



**TREA**  
Townline Real Estate Advisors LLC

**PO BOX 495  
Mokena, IL 60448**

**Value Statement:**

Effective commercial property and asset management is essential to preserve and further enhance the value of any income-producing real estate asset. It requires expertise and attention to detail and maintaining effective communication with all tenants, vendors, and owners. Through a hands-on approach, Townline Real Estate Advisors strives to maximize asset value and provide peace of mind to our clients with competent and proficient oversight of operations, capital improvements, and accurate accounting and financial records



Townline Real Estate Advisors is owned and operated by Frank J Marmo, CPA, MBA. Mr. Marmo has over twenty-five years of leadership experience in commercial real estate encompassing **acquisitions/investments, property/asset management, and accounting/finance**. Mr. Marmo has managed a variety of property types including strip and community retail centers, suburban office, and industrial/flex properties, and commercial associations encompassing over 2 million square feet. Over the course of his career, he has completed direct equity acquisitions, joint venture equity, and mezzanine debt investments in excess of \$2.5 billion in gross asset value in all major property sectors, on behalf public institutional, Taft-Hartley, and high net worth client funds. Mr. Marmo has also served as owner's representative/asset manager on over 2 million square feet of office, retail, industrial, and mixed-use assets. Mr. Marmo earned a Bachelor of Science degree in Accounting and a Master of Business Administration in finance from DePaul University. He is also a registered Certified Public Accountant and a licensed Illinois real estate **Managing Broker lic#471.010347**.



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### **ASSET TYPES**

- Office
- Retail
- Industrial
- Property Owners Associations
- Land

### **SERVICES**

- Property /Asset Management
- Commercial Association Management
- Tenant Representation
- Construction/ Tenant & Capital Improvement Management
- Receivership
- Investment Services-Acquisitions/Due Diligence/Sales
  - Cash flow/Argus modeling
  - Due Diligence
  - Investment /Deal Sourcing
- Property Accounting
  - Monthly financial statements
  - CAM & TAX reconciliations
  - Monthly rent statements
- Tenant Representation
  - Lease Analysis
  - Site selection
  - Lease Negotiation



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**REPRESENTATIVE ASSIGNMENTS**



54,000 SF OFFICE BUILDING, MOKENA, IL



25,000 SF OFFICE CONDOMINIUM ASSOCIATION, SHOREWOOD, IL



15,000 SF RETAIL CENTER, YORKVILLE, IL



13 ACRE COMMERCIAL RETAIL ASSOCIATION, NAPERVILLE, IL



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16,000 SF RETAIL CENTER, SHOREWOOD, IL



22,000 SF RETAIL CENTER, BOLINGBROOK, IL



600,000 SF 14 PARCEL OFFICE/RETAIL ASSOCIATION, NAPERVILLE, IL



150,000 SF RETAIL ASSOCIATION, ORLAND PARK, IL



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PO BOX 495  
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25,000 sf multi-tenant office building Woodridge, IL



5,568 sf multi-tenant retail center Woodridge, IL



7,634 sf multi-tenant retail center Woodridge IL



10,384 sf multi-tenant retail center Woodridge IL



# TREA

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**PO BOX 495  
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7,000 sf multi-tenant retail center Woodridge, IL



25,000 sf retail center Frankfort, IL