



Member of the SNC•LAVALIN Group

Property / business tax management

Nexacor Realty Management (Nexacor) is an industry leader in providing real estate services. As a full service provider, Nexacor combines all services from site search through design/build to property management and lease administration in an integrated and cost effective delivery model. Our ongoing commitment is to provide quality, value-added services driven by a customer-focused approach while improving profitability and efficiency for clients.

Nexacor's depth of internal resources include 1,200 professionals (including our sister company ProFac Facilities Management Services Inc.) specializing in project management, transactions, facility management and support services. Nexacor is wholly owned by the SNC-Lavalin Group Inc., which is one of the leading engineering and construction firms in the world, and a key player in the ownership and management of infrastructure.

Professionals in property / business tax management

The Property Taxation Group has specific education and expertise national in scope and provides property tax and assessment valuation management for over 21 Million square feet of office, retail, industrial and other special use space.

Nexacor strives towards the client being treated equitably under the property / business tax and assessment system. The Property Taxation Group sees at the preparation of property and business tax assessment appeals, negotiates with area assessment officials, and performs regular appearances before assessment appeal tribunals. Their innovative approach, excellent relationship with municipal authorities and outstanding reputation allowed them the reach an out of court agreement in more than 95% of their cases.

The overall portfolio extends to the review of approximately 3,600 assessment notices and 4,000 tax bills for and overall estimated tax budget in excess of \$70 million.

Nexacor remains current and up to date with federal, provincial and municipal legislation, and is proactive in interpreting its impact upon the client's properties as it affects their assessments and tax payments.

All assessment and tax payment records are maintained in our state of the art, customized Tax Module that is directly linked to accounts payable, and provides for customized financial reporting. There is a key focus on customer service by providing regular status reports, annual budgets, forecasts, and cash flow allocations for the purpose of long and short term financing, and strategic planning.

Our scope of services (in tax management)

Assessment valuation management

- ◆ Assessment notice verification
- ◆ Appeal strategy
- ◆ Property review and assessment appraisal
- ◆ Filing appeals

Tax management

- ◆ Tax bill verification
- ◆ Tax bill payments
- ◆ Tax claim reconciliation
- ◆ Recovery analysis

Reporting and budgeting

- ◆ Annual budget
- ◆ Budget forecast strategy
- ◆ Monthly reforecast and accruals
- ◆ Status reports

What we offer our clients:

Our team of professional can help in the optimization of your property / business tax budget and achieve savings.

We would like to have the opportunity to analyze a sample of your properties that will be subjected to a new tax role deposit. Our task will consist in representing your enterprise in front of the municipal authorities within the prescribed time. We do believe that our knowledge of the latest legislation and our excellent relationship with the municipal authorities would allow you to reach to following goals.

- Reach an agreement with the municipal authorities before the tax role deposit
- Obtain potential savings on your tax bill
- Establish excellent relationship with municipal authorities
- Focus on a long term management strategy of your property and business tax

We also believe that using various services offered by Nexacor Property Taxation Group, will enable you to considerably reduce your budget allocation for professionals fees normally used for these types of services.