor – Subcontractor to Ernst & Young

**Period:**2007 – 2013

As a member of the Securitized Transaction Financial Advisor, Emax performed capital market and mortgage research to advise Ginnie Mae on securitization programs.  Additionally, Emax prepared reports assessing the impact of market, regulatory, and policy constraints associated with Ginnie Mae collateral and securities, and evaluated how those factors influence alternative program strategies and securitization structures.

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**[](http://www.defense.gov/)Office of the Secretary of Defense (OSD) – Office of Housing & Competitive Sourcing (H&CS)**

**Asset Class:** Multifamily, MHPI for the U.S. Army, Navy, Air Force and Marines; Direct Loans, and Guaranteed Multifamily Mortgage Loans, Privatized Army Lodging and Unaccompanied Personnel Housing

**Role:** Financial Advisor – Prime Contractor and Subcontractor to Alvarez & Marsal

**Size:** $28 Billion+ Program

**Period:** 2005 – 2011

Emax has served as financial advisor to the Office of Housing & Competitive Sourcing within the Office of the Secretary of Defense by assisting in the oversight of the Military Housing Privatization Initiative (MHPI) program, assisting with the analysis of the MHPI program, providing private sector real estate finance assistance, and providing support for the federal budgetary scoring, including credit reform.

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**[](http://www.ed.gov/)Department of Education (ED)**

**Asset Class:** Student Loans, Businesses, Office Buildings, and Other Commercial Real Estate Investments

**Role:** Valuation Advisor – Prime Contractor

**Size:** $100 Million +

**Period:** 2004 – 2009

Emax, as a prime contractor, has provided valuation advisory to the Department of Education (ED) by designing various asset management and disposition programs for ED’s complex defaulted student loan portfolio.  Emax assisted Federal Student Aid Financial Partners (FP) by developing methodologies to value business, real estate, and other assets, and provided Federal Student Aid (FSA) with the negotiation assistance and evaluation support.

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**U.S. D**[](http://www.rurdev.usda.gov/Home.html)**epartment of Agriculture Rural Development (USDA RD)**

**Asset Class:** Multifamily, Single Family, Business, Community Facility and Utility Loans and Loan Guarantees

**Role:** Financial Advisor – Subcontractor to Ernst & Young

**Size:** $20 Billion

**Period:** 2005 – 2007

Emax has provided recommendations to the USDA RD regarding the monitoring of its guaranteed loan portfolio and its universe of individual lenders.  Emax conducted a broad analysis of oversight and audit requirements in order to assess existing, proposed, and newly developed methodologies in the formulation of a best-practices monitoring system to meet the USDA RD’s objectives.

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[](http://www.sba.gov/)**U.S. Small Business Administration (SBA)**

**Asset Class:** Small Business Securities

**Role:** Securitized Transaction Market Outreach

**Period:** 2002 – 2005, 2013 – 2014

Emax most recently advised the SBA as a prime contractor in support of its 7(a) and 504/CDC Loan Guarantee programs, and engaged in market outreach with SBA secondary market participants including lenders, pool assemblers, and investors.  Furthermore, Emax conducted asset-backed securitization market research and provided SBA with findings that incorporated recommendations to improve the agency’s securitization programs.

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**[](http://emaxllc.com/wordpress/wp-content/uploads/2013/12/GSA-Logo-e1423681043423.jpg) U.S. General Services Administration (GSA)**

**Asset Class**: Federal landholding agencies,  Single family

**Role**: Real Estate Support  Advisor – Prime Contractor

**Period**: 2014 – Present

Emax provides Real Property Sales and Support Services (RPSSS) as a prime contractor for the GSA. Emax supports GSA and other federal landholding agencies adhere to the mandated in the Presidential Memorandum “Disposing of Unneeded Federal Real Estate” issued on June 10, 2010 which focuses on cutting the operating costs of retained assets, increasing sales proceeds, and improving energy-efficiency.

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Recent Posts

* [FHA Single Family Loan Sale Update: SFLS 2014-2](http://emaxllc.com/2014/07/fha-single-family-loan-sale-update-sfls-2014-2/)
* [GSA HAP Properties for Sale](http://emaxllc.com/2014/06/gsa-hap-properties-for-sale/)
* [FHA Single Family Loan Sale Update: SFLS 2014-1](http://emaxllc.com/2014/02/fha-single-family-loan-sale-update-sfls-2014-1/)
* [FHA Single Family Loan Sale Update: SFLS 2013-1 and SFLS 2013-2 (Summer 2013)](http://emaxllc.com/2014/02/fha-single-family-loan-sale-update-sfls-2013-1-and-sfls-2013-2-summer-2013/)
* [Multifamily & Health Care Loan Sale Update: MH](http://emaxllc.com/2013/05/fha-multifamily-health-care-loan-sale-update-mhls-2013-1/)