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**Distressed Real Estate Update: Signs of the
Next Bubble?**

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Overview

- I. Current State of the Real Estate Industry

- II. Developing Legal Issues in Real Estate
Workouts and Bankruptcy

Part I: Current State of the Real Estate Industry

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Key Talking Points

- The 2007 Financial Crisis
- Commercial sales drivers: Jobs and GDP
 - Expanding after some difficult years
 - Sales and prices increasing
 - Capital increasingly available?
- Foreign interest in U.S. Properties Continues
- New Construction
- Rental Growth Rate

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Critical Events Related to The 2007-2008 Financial Crisis

- Below are a few critical events that occurred during the 2007-2008 Financial Crisis:

BEAR
STEARNS

J.P.Morgan

- BearSterns Merger with JP Morgan – March 2008

LEHMAN BROTHERS

- Lehman Brothers Bankruptcy – September 2008

Goldman
Sachs

- Warren Buffet Invests \$5B in Goldman Sachs – September 2008

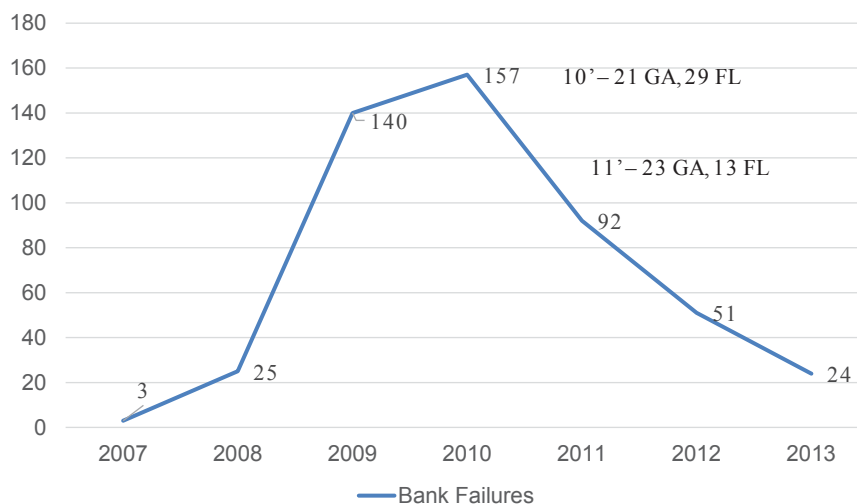
WACHOVIA

WELLS
FARGO

- Wachovia merger with Wells Fargo – October 2008

FDIC Bank Failures

Bank Failures per the FDIC



Source: <https://www.fdic.gov/bank/historical/bank/>

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