



## Why SunCal?

- SunCal was founded by one of the top producing Re/Max Teams in the state; **we know Real Estate**
- Our agents are local; **we know the Capitol Region**
- Decades of experience
- We are large enough to offer all services, yet small enough to care
- Never a charge for buyer representation
- No charge for short sale representation
- Competitive fees for listing services
- Extensive referral network
- Outstanding after-the-sale service
- Offices throughout Northern California

Corporate Office:  
 Located in the fountains  
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 Roseville, CA 95678  
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Broker Lic # 01874528  
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*Your **Only** Choice  
 For All Things Real Estate*

**Buyer Representation**

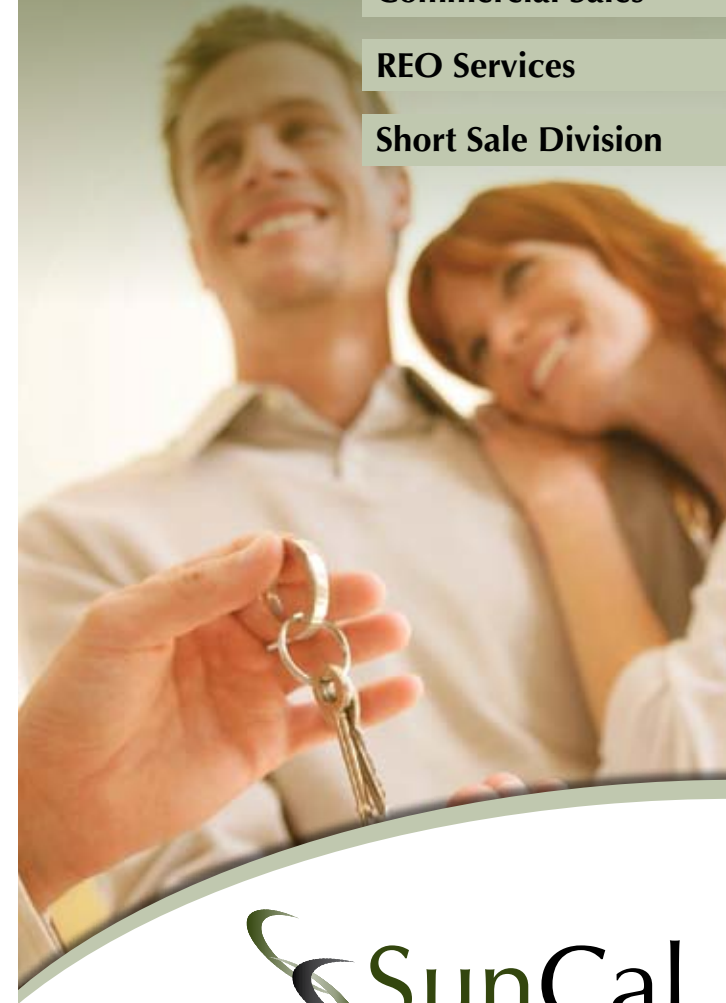
**Investor Services**

**Seller Representation**

**Commercial Sales**

**REO Services**

**Short Sale Division**



A Full Service Real Estate Company



## Buyer Representation

Don't try to find that new house all on your own. Let one of our experienced buyer's agents help you through the process.

Services include:

- Consultation to set goals and make a plan
- Computerized searches for both new and resale homes
- Inform you of current market conditions
- Private showings worked around your schedule
- Contract preparation
- Expert negotiations
- Discuss finance options and provide referrals to our preferred lender network
- Walk you through the escrow process
- Arrange any inspections needed
- Referrals to our contractor network
- Periodic valuation reviews
- Always...No fee to you for our buyer representation

## Investor Services

- Planning appointment to establish goals
- Mortgage consultation to discuss financing options
- Market orientation to learn different investment options
- Contract negotiations
- Training to teach you property management
- Ongoing support for as long as you own your property

## Seller Representation

With today's litigious society, having the very best to represent you in the sale of your home is paramount. Our listing agents have the experience of hundreds of transactions and are expert negotiators.

Services include:

- Competitive market analysis to help determine value
- Creative marketing ideas to help obtain the highest value possible
- Comprehensive internet and print advertising campaign
- Diligent follow up from prospects to develop objective feedback
- Ensure all legally required documents are obtained

## Commercial Sales

SunCal has a very experienced commercial division. Our commercial team focuses on Multi Family, Apartment, Office, Retail and Business Opportunities.



## REO Services

SunCal has a dedicated REO Team. We represent many major lending institutions and asset management companies.

Services to our corporate clients include:

- Initial property inspection and occupancy reports
- Valuation, BPO's or CMA's on our forms or yours
- Coordinating necessary repairs and improvements
- Managing accounting for property related expenses
- Periodic inspections
- Marketing, managing and selling the property

## Short Sale Division

With Short Sales commanding a larger segment of the market, our agents have become committed to learning and understanding the process. Most of our agents have earned the CDPE (Certified Distressed Property Experts) designation showing our commitment to excellence.

Services include:

- Initial consultation to review all of your options
- Arranging document exchange between you and the bank
- Weekly updates
- Aggressive marketing campaign
- In most cases, no fee to the seller
- Referrals to tax professionals and real estate attorneys