

PFS Private

Asset Management

PFS Private is an Irish owned Independent Real Estate Acquisition, Asset Management & Advisory Firm. We currently have over €200m in assets under management. Established in 2004 and headquartered in Cork, PFS manages assets for a range of Private and Institutional clients.

At local level we deliver an exceptional level of insight derived from our in depth expertise in adding value to portfolios through effective hands on asset management and a consummate knowledge of the existing local & national landscape and market.

Assets Under Management & Services Provided

PFS has extensive experience of managing & delivering value across a wide variety of assets and portfolios:

- Commercial Office Buildings
- Shopping Centres
- Retail Units
- Residential Units

PFS seeks to add value through effective:

- Tenancy analysis & management
- Delivering strong rental returns
- Delivering strong covenants

PFS also offers a considerable suite of services including:

- Legal & administrative support
- Creation of ownership structures & entities
- Compliance & due diligence
- Sourcing assets and identifying opportunities
- Transaction management

Asset Management

PFS has amassed expert local market knowledge and insight across Ireland, Belgium, Luxembourg and Germany through many years of managing assets and portfolios. PFS offers strategic advice and management of real asset positions, maximising both income and value at the asset level. PFS effectively services its client's asset management needs through a boutique, bespoke asset management package. PFS partners with the best service providers in each jurisdiction to ensure the best possible outcomes.

Technical Advisory

PFS provides independent technical advice to highlight the material issues, risks and provide clarity regarding assets under management.

PFS advances advice regarding the nature, scale and likelihood of specific risks and the cost of mitigations. This includes technical advice on contractual provisions available to protect the parties, limitations of such protections and further provisions that are pertinent to the success of the portfolio.

PFS establishes and implements structures and reporting metrics which are vital to the success of a portfolio, enabling returns for clients through a proactive, compliant & extensive asset management service.

Transaction Advisory

PFS structures, manages and executes transaction processes for assets, loans and portfolios to deliver the best price on exit. As a firm we create, manage & advise entities, supported by our best in class asset management services and procedures.

PFS working closely with buyers, sellers or lenders and offers comprehensive due diligence advice and hands-on support in evaluating opportunities across the risk/return spectrum. PFS delivers on strategy, service and execution for every investment decision. PFS adds immediate value to its clients through its unrivalled knowledge of the local market which solidifies our position as a leading advisory & asset manager in Ireland.

Investment Services

Asset Management

PFS provides a hands-on proactive Asset Management service. Our leadership team includes experienced professionals capable of delivering value to our clients, supported by dedicated support staff and reporting systems. PFS has developed & managed a wide range of assets both locally and internationally. PFS delivers value to our clients through an exceptional bespoke asset management service and utilising our unparalleled expertise of the Irish market.

Asset Acquisition

PFS sources product with the potential for strong IRR. Working closely with clients, PFS continues to demonstrate the ability to identify and deliver assets & opportunities for our clients. PFS also creates entities and actively engages in equity participation in asset acquisition.

Lifecycle Management

PFS manages the entire lifecycle of the asset acquisition process, from identification through to acquisition and exit strategies. PFS also advises on refinancing and restructuring existing portfolios.

Principle Investment

PFS facilitates clients throughout the lifecycle of a transaction, from origination through to management and ultimately resolution.

Accounting for both equity and credit strategies, PFS evaluates, analyses and prices transactions. Transactions include individual assets and loans or portfolios which are financed through capital raised from investors and financing partners by issuing both equity and debt securities. PFS manages and expedites the acquisition and daily performance of our client's portfolios.

Debt Management

Debt restructuring and financing

PFS assists in optimising a transaction's capital structure including but not limited to re-sizing debt facilities, refinancing existing loan agreements and restructuring debt through variety of vehicles.