

**Mike Costigan
Broker/Owner
Costigan Real Estate Group, Inc.**

www.REOAtlanta.com

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Current Average REO Property Disposition Time – "x" Days (List to Close)

**GUARANTEED 24 Hour or Less Occupancy Verification
GUARANTEED 48 Hour or Less Broker Price Opinion**

Credentials

17 years experience in property disposition in Metro Atlanta and Suburban Atlanta area(s). I provide a full suite of best-in-class REO services and have on-going strong relationships with many key clients including (list ALL clients here). I am fully versed and proficient with all aspects of Real Estate Owned property disposition and management. My average production is over 500 transactions annually, with sales procured through a large base of investor and consumer clientele, generated by my heavily branded name on major network media outlets in Atlanta. I also serve as a coach and mentor to real estate agents across North America. I am one of the top ranked REO brokers in GA.

Industry Recognitions

- Ranked internationally #36 (out of over 120,000 agents), #25 U.S. and #1 GA in 2006 for RE/MAX before forming privately owned firm.
- Current #1 Rank in local Association of Realtors.
- Featured in "The Billion Dollar Agent" Book
- Real Estate Expert Advertiser and Guest Advisor for WSB radio
- Real Estate Expert Advertiser and Guest Advisor for NBC (WXIA-Gannett)
- Communities Magazine "Top 100" Realtors in Atlanta, GA

Marketing and Specialty REO Services

- Heavy daily network media advertising to over 900,000 consumers and investors.
- Massive, media rich (photo and live motion video) on line property promotion. Full time SEO/Web specialist on staff.
- Direct investor marketing through exclusive private subscriber database.
- Occupancy: GUARANTEED 24 hour occupancy checks and weekly reporting.
- BPO (for both REO and 3rd Party Providers): GUARANTEED 48 hour or less turn around for both drive by and full interior Broker Price Opinions. All BPOs are performed by our experienced pricing specialists to provide you with fast and accurate "Bulls-Eye" pricing of REO properties.

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- MMRs: Providing timely and accurate marketing and status reports including information on new comparable properties.
- CFK (Cash-for-keys): Aggressive, experienced negotiation with occupants to minimize client expense and eliminate need for eviction.
- Eviction: Coordination with Sheriffs office and personal oversight of evictions.
- Re-Key: Coordination with contractor to re-key all entryway locks using client-specific key codes & LB combinations.
- Secure: Ensuring that all properties are properly secured form unauthorized entry.
- Trash-Out: Management and Post Inspection
- Repairs and Rehabs: Extensive reliable contractor database with quick turnaround for Bids. Inspection of all work upon completion.
- Landscape Maintenance: Coordination and regular inspection of all lawn landscaping maintenance per client guidelines.
- Seasonal: Winterization, Debris Removal (as necessary)
- Expert Contract Negotiation: Efficient and professional negotiation of all purchase offers according to client-directed offer communication method
- Closing Coordination: Scheduling and scrutinized oversight of all “contract to close” details and processes for pending transactions to ensure timely closings.
- Auction Coordination: Oversight, coordination, and attendance (if necessary)
- Communication: State-of-the-art technology for best-in-class client service.
- Showing: Multiple buyer's agent licensed exclusively under our Firm and available to quickly show properties in all areas serviced

Memberships and Affiliations

- Member in Good Standing – NAR
- Member in Good Standing – CAR
- Member in Good Standing – First Multiple Listing Service
- Member in Good Standing – Metro Listing Service
- Member of Res.Net, REOTrans, Home Tracker, REOVM and other REO platforms

* References available.