



**BUYER REPRESENTATION**  
**HQ Relocation – Broward County**  
**Paul Davis Restoration - Fort Lauderdale, FL**

**SERVICES**

Strategic Relocation Planning (SRP) is a system designed by The Conte Team. This system was used for Paul Davis Restoration Services to provide purchase alternatives for the expansion of their Broward Corporate Headquarters.

**SITUATION**

Paul Davis Restoration was tired of leasing their corporate office and wanted purchase a free standing building that providing the principals another means of creating personal wealth. Recommendations were made on how to maintain maximum flexibility on lease terms so that when the right property was available to purchase the principal would be ready to perform and not be bound with two payments.

**PROCESS**

- Upon formal engagement of The Conte Team, several goals and outcomes were developed. The primary goal was to get the financing positioned with multiple lenders prior to identifying any potential real estate. Once the financing was competitively bid to nine (9) different lenders and the SBA Approval was obtained, we began searching the county for acceptable properties.
- The Conte Team introduced several off market properties as well as on the market alternatives.
- Within a short period of time one property stood out among the rest based on size, price and location.

**RESULTS**

Our disciplined process provided Paul Davis Restoration the ability to move quickly from LOI to Contract because the financing and inspectors were ready to go. An 8,189 square foot free standing office warehouse building with I-95 exposure was purchased at a below market price. Take a drive by 4571 NW 8 Avenue, Oakland Park which is just south of Commercial Boulevard fronting I-95 and see what exceptional recommendations, anticipation and preparation can do for you.

**- REFERENCES AVAILABLE UPON REQUEST -**

The work described in this case study was performed by JC Commercial Realty Consultants references are available upon request.

