



**Your Full Service Real Estate Solutions Provider**



## BROKERAGE SERVICES

Selling a commercial property in today's challenging real estate market requires more than just a sign and an internet posting. Stillwater Companies Realty uses a broad-based yet focused marketing approach designed to expose your property to the maximum number of qualified buyers and brokers. Our goal in selling your property is to obtain the best possible price for your property and to sell the property as quickly as possible.

### *Our Marketing Plan*

- **Pre-Listing Preparation:** We will research and gather necessary information (i.e. surveys, floor plans), take measurements and prepare brochures and other marketing information.
- **Premium LoopNet, Co-Star or MLS Listing:** We will showcase your property.
- **MLS and Real Estate Internet Sites:** In addition to being listed on the MLS (multiple listing service), Co-Star and Loopnet, your property will be added to a variety of internet real estate sites to maximize exposure. Many brokerages do not list properties on MLS, but we do for two reasons. MLS feeds many other websites, which helps elevate exposure. Also, many residential agents dabble in commercial and they go first to MLS for information.
- **Visible Signage:** We will put a large sign on the property with a contact name and direct cell phone number.
- **Property Tours/Showings:** We will have an agent meet prospective buyers at the property and conduct the property tour whenever possible. Our listing will have specific showing instructions.
- **Customized Brochure:** We will create a brochure to provide comprehensive information about your property. This brochure will be printed and left onsite at the property when applicable and will also be published in a PDF format so that we can attach it to the LoopNet, Co-Star and MLS listing, and we email it to prospective buyers.
- We have a proven track record of achieving premium sales prices on a variety of commercial property types. Ask us for a list of properties we have successfully sold including land, office, retail, industrial, multi-family and developed lots.



## PROPERTY MANAGEMENT / LEASING / RECEIVERSHIPS

We combine our team from Stillwater Companies Realty, LLC and Stillwater Companies Construction, LLC to bring you a multi-disciplined approach to property management. We provide expert property management services and quality financial reporting on all asset types. Our staff is proficient in installing industry specific property management software on internet platforms accessible in both the property office location and in our home office in Longwood. We provide state of the art reports and detailed accounting of all property revenue and expenditures.

Our property management professionals have experience with property management, entitlement preservation, permitting, design, construction, development and court-ordered receiverships. We strive to find the quickest and most cost-effective solution to your property management needs. Our hands-on approach results in well maintained properties, higher occupancy and net operating income.

Our lender and property owner clients have been highly satisfied with the technical property management expertise and financial results they have gotten from Stillwater in the assignments they have given us. Allow us to provide you with our list of references.

We have repeatedly added value to properties. We manage all properties with robust leasing efforts. We have substantially improved NOI on numerous properties and then sold them for the owners at increased prices due to our leasing and management services.

- Quickly and properly identify issues of critical concern and property status.
- Marketing and Leasing. Secure deposits, collect rents and manage tenant relationships.
- Control the cash flow to pay utilities, insurance and/or other operating expenses.
- Identify and correct code enforcement and permitting issues when necessary.
- Operations analysis, review, implementation and management.
- Sub-contractor, employee, vendor review and analysis.
- Preparation and submission of detailed monthly operating reports.
- Protect property from physical waste. Preventative maintenance and/or repairs.
- Permitting, design, consulting and construction services.
- Commercial and tenant build out.
- Landscaping management.

## CONSTRUCTION & MAINTENANCE

Stillwater Companies Construction, LLC is a licensed and insured general contracting company. In addition to ground-up new construction, we also do renovations, additions, tenant build-out, remodeling and repairs. We have completed numerous knockdown/rebuilds and are knowledgeable about local permitting issues.

We have done multi-family residential as well as small commercial build-out and tenant finish work in addition to single family residential. We have experience rebuilding fire-damaged structures and completing partially-finished lender foreclosures.

We invite you to contact us to discuss your project. Our ability to assist you is maximized when we are brought in at the earliest opportunity. Allow us the opportunity to assist you with the acquisition of a site, any rezoning or variance applications, feasibility analysis of your new project, full construction, and then help with the sale of your existing property.

### *Construction Services*

- Commercial, Single Family or Multi Family
- Commercial and Tenant Build Out
- Permitting and Design Consulting
- Owner Representation
- Maintenance Services
- Completion Services
- Lender Inspections



## YOUR FULL SERVICE REAL ESTATE SOLUTIONS PROVIDER

Stillwater Companies is a full service real estate solution provider for lenders, property owners and investors. With multi-discipline experience in development, design, construction, court-ordered receiverships, property management and brokerage, we offer capabilities not often found under one roof. Finding the most cost effective and efficient solutions to many real estate problems or challenges frequently requires an understanding of construction, permitting and brokerage issues.

Stillwater Companies Realty is an experienced property manager and court appointed receiver for numerous property types including motels, retail centers, mini storage facilities, warehouses, office properties, marinas, mobile home parks, sewer treatment plants, apartments and even full service car washes. We have served as a court appointed receiver in numerous counties throughout the State of Florida. We provide expert property management services and quality financial reporting on all asset types. We provide state of the art reports and detailed accounting of all property revenue and expenditures.

We can be a complete turn-key solution for your real estate needs.

***At Stillwater, we are ready to be your problem solver.***





| <i>Lender Services</i>    | <i>Brokerage Services</i>   | <i>Construction Services</i>       |
|---------------------------|-----------------------------|------------------------------------|
| • Court Receiverships     | • Full Service Brokerage    | • Single Family or Multi Family    |
| • Property Management     | • Commercial & Residential  | • Commercial or Tenant Build Out   |
| • Asset Recovery          | • Lender REO Disposition    | • Permitting and Design Consulting |
| • Financial Reporting     | • Project Funding Placement | • Owner Representation             |
| • Preserve & Secure Rents | • Customized Site Search    | • Maintenance Services             |
| • Asset Preservation      | • Entitlement Review        | • Completion Services              |
| • Operational Guidance    | • Feasibility Analysis      | • Lender Inspections               |

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