

# **Deborah K. Stout**

## **EDUCATION**

*Arizona State University*

## ***ABOUT DEBORAH STOUT***

*Deborah Stout was promoted to partnership status of Stout Management Company in 1980, and became the sole owner and CEO upon its purchase from Mark Stout in 1989. Under Deborah's direct leadership, Stout Management Company has more than tripled its portfolio and employee base to become one of the most respected property management firms in Nevada.*

## **COMMUNITY INVOLVEMENT**

- \* *Gift Giving Advisory Board of Meadows School*
- \* *Cox Communications Advisory Board*
- \* *Valley Hospital Advisory Board*

## **TECHNICAL SKILLS**

- \* *Licensed Nevada Real Estate Corporate Broker*
- \* *Accredited Resident Manager (ARM) and Certified Property Manager (CPM) from the Institute of Real Estate Management*
- \* *Certified Apartment Property Supervisor (CAPS) from the National Apartment Association*
- \* *Certified Occupancy Specialist (COS) through the National Council for Housing Management*
- \* *Has made Stout Management Company an Accredited Management Organization (AMO) by the Institute of Real Estate Management*
- \* *Past President of both the Nevada Apartment Association and Institute of Real Estate Management, and a national course instructor for both organizations teaching several on-site management curriculums*
- \* *Member of the Greater Las Vegas Association of Realtors*
- \* *Proven ability to increase property value through creative marketing, cost controls, contract negotiations, and personnel evaluations*

## **RECEIVERSHIP EXPERIENCE**

*Deborah K. Stout, a life-long resident of Las Vegas, has provided the Nevada multi-housing industry with unparalleled receivership solutions. As a principal Broker, she has access to extensive real estate resources and databases and has achieved a strong reputation as your “go to real estate advisor” on complex real estate matters.*

*Deborah has successfully aided lenders and banks throughout the expansive foreclosure process. Due to her ability to provide the courts with accurate information on a timely basis Ms. Stout has also developed a strong reputation with many of the local judges and attorneys. Her full understanding of the responsibilities and duties of the receiver enable a smooth transition when you choose to appoint her as receiver.*

## ***WHAT YOU CAN EXPECT WHEN DEBORAH STOUT IS APPOINTED RECEIVER***

*The beauty of appointing Deborah Stout as a receiver is that the duties of a receiver parallel that of a property management company and seek to establish management procedures that stabilize, protect and preserve the asset. Some of the duties Ms. Stout has performed as receiver include but are not limited to:*

- *Collection of all rents and fees at the property*
- *Supervision of all ongoing daily activities and maintenance of the property*
- *Supervision of all third party service contracts at the property*
- *Competitive bidding and awarding of all third party contracts*
- *Management of all utility accounts at property*
- *Hiring and supervising all personnel required to manage property*
- *Providing proper management of lease obligations at the property*
- *Providing full accounting of all income and expenses of the property*
- *Compliance with all Governmental Orders relating to the property*

*In addition, the receiver is also responsible with additional functions beyond that of a typical property management assignment. Some of these additional responsibilities which Deborah has performed as a past receiver include:*

- *Acting with third-party independent control as a fiduciary of the court*
- *Maintaining extensive understanding of the legal process as it relates to receiverships and the foreclosure process*
- *Facilitating any special banking needs of the receivership*
- *Generating reports tailored to the needs of the court and secured creditors*
- *Providing assistance with the leasing of a property*
- *Providing assistance with the disposition of a property*
- *Obtaining full cooperation from all parties after the receivership period to continue the stabilization of the property*

## ***ABOUT STOUT MANAGEMENT COMPANY***

- \* *Full service asset and property management company serving institutional, corporate, and individual client needs.*
- \* *Experienced and equipped to manage, lease and maintain all types of multi-family investments*
- \* *Aggressive approach to asset management for new construction, normalized and distressed properties assuring constant local focus on building value for the owner by creating a higher than average return to the investor.*
- \* *Proven track record in obtaining the maximum rental rates while controlling operating expenses.*
- \* *Methodical, well-planned expansion into an industry that was in need of an organization with the expertise and vision to operate effectively in today's challenging marketplace.*
- \* *Hands on management approach with all clients to achieve the best solutions to their property's needs.*

*References available upon request.*