

What Makes Sense for Your Personal and Business Needs

- ❖ *Road to Success*
- ❖ *Market Development*
- ❖ *Lease, Purchase, Develop/Build*



Centennial Park ::
Splashing through the fountains of Downtown's Centennial Park.

EXPANSION

- ❖ *Marketing for Builders & Developers*
- ❖ *Retail and Office Space Lease Negotiations and Purchases*
- ❖ *Growing Your Real Estate Portfolio*
- ❖ *Purchasing New Investment Properties*
- ❖ *Using Your 401k to Secure Your Retirement Home*
- ❖ *1031 Exchanges*
- ❖ *Leasing Your Commercial Property*
- ❖ *Incorporation*

SURVIVING

THE COMMERCIAL AND RESIDENTIAL REAL ESTATE MARKETPLACE

ELLIOTT ERVIN WEBSTER & FAYE
REALTY SERVICES LLC



Georgia-Pacific Headquarters ::
The stair-stepped Georgia-Pacific headquarters is a fixture of Downtown Atlanta.

Your Personal Consultant and Relocations Specialist for Business and Personal Real Estate Needs



Shirley Smith, Realtor  

ELLIOTT ERVIN WEBSTER & FAYE REALTY SERVICES LLC. dba Signature Commercial Real Estate Group



Direct: 770-914-6644

FAX: 770-898-7301

Email: Shirley@groomingleaders.org

WWW.ShirleyFayeSmithMLS.Com

WWW.GroomingLeaders.Org 501 C 3

(Developing our Youth and Young Adults)

We can help you to:

- Buy/Sell /Lease
- Purchase and Lease Retail and Office Spaces/ Strip Malls
- Purchase /Lease Beauty Supply Spaces, Day Care Centers, Restaurants, Beauty Salons, Churches, Youth Centers, etc.



Georgia Dome :: The Georgia Dome, located in Downtown Atlanta, is the home of NFL team the Atlanta Falcons.

Don't Sign Leases Without Professional Help!

- Are you allowed to Sublease?
- Are you paying too much per square foot of space and does your lease increase annually?
- Are you running out of money before you start your business?
- What is CAM anyway?
- How much liability insurance is necessary?

Elliott, Ervin, Webster,
and Faye Realty Services

Mentoring/ Consulting Services:

Housing Counseling & Commercial Business Counseling

- Pre-Purchasing
- Post Purchasing
- Credit Report Review and Credit Counseling
- Short Sales



Types of investment strategies (not every house is a good investment nor is every investment strategy effective for every investor) Which strategy is best for you?

Financial Requirements to offer to lease or buy a business

Business Planning

Loan Qualification for Commercial and Residential Properties

You need a commercial realtor to negotiate the LOI and an attorney to interpret the contract.