AMCI

Asset Management and Consulting, Inc.
Established 1989 | O'Fallon, Missouri

REO Management & Court-Appointed Receivership

A local, hands-on partner protecting lender collateral on commercial property across St. Charles and St. Louis counties.

When a commercial loan goes bad, the property still has to be run. AMCI steps in as the lender's local manager for bank-owned (REO) commercial property and as a court-appointed receiver, securing the building, keeping tenants paying, controlling costs, and documenting every dollar so the bank can make a clean, well-supported exit.

FOR BANK-OWNED COMMERCIAL REAL ESTATE

REO Property Management

Property securing & preservation

Locks, openings, utilities, and insurance confirmed from day one; ongoing protection against vandalism, weather, and deferred maintenance.

Inspections

Initial condition assessment with photos, then scheduled site inspections documented for the lender's file.

Tenant & lease management

For occupied REO: tenant notices and communication, lease administration, renewals, estoppels, and enforcement.

Rent collection

Rents redirected and deposited to lender-approved accounts; delinquency follow-up and CAM, tax, and insurance reconciliations.

Vendor management & repairs

Competitive bids, contractor supervision, and emergency response backed by 24-hour on-call maintenance service.

BPOs & market input

Local leasing and sales perspective, rent and sale comparables, and broker opinions of value to support hold-or-sell decisions.

Monthly reporting to the lender

Income and expense statement, rent roll, receivables aging, bank reconciliation, and a plain-language property status narrative.

Disposition support

Property readied for market, due-diligence materials for buyers and brokers, and an orderly hand-off at closing.

HOW AN ASSIGNMENT RUNS

01 Secure → Site visit, locks, insurance, utilities

02 Stabilize → Tenants, vendors, and collections in place

03 Report → Monthly financials and condition updates

04 Resolve → Lease-up, sale support, clean hand-off

FOR COMMERCIAL PROPERTIES IN DEFAULT

Court-Appointed Receivership

When a court places a troubled commercial property under receivership, AMCI serves as the receiver: a neutral, accountable steward that takes control of operations quickly, protects the collateral, and keeps the court and the lender fully informed. AMCI has served as receiver on dozens of commercial properties.

Take control & stabilize operations

Secure the site, assume vendor and utility accounts, address life-safety and deferred maintenance, and restore normal operations.

Accounting & reporting to court and lender

Receiver's operating accounts, monthly financial reports, and periodic and final accountings prepared to the court's order.

Lease-up & tenant retention

Steady tenant communication, renewals, and marketing of vacant space to rebuild occupancy and cash flow.

Preserve value for resolution

Work alongside lender's counsel, prepare the property for sale or transfer, and provide a documented, orderly turnover.

WHY LENDERS WORK WITH AMCI

Local. Hands-on. Fully accountable.

Local

Headquartered in O'Fallon, Missouri, and managing commercial properties across St. Charles and St. Louis counties, close to your collateral.

Hands-on

You work directly with AMCI's leadership. Our people give focused, undiluted attention to every property we manage.

Accountable

Full in-house property accounting on Yardi, with bank-ready monthly reporting and a clear audit trail for every dollar.

1989
Year AMCI was established

Millions
of square feet under management

Hundreds
of REO managed assets

Property experience: retail strip and anchored centers, office buildings and office parks, office/warehouse and industrial properties, office and industrial park board-of-trustee management, and flood control (levee) systems. Managing properties throughout Eastern Missouri and southern Illinois.

Fully licensed, bonded and insured.

AMCI

Have an REO asset or a receivership on the horizon?

A short call is the fastest way to see whether AMCI is the right fit for a specific property.

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