







## Probate and Bankruptcy Results

The following are real examples of how leveraging the Accelerated Real Estate Services method of marketing real estate results in properties sold in 30 days or less ONLY for the seller's price. This is a competitive advantage for firms seeking solutions for their client's bankruptcy and probate related matters.

Estate/Probate Real Estate Details	Success Metric
 <p><b>7650 Cherry Tree Lane, New Port Richey, FL 34653</b>  <b>Opening Bid:</b> \$1,000.00  <b>Onsite Auction Date:</b> 11:00 AM Saturday, March 14, 2009  <b>Date:</b>  <b>Sale Location:</b> 7650 Cherry Tree Lane, New Port Richey FL 34653  <b>Preview Time:</b> 10:00 AM</p> <p>Spacious home in golf community. Enclosed Florida room is a bonus room, home is clean and ready to move in! Tile and carpet throughout, newer range. Association approval is not required. Come and bid on this great home!</p>	<p>This was an estate property on the market for over 6 months without one offer. Using our marketing, the property was marketed for just 30 days at no cost to the seller and sold for their price.</p>
 <p><b>3101 Shadow Oaks, Holiday, FL 34690</b>  <b>Opening Bid:</b> \$10,000.00  <b>Onsite Auction Date:</b> 11:00 AM Saturday, May 09, 2009  <b>Sale Location:</b> On-Site  <b>Preview Time:</b> 10:00 AM</p> <p>Nice 3 Bedroom, 2 Bath Home with Pool and Hot Tub! Large Lot on Canal. Master Suites bathroom has an exterior door that leads to the pool, 2nd bedroom has a door that leads to the hall bathroom. Kitchen/dining room has nice pass thru window. Florida room is air conditioned and the laundry room is inside as you enter in from the garage. Home also has a sprinkler system and water softener. Garage has screened door. Make offer!</p>	<p>Over 60 people attended this onsite auction and the property was sold for a price exceeding the estates expectations in just 30 days.</p>
 <p><b>3290 Tanglewood Trail, Palm Harbor, FL 34685</b>  <b>Opening Bid:</b> \$10,000.00  <b>Onsite Auction Date:</b> 2:00 PM Saturday, June 13, 2009  <b>Sale Location:</b> Property  <b>Preview Time:</b> 1:00 PM</p> <p>Nice 3/2/2 home in Tarpon Woods. This home is situated on a Cul-de-sac and is on a lovely pond. Relax in the enclosed, air conditioned Florida Room and enjoy the views of the pond. Recently painted, volume ceilings, eat in kitchen, breakfast/snackbar, ceramic tile and carpet throughout. This community has a golf course and community pool. Low HOA fees include lawn maintenance, basic cable, and trash pick up. The current HOA does not allow for leasing or renting your home, but guarantees living in a community of "Owner's Pride". Pets are limited to cats, dogs and birds up to 20in in height.</p>	<p>The property was on the market for over a year with the estate family living out of state. Property was sold for their price in just 30 days under our marketing.</p>
 <p><b>881 Rafael Blvd, St. Petersburg, FL 33704</b>  <b>Opening Bid:</b> \$25,000.00  <b>Onsite Auction Date:</b> 11:00 AM Saturday, September 26, 2009  <b>Date:</b>  <b>Sale Location:</b> On Site  <b>Preview Time:</b> 10:00 AM</p> <p>This Snell Isle home is a well built Rutenburg model: 4 bedroom/3 bath split floor plan. Home has dining, living and family room. Large screened in porch. Bedrooms are large with nice size closets. One bath is a Jack &amp; Jill set up. Third bath opens to back yard and possible pool if owner wanted to add in the large back yard. Garage has been converted into a Family/Play room but could easily be converted back to a full two car garage. Large lot with circular drive and large yard for kids or pets. Newer Roof and A/C system. Snell Isle is a desirable residential area in NE St. Petersburg.</p>	<p>The property was on the market for 6 months without an offer. The property began to degrade. Within just 2 weeks of our marketing it was put under contract and closed.</p>



**4104 Salem Square Parkway, Palm Harbor, FL 34685**

**Opening Bid:** \$10,000.00  
**Onsite Auction Date:** 11:00 AM Saturday, September 12, 2009  
**Date:** 2009  
**Sale Location:** On Site  
**Preview Time:** 10AM day of auction

Immaculate 2Bd 2Ba 2CG in prestigious Salem Square Sub-a gated community. Villa backs onto to Conservation area-relax under that stars w/ Screened In covered Lanai which flows onto a Huge Wood Deck. Exterior is maintained by the association. Also has a nifty Sun Filled Atrium that connects to your own private & fenced in Garden Bed. Spacious Volume ceilings-Fireplace-Separate Dining Rm. Open Kitchen w/ Breakfast area or eat in the Private Screened in Atrium! Salem Square includes a sparkling, heated community pool. Ridgemoor offers walking paths along the Brooker Creek Preserve, tennis courts, basketball court and night watch security guard.

This property was on the market with another Realtor selected by the representing firm. The property was sold in just 30 days after employing our services and the representing Realtor kept their commission. Win-Win



**773 Heathrow Lane, Palm Harbor, FL 34683**

**Opening Bid:** \$100,000.00  
**Onsite Auction Date:** 11:00 AM Saturday, August 29, 2009  
**Sale Location:** On Site  
**Preview Time:** 10:00 AM - Day of Auction

Beautiful 3bed -2bath split plan with over 2100 sqft. The home has a full inside laundry room and an additional 300sq ft bonus room overlooking the bird caged pool. Cathedral ceilings and skylights. All new kitchen and bathrooms with solid surface countertops. Brand new flooring throughout. Lushly Landscaped. A rated schools; Ozona Elementary, Palm Harbor Middle & Palm Harbor University High School. Minutes to the Pinellas trail, Dunedin Causeway & Caladesi and Honeymoon Island. This home is perfect in every way Pictures Coming Soon!

In just 30 days, the property was sold for the estates price. Over 40 people attended the onsite auction. The buyer was international.

**Bankruptcy**

**AUCTION**

Order Of Bankruptcy Court

**The Sage Condominium**

2 Penthouse Units Downtown St Pete

**Auction July 25th @ 11AM**

Preview Property 1 Hour Prior to Auction

400 4th Ave S, St. Petersburg FL #1207 & #1210

2/2 with all the amenities and skyline views  
 Brand New-Never Lived In-Buyers Choice Auction



**AUCTION**

**Waterfront NE St. Pete Home**

3/2 with Bonus Room/Enclosed Pool/Dock/Davits

**Auction July 18th @ 2PM**

Preview Property 1 Hour Prior to Auction

9560 Sun Isle Drive NE, St. Petersburg FL 33702

Great Location/Dock/Davits/Enclosed Pool  
 Master Bedroom Has Sitting Room/Office



We were recently employed by an out of state bankruptcy firm and confirmed by the court to handle the disposition of 4 Tampa residential assets. In 30 days of marketing we were able to put all 4 under contract for at or above estimated sales price. Without our marketing the properties would still be on the market.

**Key Points**

- Having this service available to your clients is a competitive advantage
- Properties only sell for the seller's price
- The 30 day marketing cuts carry costs and time to manage the property
- We work with all existing Realtor relationships and their commissions are protected
- Properties are sold As Is without contingency
- We have the experience, references, and foundation to handle any type of real estate (Commercial or Residential)

