



*Call (954) 938-5100 or
visit www.realtycentral.com*

AMC Catalog of Services

*Prepared exclusively for
RealtyCentral*



Florida Real Estate Brokers

Florida Mortgage Broker

Due Diligence Specialists

Lauderdale by the Sea, FL 33062

(954) 938-5100 Fax (954) 532-0487

www.realtycentral.com

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Recognize the difference of competence!

Introduction

Advanced Marketing Consultants, Inc. ("AMC") was founded in 1991 as a certified, woman-owned real estate brokerage and consulting business pursuing government and institutional asset management and due diligence contracts. AMC is pre-approved under General Services Administration ("GSA") Financial Services Contract #GS-23F0060J.

National Capabilities

AMC provides a full range of brokerage, auction and consulting services on a national basis.

With a network of offices, affiliates and partners throughout the US, AMC offers their clients expedited access to a multitude of professional real estate experts and services. AMC provides a full range of brokerage, auction, mortgage and consulting services on a national basis.

Our clients are successful because we always put forth our best effort on their behalf. We honor our commitments, taking personal responsibility for the quality of our work. When mistakes are made, we admit it quickly and immediately take steps to make it right.





Full Service Brokerage

AMC is an expert at selling and buying properties. We have worked for the best and have gained immeasurable expertise in accelerated marketing programs for impatient Sellers.

Our full service program for SELLERS include a consultation, due diligence and a competitive market analysis to determine the market value of your home, MLS listing, custom designed sign made exclusively for your property, property brochure and web site, open house schedule, advertising, sealed bid strategies for multiple offers, and many other amenities. We don't just take listings, we get results. Sometimes, we sell for more than the asking price!

Our full service program for BUYERS include an orientation on buying real estate which briefs buyers on current market conditions, down-payment and financing requirements, pre-qualification, contract requirements and procedures, areas of interest and other important aspects of purchasing real estate, a consultation to determine exact type of property wanted by Buyer, property showings, property comparables, access to due diligence, inspections and other valuable services.



Commercial Due Diligence and Underwriting Services

AMC'S due diligence team is ready to tackle your problems 24/7. Our experienced team of professionals include residential and commercial underwriters, CCIM's, Transaction Managers, Financial Advisors, Appraisers, Accountants and legal professionals. AMC is a pre-approved GSA contractor on the 5 year Financial Services Contract through 2009. Our client base consists primarily of government agencies, financial institutions, loan servicing companies, insurance companies and investment firms throughout the continental United States.

AMC will implement solutions designed to achieve client objectives with a specific plan of action. AMC underwriting services include both origination and securitization. We tackle all commercial and income property categories (i.e. industrial, office, retail, multifamily, mobile home parks, hospitality and special purpose properties), as well as single family residential. Our associates are well acquainted and experienced with rating agencies, regulatory and securitization requirements. AMC services can be incorporated to supplement any part of the due diligence process, including market research, site inspection, and lease abstracting. AMC Due Diligence and Consulting Services include:

Commercial/Residential Due Diligence and Underwriting

- Commercial Property Inspections (Performing and Non-Performing Loans)
- Commercial and Residential Underwriting
- Loan Restructuring
- Site Inspections
- Broker Price Opinions
- Market Studies
- Document Recovery Services
- File Scrubs
- Compliance Audits

No job is too big or too small! Let our experienced professionals help you meet your goals. Personnel available throughout the United States.

Fees:

AMC services are priced by the file, by the job, by the day, or by the hour.

Brokers Price Opinion

Selling your house?

When you decide to sell your home, know what it is worth. Listing your house for too much or too little is a waste of time and money. AMC will provide you with a professional Broker's Price Opinion or Competitive Market Analysis that will show you a minimum of 3 each of comparable listings, sales and pending sales of comparable properties. The BPO will provide sellers with an accurate assessment of the value of your home. Additionally, it will provide you with the anticipated marketing period and accurate assessment of sales price vs. list price.



Buying a house?

If you are buying without a broker, get an independent, accurate assessment of what the property is worth. You don't want to get it under contract and then find out that you cannot get financing because the appraiser doesn't agree with the sales price. Have you already found your new home? Don't be an uneducated buyer, ask us about due diligence services.

Price

Residential \$75

Commercial \$250 & up

FREE with Exclusive Listing or Representation Agreement

Terms:

Due upon delivery.

Property Due Diligence

AMC will research taxes, zoning, permitted improvements, comparable sales, rental prices, neighborhood improvement plans and other applicable facts to prepare a comprehensive, factual report on the property in an attractive bound format. Don't go into one of the most expensive transactions of your life without knowing all the facts. Here are some instances where you really need due diligence:

- Buying an old house with intentions to renovate.
- Houses with multiple improvements and or upgrades done by the owner.
- Buying a multifamily property.

Know the facts before you buy!



Price: \$500 & up. Standard price is for residential single family home.

