



THE ONLY TURNAROUND SERVICES FIRM OF ITS KIND

Receiverships • Bankruptcy Services • Loan Workouts & Default Assessments
• Transition Management • HOA, Construction and Property Management
• Brokerage Sales • Accounting • Expert Witness • Collateral Valuation

Vesuvio Enterprises solves problems

Plain and simple. A full service consulting agency, Vesuvio identifies solutions and revives assets providing a win-win for all companies involved. From bankruptcy to foreclosure actions, Vesuvio has proven ability to provide a comprehensive situational analysis and identify not one, but many solutions.

Turnaround Solutions

The Vesuvio team is different. From its Principal leaders with more than 70 years of expertise to its determination and committed team, Vesuvio shows excellence when it comes to solving the issues of problem loans. Specializing in turnaround services, Vesuvio prides itself on being available on short notice for as long as necessary to resolve each client's unique situation and yield optimal results under very challenging circumstances.

As a team, Vesuvio is analytical and intuitive in its approach, partly due to its principals' background in real estate and special assets; partly due to its unique view on procedure, which is simple:

- 1) **Get attention**
- 2) **Get control**
- 3) **Get the money**

With a direct set of goals like this, Vesuvio is unlike any other financial outsourcing firm. Sound nego-

tiating skills, top-rate business and legal solutions and a win-win attitude are why both small and large banks/investors and attorneys outsource its loans to Vesuvio for the best possible resolution.

Court-Appointed Receiverships

The Vesuvio executive team serves as court-appointed receivers for a variety of cases. In this role, Vesuvio acts as an officer of the court and is responsible for protecting assets for their clients. When their clients engage Vesuvio, they will take responsibility to meet the objectives of their clients such as: transferring deeds, managing construction and property projects as well as HOA associations, maintaining property/rental agreements, selling either commercial or residential properties and clients can be worry-free.

Expert Witnesses in Litigation Support

Be it bankruptcy, liability, collection, or foreclosure issues, many attorneys, banks, private investors/venture capitalists and corporations turn to Vesuvio to serve as an expert witness. Respective of the case, Vesuvio is knowledgeable in dealing with complex issues either from the plaintiff or defendant position. This unique opportunity not only keeps Vesuvio's executive team sharp in all legal aspects of turnaround, but also creates relationships with some of the brightest attorneys in the field.

David F. Pellegrino
Principal

David F. Pellegrino has close to forty years of experience in banking, asset management and turn-around services. As Principal of Vesuvio Enterprises since December 2006, Pellegrino works with clients in turnover to resolve loans and solve debts. He serves as a commercial banking expert witness for attorneys and is appointed by the court to act as a receiver of commercial and residential properties.

Prior to co-founding Vesuvio, Pellegrino worked as a special assets manager for organizations such as Summit Investment Mgmt., Community First National Bank, and Vectra Bank, whose assets exceed 2.2 billion dollars. In these roles, Pellegrino worked with banks to manage troubled loans and took a no holds-bar-approach to resolving issues by liquidating assets, coordinating construction projects, and solving complex environmental issues.

Pellegrino is a Certified Credit Analyst for Lenders.

Shelli Star
Principal

Shelli Star has committed her career to real estate, loan workouts, and default assessments. As Principal for Vesuvio Enterprises, she provides strategic insight by giving proximity, objectivity and expertise to each client while efficiently bringing the project to a successful conclusion.

Prior to co-founding Vesuvio in December 2006, Star was a previous owner of a major commercial real estate brokerage, managed various multi-unit property, retail and office developments working with major firms including Grubb & Ellis, CB Richard Ellis, Colliers International, Trammell Crow and Fuller & Company. Her skill set includes acquisitions & dispositions, urban development, brokerage and appraisal services, property management, accounting, finance and outsourcing commercial loans.

Star is an expert witness in real estate & lending services, receiver in a variety of operating business environments, and resolves problem loans. Star is a Certified International Property Specialist with a Colorado and Minnesota Real Estate Broker License and Real Estate Appraisal License.

TOP FIVE ADVANTAGES TO WORKING WITH VESUVIO TEAM

1. MORE THAN SEVENTY YEARS OF OBJECTIVE, RELEVANT EXPERIENCE
2. PROVIDES A SUITE OF SERVICES RANGING FROM LEGAL, FINANCIAL, BUSINESS AND FORENSIC EXAMINATION; FOR A TOTAL TURNAROUND REMEDY
3. COST-EFFECTIVE PRACTICES DONE QUICKLY AND EFFICIENTLY
4. NO ADDITIONAL OVERHEAD COSTS TO YOU
5. EXPENSES OF VESUVIO ARE RECOVERABLE