

# Turning properties into prosperity.

Our commercial real estate brokerage focuses  
on maximizing your property's profitability.

CALICOMARKETING.COM



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City, State Zip

YOUR  
LOGO



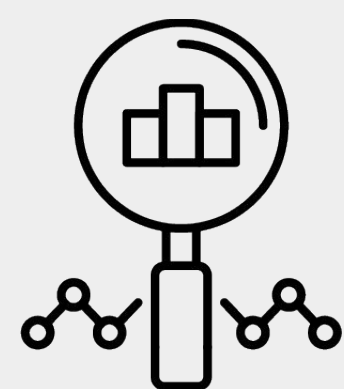
# Investing can be a risky business.

## Don't rely on novices.

Big brokerages shove your listing through the same process they use for everything, regardless of property type, market conditions or personal goals.

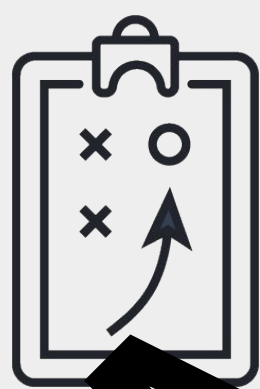
[COMPANY] understands that achieving your unique goals isn't that simple. It takes individual research, planning and action to optimize for your goals.

### Take control of your property's profitability.



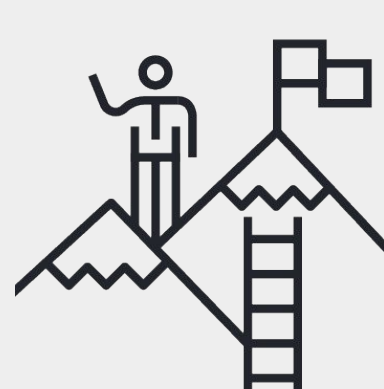
#### SEE WHERE WE ARE

We will research what properties you have today and their current condition and profitability.



#### PLAN FOR TOMORROW

Together, we'll work on a plan to take the properties from where they are now to where you want them to be.



#### ACT NOW

We'll work on optimizing your situation by either adding properties, selling unneeded ones, leasing vacancies, or finding a new place for your business.

## We don't just care about portfolios. We care about you.

If you are looking to add to your investment portfolio, consolidate your properties into the most profitable ones, fill vacancies, or find a more profitable place for your business, [COMPANY] can help you take the next step.



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# SERVICES

Big brokerages shove your listing through the same process they use for everything, regardless of property type, market conditions or personal goals.

**[COMPANY]** understands that achieving your unique goals isn't that simple. It takes individual research, planning and action to optimize for your goals.



## BUYING PROPERTY

Our team will search for properties to fit your individual needs. We do all the legwork to make sure you get the best deal.



## SELLING PROPERTY

We make it easy to sell your commercial property. We'll work with you to market your property and find the perfect buyer.



## LANDLORD REPRESENTATION

If your building has vacancies, we will market it to a variety of qualified tenants, fill empty spaces, and maximize its potential.



## TENANT REPRESENTATION

We're here to help businesses find the perfect place to maximize their profits. We'll consider all your requirements in our search.

## It's this easy...

1

### Schedule a call

Let's talk about your current situation, where you are now, and your goals for tomorrow.

2

### Review properties

We will research properties available and provide you with a list of properties that meet your criteria.

3

### Contract to close

Once a property is found, we will conduct thorough due diligence to minimize risks and take it from contract to closing.



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# BUYING PROPERTY

Unlocking revenue generating opportunities,  
one property at a time.

At [COMPANY], we are focused on maximizing your portfolio’s profitability. Whether you’re a seasoned investor or just starting in the commercial real estate market, we have the expertise, resources, and commitment to help you find the perfect commercial property that meets your goals.



### BUYER REPRESENTATION

We will advocate for your best interests throughout the entire buying process, ensuring that you get the best value for your investment.



### PROPERTY SEARCH

We use advanced search tools and our extensive network to identify properties that match your criteria, saving you time and effort.