Property Information Package

AMC will prepare a property information package ("PIP") filled with factual information for prospective buyers. The PIP will all available information regarding the property which may include a property summary, pictures, location maps, plat maps, plans, zoning, taxes, disclosures, contract documents, title report, broker cooperation agreement, other information and facts and terms relating to the sale of the property. The package can be prepared in the form of a web site, CD presentation or an attractive bound book. This Seller option benefits the sales price by providing Buyers with verifiable due diligence information.



Price: \$500 & up. Standard price is for residential single family home.

New Construction — Homes — Condos

Buying a new home in Florida?

Buying a new home under construction or to be constructed can be a great deal. It can also be a mind boggling decision. Everyone has a different deal. Some builders require you pay as you go, some builders require you to have your own lot and some builders only require 5% down for a house that will be built within a year. One of the hardest tasks in buying a “to be constructed”



home is finding a subdivision that hasn't been sold out. Finding a lot is even more difficult with worries such as the elevation of the lot, designated flood areas and scrub jay, tortoise or other endangered species habitat. Due to no less than 4 major hurricanes in 2004, construction schedules are impeded with difficulties in obtaining timely access to building materials, permits and inspections. An experienced broker will guide you through the pitfalls and show you how to make decisions that will expedite your goals.

AMC will help you find the new home community that suits you best.

Let the friendly, experienced staff of AMC help make one of the biggest decisions of your life a lot easier. Our staff members have reviewed new home communities throughout the state of Florida, concentrating along the coastal communities of South Florida, Southwest Florida and Southeast Florida. We visited the communities, talked to the builders, registered in the lotteries and signed up for waiting lists. We can tell you the standard finishes, deposit requirements, list of available homes, community dues and other useful information before you ever leave the comfort of your home.

If you are looking for a new home or condo in Lauderdale by the Sea, Pompano Beach or Ft. Lauderdale give the experts at AMC a call. Tell us what you want and we will do your homework for you. Other areas include Stuart, Jensen Beach, West Palm Beach, Jupiter, Hobe Sound, Vero Beach, Venice, Naples, Ft. Meyers and Cape Coral.

Our service costs you nothing. The builder pays the commission. The home will cost you the same with or without the assistance of a broker.

Let us show you how to make money and buy a home at the same time. Your deposit can be as little as 5% down, depending upon the development. Watch your equity grow as your home is constructed. What a great deal!

Auction Services

Advanced Marketing Consultants, Inc. has been working with real estate Auction Companies since 1992. Our register of clients include GSA, RTC, FDIC, J. P. King Auction Company, National Auction Group, David Kaufman & Company, Auction Marketing Network, Realty Marketing Northwest, Sperry Van Ness, Luxury Bid, Realty Bid, Auction Services International, First Union National Bank, Aetna Insurance Services and many others. AMC has provided due diligence, brokerage, inspections, pictures, and other valuable services on over \$1 BILLION worth of real estate located throughout the United States and Caribbean. We are a Florida licensed real estate brokerage and are ready to serve you with first class, professional service. Real Estate portfolios are our favorite specialty. No job is too big or too small. AMC is at your service with a wide arrangement of services which include:

- Property Information Packages – On-Line, CD and Camera Ready
- Due Diligence
- Project Management Services
- Property Inspections
- Property Photos & Videos
- Open House Coordination with Personnel or Brokers
- Mortgage Services
- Property Comparables (in certain areas)
- Property Information Flyers and Brochures
- Auction Web Sites



PRICES:

Prices are reasonable and vary according to property type, job requirements and scope of services provided. Please call to inquire.

GSA Teaming Arrangements

GSA Teaming Arrangements

AMC will team or subcontract to other GSA pre-approved contractors for financial advisory, due diligence and auction services. AMC is a pre-approved contract on GSA Master Order Agreement Contract #GS-23F0060J.

See price list at www.realtycentral.com/due_diligence.htm



Title Searches

AMC will provide a report researching liens, grantor, grantee, lis pen dens, encroachments, easements, taxes and other matters affecting title.

Price: Residential \$300 & up, Condominiums & Townhomes & Commercial Properties \$350 & up.

Terms: 50% down, 50% due upon completion

FL Mortgage Services

Get pre-qualified fast and easy. Use our on-line application at www.realtycentral.com/mortgages.htm

FREE Consultation

Closing Services

AMC will coordinate with attorneys, title companies, real estate agents, surveyor, appraiser, lender, buyer and seller to effectuate a smooth and timely closing.

Price: \$250 & up

Terms: 50% down, 50% due at closing.

Prequalification of Buyers

Be smart, have your potential buyer pre-qualified prior to viewing your home by a qualified mortgage broker.

FREE Consultation. Use our on-line application at www.realtycentral.com/mortgages.htm

Feasibility and Market Studies

AMC will perform market study, survey and photograph competition, research local government initiatives and demographics and present a comprehensive report in an attractive bound booklet.

Price: \$2500 & up

Terms: 50% down, 50% due upon completion.

Additional Copies: \$40/each