

Dear Commercial Property Owner,

**Thinking of selling your business and/or commercial property?**

**Let's discuss the best approach to market your commercial property. We want to try the most effective and direct but least expensive methods first. We can be as discrete or as public as necessary. We respect your time and don't want to interrupt your business operations, but we do want to have qualified, interested persons make offers. Let's work together to make this a smooth and profitable transaction!**

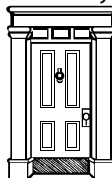
**James E. Parker – Commercial Real Estate Broker**

<b>Commercial Property Marketing Program (10-01-2008)</b>
Business/property listed in the First Multiple Listing Service (exposure to 28,000+ agents)
Internet exposure through my commercial website: <a href="http://www.accessbrokerage.com">www.accessbrokerage.com</a> and other commercial business sale websites
Communication & distribution of general business information to other Business Brokers – Commercial Real Estate Brokerages in Atlanta w/confidentiality
Exposure to other non-traditional avenues of business buyers
Optional: Real Estate Signs (If applicable or desired)
Prequalification Review – Filter out unqualified inquiries and competitor/information seekers – Review prospects financial strength and position
Review the contract with you, answer questions, provide suggestions, discuss counteroffers, & return counteroffers
Access to Commercial Lenders, Inspectors, Attorneys, Repair Contractors and other services

Other program requirements: (Minimum 2% commission and maximum 6% commission)

- Access Brokerage, Inc. does not represent Seller, but will provide marketing and other services.
- Listing agreement requires a minimum 6 months (180 days).
- If Seller is not satisfied with Listing Agent's services, Seller may terminate after 45 days – no charges.
- Seller agrees to pay **6% total commission** (2% Listing – 4% Buyer Agent) instead of traditional 10%.
- If Listing Agent only is involved, **only 4% total commission** is paid at closing.
- If Seller finds a buyer and **no other agent is involved**, **"only"** 2% total commission is paid to cover expenses.
- Access Brokerage, Inc. will pay the FMLS listing fee of .0012 provided the sale price is greater than \$250,000 and minimum commission paid is 2% of sales price at closing.

**ACCESS BROKERAGE, INCORPORATED**



**"Our clients deserve the best!"**