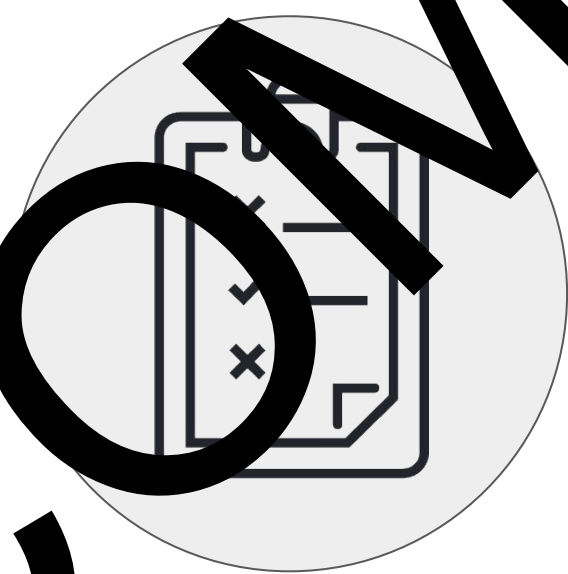
### MARKET ANALYSIS

Our market research and analysis will provide you with valuable insights into property values, rental rates, and potential return on investment.



### NEGOTIATION

Our skilled negotiators will work to secure the best deals for you. We have a track record of successful negotiations.



### DUE DILIGENCE

We help you conduct thorough due diligence to minimize risks and ensure that the property meets your expectations.



### FINANCING ASSISTANCE

Our team can connect you with reputable lenders and assist in securing the financing you need for your commercial property investment.

## Invest with confidence.

Whether you’re a seasoned investor or starting a new portfolio, [COMPANY] has the expertise, resources, and commitment to help you find the perfect commercial property that meets your goals.



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# SELLING PROPERTY

Turning your properties into cashflow.

At [COMPANY], we are focused on extracting cashflow out of your real estate portfolio. Our team of seasoned professionals bring years of expertise and a deep understanding of the market to ensure you receive top value for your property.



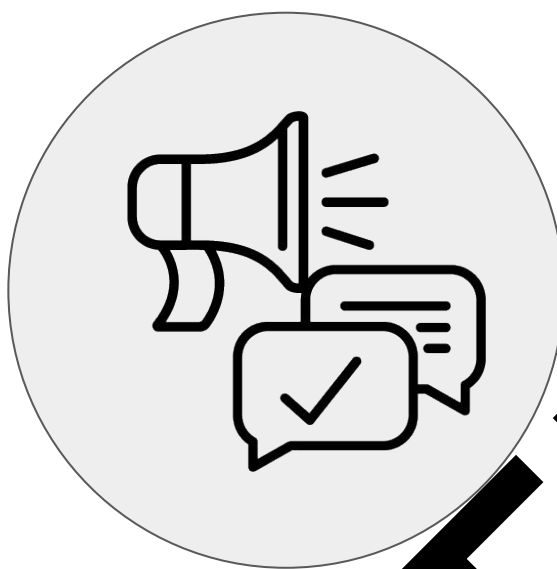
### SELLER REPRESENTATION

As your dedicated agent, we champion your interests throughout the selling process, working tirelessly to achieve your desired outcome.



### PROPERTY EVALUATION

We provide expert property valuation to determine the optimal listing price for your commercial property.



### MARKETING STRATEGY

A comprehensive marketing plan is crafted and includes online and offline strategies to reach potential buyers effectively.



### BUYER SCREENING

We meticulously screen prospective buyers to ensure they are qualified and serious about purchasing your property.



### NEGOTIATION

Our negotiation experts are skilled in securing the best possible terms and pricing for your property.



### CLOSING SUPPORT

You are guided through the intricate closing process, ensuring a seamless transaction from start to finish.

## Unlock value, get cash.

Whether you're a seasoned investor or just beginning to build a portfolio, we are committed to simplifying the complex process of selling commercial real estate to get your properties sold quickly.



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# LANDLORD REP

Bring your vacant space to life.

At [COMPANY], we are focused on filling vacancies to maximize your real estate portfolio. Our team specializes in finding a quality mix of tenants to populate your building with exceptional businesses.



