

BREATHE LIFE INTO YOUR ASSETS.

DO YOU NEED C.P.R.? 

Introducing **Hebron Realty's Commercial Property Review.**

The culmination of 37 years of experience. The ultimate comprehensive audit designed specifically for CRE landlords to maximize value and position their properties for the future.

Step 1



Market Conditions

Track legislative changes, interest rate movements, and economic shifts.

Step 2



Reputation, Marketing & Tenants

Compare marketing approach against competitors in your submarket.

Step 3



Operating Expenses & Efficiency

Identify utility, maintenance, or management inefficiencies.

Step 4



Value-Add Opportunities

Explore capital improvements that can boost NOI

Step 5



Capital Structure

Assess current debt terms vs. market refinancing opportunities.

Step 6



Ownership & Exit Strategy

Integrate estate planning, tax deferral strategies, and generational transfer goals.

Hebron Realty is a father-son team rooted in Brooklyn, with over 37 years of combined experience and more than 2 million square feet of closed transactions. **We specialize in office leasing, landlord advisory, and property valuation with a focus on long-term planning.** Our mission is to help clients make smart, strategic decisions today—so their properties succeed tomorrow.



Results-Driven. Relationship-Focused.
Always on Your Side.

2.34MM SF

Total Volume
SOLD & LEASED
IN BROOKLYN

37 YEARS

Combined
CRE SPECIFIC
EXPERIENCE



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Standing still is losing ground. Legislation, tenant expectations, and economic forces are shifting faster than ever—sometimes creating opportunities, other times eroding value without warning. A comprehensive **Commercial Property Review ensures you're not leaving money on the table** or exposing your asset to avoidable risk. By proactively assessing market conditions, asset presentation, tenant stability, and financial structure, you safeguard both your current income and your property's long-term value. **For CRE landlords, this is not just about optimization—it's about protection.**

HOW DO I GET STARTED?

Following an introductory meeting and an executed confidentiality agreement, we will request the following:

- A recent trailing twelve (T-12).
- Current rent roll including a detailed OPEX.
- Operating expenses, as detailed as possible.
- Debt information and depreciation taken.
- Relevant capital expenditures.
- Your goals and plans for the property, and your future.

WHAT TO EXPECT.

Expect a professional, detailed review of your property. **This is not an opinion of value or an appraisal, it's a roadmap to using your asset to secure your future.**

Expect a dedicated Broker who listens to you. Not looking to sell right now? **Understood.** Not a fan of using hard money? **We get it.** Ready to wind down, or ramp up? **Let's get to work.**



The meeting.

We will come to meet you at the property for our initial inspection.



The review.

Following a fully executed confidentiality agreement we will begin to review your properties specific documents.



The analysis.

We perform a MSA (Metropolitan Statistical Area) specific analysis tailored to your properties individual characteristics.



The presentation.

We meet with you to introduce our finding on the market, asset, and present strategies to optimize the buildings value.



The plan.

Taking our comprehensive report we work with your individual goals to prepare your team and family for the future.



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WHY US: THE BADGE OF AUTHORITY.

For clients who expect nothing less than excellence, we deliver. Precise research, unmatched market insight, and an unwavering commitment to execution.

Not all brokers are created equal. As a dual-designee CCIM (Certified Commercial Investment Member) and SIOR (Society of Industrial and Office Realtors), Hebron Realty brings a **standard of analysis and professionalism that very few in the industry can match.**

By combining CCIM's analytical discipline with SIOR's market influence, Hebron Realty's CPR goes beyond a marketing flyer or broker's opinion of value. We bring a **data-driven, investment-grade review of your property**, backed by decades of transactional experience and industry-recognized expertise.

For landlords, that means your CPR isn't just theory—it's a roadmap to real, measurable value creation.



MOODY'S
ANALYTICS



Placer.ai



SIOR®



GIS
Geographic Information System

At Hebron Realty, every Commercial Property Review is built on **accurate, investment-grade data**. We use tools like **ARGIS, Moody's CRE REIS, Placer.AI, CoStar**, and our private network to deliver insights far deeper than public comps. **As a CCIM/SIOR-led firm**, we are trained to cut through noise and focus on the factors that truly drive value—tenant performance, market positioning, tax impacts, and long-term growth. With **CPR**, you can act on decisions backed by reliable, verifiable analysis, not guesswork.



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