

PEACE OF MIND

CAN BE PROFITABLE

GET THE DEAL



MARCUS BURKE

TO MAKE OVERSEAS INVESTING A PROFITABLE AND A HEADACHE-FREE EXPERIENCE, YOU NEED MORE THAN JUST A GOOD REALTOR ON YOUR SIDE...

YOU NEED A PARTNER WITH EXPERIENCE WHO CAN HANDLE **ALL** ASPECTS OF YOUR INVESTMENT—FROM ACQUISITION TO RESALE. AT CONDO METROPOLIS, WE'VE GOT YOU COVERED!



WHAT OUR CLIENTS SAY

"Marcus: It was a pleasure working with you to purchase our condo. All went smoothly (and fast) considering the distances involved.

We very much appreciated your video of the unit. It allowed us to make the offer with more confidence. We will certainly recommend your services in the future."

R. Welch, Toronto, Canada.

Step 1: Find & purchase the target property



Step 2: Make "rent ready"



Step 3: Find a qualified tenant



Step 4: Manage the tenant and the asset



Step 5: Resell according to exit strategy

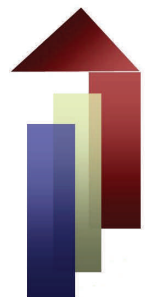


CONDO METROPOLIS

YOUR ONE-STOP

INVESTMENT SOLUTION

+1 (407) 290-3408

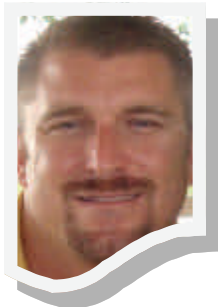
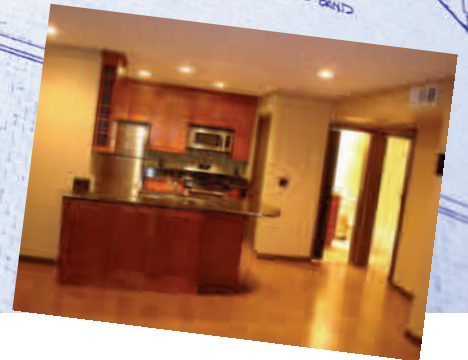


EMAIL: INVESTORS@CONDOMETROPOLIS.COM

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REPAIRS AND UPGRADES



RAY YORK

So you've bought your unit. Maybe you got lucky and found a bank foreclosure in pristine condition that needs no work at all. But this is rare. While distressed listings are rarely "trashed," they do usually require a handful of maintenance items to be attended to and a thorough cleaning in order to bring them up to a rentable standard. More

While other real estate brokers consider their work done once you sign on the dotted line, our services just enter Phase II. Our fully licensed maintenance specialists are here to assist you with everything from essential repairs to revenue enhancing upgrades. With the special demands the Florida climate puts on all housing types, our experienced technicians will customize the most efficient plan to improve your investment while working within your desired budget. Whether you just need a new dishwasher or an A/C system service, we'll be here to take care of business so you can move to Phase III - Finding a tenant!

CONDO METROPOLIS
YOUR ONE-STOP INVESTMENT SOLUTION





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PROPERTY MANAGEMENT

Congratulations, you're the proud owner of 1, 10, or even 50 properties!

For many investors this is where the hard work and stress often begins. Your nest-egg is thousands of miles away and assistance from your Realtor with the purchase hasn't solved the problem of what to do with it next. Finding a trustworthy, efficient and reliable partner to manage the all-important upkeep and profitability of your property can prove, for many investors, to be the most challenging part of the entire process.

If Condo Metropolis was your brokerage for the purchase, then we've already found you a great deal and have transformed it into a viable rental property with our refurbishment program. We've got to know you and your needs and more importantly you've got the get to know *us*. We hope that choosing us as your property management company is just the next logical step. This continuity allows us to serve you even better, as our work on the management side can start before the sale is even closed, as we look for a qualified tenant.

We strive to provide a property management package second to none in the Orlando Metropolitan area. This is proven by our high owner *and* tenant retention rate. Remember, when tenants are happy, they pay their rent on time—and they stay longer.

As your partner from beginning to end, we know the importance of maintaining and improving your investment. Starting with full screenings of potential tenants, regular inspections of your properties, timely and accurate accounting and efficient dealings with all maintenance tasks your property will be in the best possible hands. And being fully immersed in your future vision for your investment, we will be able to maximize your profits at the appropriate time.

"I must say to this point it has been a totally different experience with your management company compared to the others I have been dealing with. Thanks!" D. Forrest, August, 2010, Missouri.



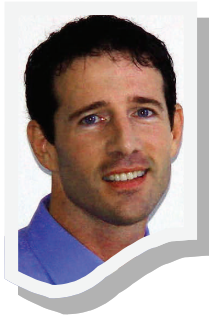
CONDO METROPOLIS: Your one-stop investment solution.



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RE-SALE AND EXIT



At this point, you've probably had your investment for 3-5 years, the market has finally improved and it's time to cash-out. This is where your partnership with us really shows its value. We have been with you through all the steps of your investment process. We know your property, it's history and most importantly we know YOU and what your long term goals are.

When you're ready to reap the rewards of your investment, we'll list and show your property. Our various websites rank highly on all the major search engines and our offices and affiliates receive inquiries every day from new buyers. In addition, we will place your property on the central Florida MLS for our co-brokerage partners and affiliates.

We'll bring you the offers, write up the contract for you, assist with inspections, liaise with the title, escrow and law firms on your behalf, and of course ensure a timely closing, all of which we can usually accomplish without you even needing to be here!



YOUR ONE-STOP INVESTMENT SOLUTION