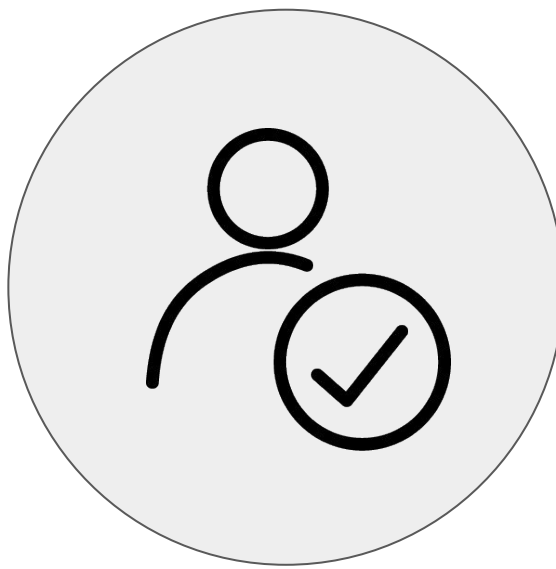
### PROPERTY EVALUATION

Our experts provide detailed property assessments, helping you determine the optimal lease rates and strategies to attract tenants.



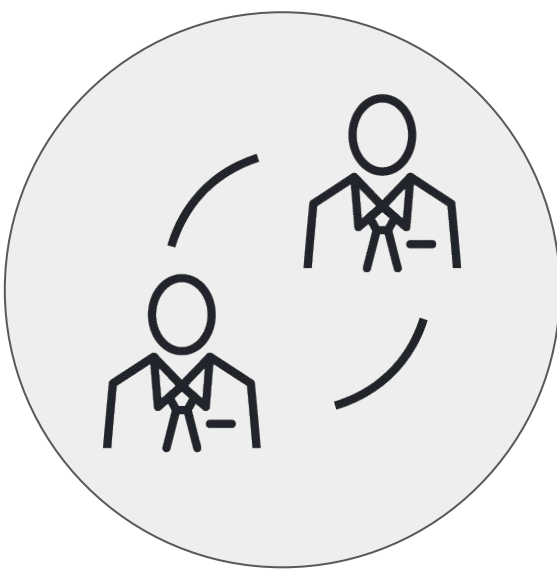
### MARKETING STRATEGY

We create targeted marketing campaigns that showcase your property's unique advantages.



### TENANT SCREENING

We meticulously screen prospective tenants to ensure they meet your criteria and can sustain a successful lease.



### LEASE NEGOTIATION

Our negotiation experts work to secure favorable lease terms, protecting your interests and investment.



### LEASE EXECUTION

We guide you through the lease execution process, ensuring all legal requirements are met.



### ONGOING SUPPORT

We provide ongoing support to address any issues or questions that may arise during the lease period.

## Unlock your property's potential.

Whether you're a seasoned investor or just beginning to build a portfolio, we are committed to simplifying the complex process of leasing vacant space to fill your properties quickly.



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# TENANT REP

Finding spaces that fuel business growth.

At **[COMPANY]**, our focus is on securing the perfect space for your business. We are here to assist you in launching, expanding, or moving your premises to meet your unique needs.



### NEEDS ASSESSMENT

We start by understanding your business requirements, including location, size, and budget to create a customized search.



### PROPERTY SEARCH

Leveraging our market expertise and extensive listings, we identify suitable properties that match your criteria.



### PROPERTY TOURS

We arrange property tours, showing you to explore potential spaces first-hand, helping you make informed decisions.



### LEASE NEGOTIATION

Our negotiation experts work to secure the best lease terms and conditions, ensuring successful and cost-effective lease agreement.



### LEASE EXECUTION

We guide you through the lease execution process, ensuring all legal requirements are met and your interests are protected.



### ONGOING SUPPORT

Our commitment to your success doesn't end with lease execution. Ongoing support is provided to address any issues or questions that may arise.

## Lease with confidence.

Whether you're a seasoned business owner or just starting out, **[COMPANY]** has the expertise, resources, and commitment to help you find the perfect property that meets your goals.



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# CASE STUDIES

Closed deals that represent our expertise in navigating commercial real estate.

## MAXIMIZING SALES PROCEEDS ON A #-UNIT MULTIFAMILY PROPERTY.



1234 ADDRESS STREET  
CITY, STATE

##-Unit Building  
±## RSF  
Seller Representation  
\$####

### THE CHALLENGE

Prospective buyers are cautious, making financing and investment decisions more complex. Additionally, rising interest rates can affect the affordability of such acquisitions and potentially reduce the pool of qualified buyers.

