

About Us

Asset Enhancement Solutions, LLC (“AES”) assists companies improve cash flow by arranging the appropriate financing and by reducing expenses and conserving cash. AES works with Fortune 1000 corporations , middle market companies and small businesses.

The Company was founded by Neil A. Seiden, a CPA with over 20 years experience in both public and private accounting. In November 2003, Absolute Values Funding (“AVF”) was merged with AES after the untimely passing of Dennis Garabedian, a retired Ernst & Young Partner who had founded AVF in 1997. AVF successfully arranged debt and equity financing for many businesses through its large network of capital sources.

Mr. Seiden served as the CFO of companies with annual sales ranging from \$5M to \$90M. Industry experience includes manufacturing, distribution and service businesses. As the CFO of a NYC based manufacturing and distribution company he orchestrated a turnaround in a single year from a loss of \$1.7M to break-even. He also refinanced the Company's senior debt, raised both equity and mezzanine debt and sold off a division to raise cash.

Mr. Seiden graduated Summa Cum Laude from Boston University and is a member of Beta Gamma Sigma. He was a finalist for the 2002 Financial Executive of the Year Award for the LI Chapter of the Institute of Management Accountants. He is a member of the Turnaround Management Association., LI Capital Alliance and the Ronald McDonald House of LI Business Advisory Committee.

Debt & Equity Financing

Non-Traditional Financing Programs

Cost Recovery & Expense Management

Turnaround Consulting

Financial Management Services

**Absolute Values
Funding**

**Asset Enhancement
Solutions, LLC**

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Funding**

**Asset Enhancement
Solutions, LLC**

*“Providing Creative
Financial Solutions
to Enhance
Corporate Assets”*

COST RECOVERY & CONTAINMENT

Company personnel can only reduce costs to a certain level. AES and its affiliates use industry experts for each cost discipline to maximize the costs that can be recovered retroactively and saved in the future.

Cost areas include: printing, software licenses, packaging, office and warehouse supplies, components of bill of materials, airfreight, trucking, communication, employee benefits, service contracts, travel, sales tax, staffing services, workers compensation, office furniture, payroll services and equipment rentals.

TURNAROUND CONSULTING & FINANCIAL MANAGEMENT SERVICES

Common symptoms of a distressed company include: cash flow problems, losses for consecutive years and lender fatigue. AES can provide the following assistance:

- Stabilize a company that is out of control.
- Cash flow management.
- Assessment of operations and products to identify sources of problems and losses.
- Downsize: Align headcount to sales.
- Identify assets to be sold to raise cash.
- Function as pro-active business advisor to senior management.
- Facilitate profit and growth initiatives.
- Assume "To Do Lists" of executives.
- Confidential and special projects.
- Strategic Planning & Budgeting.

RAISING DEBT & EQUITY FINANCING

AES can manage the process of sourcing debt or equity financing that businesses need for growth or survival. Beauty is in the eyes of the Beholder! As we know many "Beholders", we have many alternative sources that provide funding when many commercial banks cannot, due to the regulatory requirements by which they are governed. The process of raising capital is very complex and time consuming. When Company personnel devote too much time to this process they often take their eyes off of running the business. We guide and coach our clients through this complex process from the start to the closing of the transaction.

- From start-ups to established companies in any industry.
- Small to large funding requirements.
- Access to large network of sources and key decision makers.
- We take the time to understand our client's business and create customized and innovative solutions for their needs.
- Preparation of Executive Summaries, Business Plans and collateral packages.
- Specialization in distressed and special situations.
- Creative solutions to challenging credit situations.
- Various issues can affect the closing process. We assist in resolving problems and hurdles that can delay funding.

TYPES OF FINANCING AVAILABLE

- Asset Based Lending
- Factoring
- Bank Lines of Credit
- Non-Bank Lines of Credit
- Term Loans
- Franchise Financing
- Business Acquisitions
- Equipment Leasing
- Health Care Financing
- Retail Finance
- Inventory Financing
- Financing of Manufacturing Costs
- Purchase Order Financing
- Trade Finance
- Small Business Loans
- Consumer Financing
- Credit Card Sales Financing
- Bridge Loans
- Mezzanine Financing
- Venture Capital
- Angel Investors
- Government Credit Enhancements
- Structured Settlements

COMMERCIAL REAL ESTATE

- Owner Occupied
- Investment Property
- Construction
- "Special Use" Properties
- Collateral Based Loans
- Development Projects
- Bridge Loans
- Foreclosed Properties