

## LLR Partners, LLC

### Summary

Jackson Cross Partners engaged in negotiations with the Landlords of 31 properties on behalf of the client as a part of a bankruptcy reorganization and successfully renegotiated all 31 leases, creating significant savings for the client.

### Challenges

- Negotiate with several landlords who controlled multiple properties and sat on the Creditor's Committee
- Encourage cooperation and willingness from landlords
- Determining if client would be viable under a reorganization plan and which leases should be affirmed or rejected
- Establish detailed financial analysis of profitability of each property and parameters for viability
- Forming a reorganization plan for each property

### Success

- All 31 leases retained in portfolio
- Garnered 100% participation of the landlords through equity sharing plan
- \$7 million dollars in negotiated savings
- Arrearages negotiated down by 90% from the pre-petition amounts
- Rent reduction of over 20% for remaining term of leases
- Comprehensive and accurate data assembled for the continuing operation
- Reorganization Plan approved by U.S. Bankruptcy Court



### QUICK FACTS

#### Scope

- 31 Daycare Centers throughout Philadelphia
- Investment of \$8 million dollars by LLR Partners, LLC

#### Jackson Cross Partners Resources and Expertise

- Portfolio Management
- Project Management
- Transaction Management

LLRpartners