### OUR APPROACH

By reaching out directly to a curated list of investors, often referred to as a "pocket listing," sellers can tap into a pool of serious, well-capitalized buyers who are actively seeking investment opportunities. This approach not only streamlines the sales process but also minimizes the time and resources spent on marketing and public listings.

### THE OUTCOME

This tailored, targeted approach leveraged pre-existing relationships and knowledge of investors' preferences, making the sale swift and beneficial for both parties.

Don't suffer with a struggling real estate portfolio.

Let [COMPANY] assist in analyzing your current situation and make recommendations to increase your bottom line.



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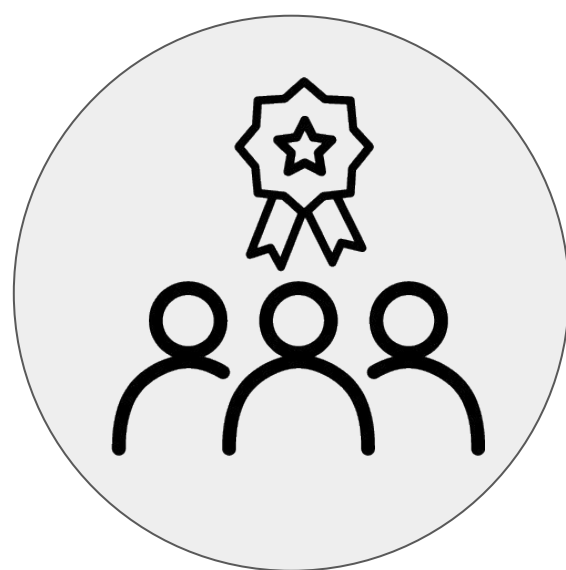
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# ABOUT [COMPANY]

Unlocking opportunities.

At [COMPANY], we believe that behind every property transaction, there is a story—a vision, a goal, an aspiration. Our mission is to transform those stories into successful, thriving realities. Whether you’re a seasoned investor, a business owner, or just embarking on your real estate journey, we’re here to guide you every step of the way.



### EXPERTISE

Our team of dedicated professionals boasts an unrivaled understanding of the commercial real estate market.



### TAILORED SOLUTIONS

We take the time to listen, to understand your goals, and to develop customized strategies that align precisely with your objectives.



### UNPARALLELED NETWORK

With an extensive network of industry connections, property owners, and investors, we offer a vast portfolio of properties and a broad range of opportunities.



### END-TO-END SUPPORT

From initial consultations and property searches to negotiations, transactions, and beyond, we offer comprehensive, full-service support.



### INTEGRITY

Our commitment to transparency, ethical practices, and integrity is unwavering. We prioritize your best interests, building trust and long-term relationships along the way.



### SETTING THE STANDARDS

We have been setting the standard for customer service and client satisfaction in the local commercial real estate sector.

## Turn your aspirations into assets.

Whether you’re a seasoned investor or starting a new venture, [COMPANY] has the expertise, resources, and commitment to help you find the perfect commercial property that meets your goals.



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# OUR TEAM

We focus on maximizing your profitability.



**FULL NAME**

**Title**

License ID# #####  
O. 555.555.5555  
C. 555.555.5555  
email@yourdomain.com

**BIOGRAPHY**

Prospective buyers are cautious, making financing and investment decisions more complex. Additionally, rising interest rates can affect the affordability of such acquisitions and potentially reduce the pool of qualified buyers.



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**BIOGRAPHY**

Prospective buyers are cautious, making financing and investment decisions more complex. Additionally, rising interest rates can affect the affordability of such acquisitions and potentially reduce the pool of qualified buyers.

Don't wait for opportunities to drop in your lap.  
Let's find them together!

Let [COMPANY] assist in analyzing your current situation and make recommendations to increase your bottom line.



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# READY TO MAXIMIZE YOUR PORTFOLIO?

Let's work on a plan to enhance the profitability  
of your real estate portfolio.

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Contact **[COMPANY]** today to get started!



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Stop suffering with an underperforming  
real estate portfolio.

Let **[COMPANY]** assist in analyzing your current situation and make  
recommendations on available properties to increase your revenue.



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