

Auction Advantage...Why Auctions Work so Well
An Auction is the fastest way to convert REO into immediate CASH!

FASTER PROPERTY TURNOVER	time value of money. 45-60 days from contract to closing!
AVOID HIGH HOLDING COSTS	15%-20% per year, with 8% or more loss every month from non-performing loans. Thousands of dollars paid in taxes, insurance and maintenance. Liability is an important factor. The sooner the property sells the greater the bottom line!
DEMONSTRATED VALUE	Traditional sales set the price and negotiate down. The auction process can begin at a minimum bid and escalate upward!
AUCTIONS DRAW ATTENTION:	. Auctions create urgency. Buyers know they only have one chance. The date and time is set, the bidding is open and competitive, and seeing someone else who also wants the property creates intensity in the competition .Auctions are intense and can be compared to launching the space shuttle vs. shooting off a bottle rocket!!.
AUCTIONS CONTROL THE MARKET:	It is almost impossible for properties being conventionally marketed to compete with an auction.
URGENCY IS CREATED:	Buy this property now or it won't be available later. When the ads start and the signs and banners go up, people know the property is going to be sold on Auction Day.

In today's ever changing markets, auctions are not only for distressed and foreclosed properties, they are considered "a tool of first choice" by the knowledgeable seller, not an avenue of last resort.

The Auction Method...Is It Suitable For You?

Do you have a strong **Motivation** to sell your property?

Do you want to obtain the **maximum price** and the **best terms** for your property?

Are you ready for a **Non-Contingent** Contract?

Would you like a **75% chance** of selling and closing your property within 60 days?

Are you willing to accept what today's market will produce for your property?

Do you want to **eliminate** the oppressive property carrying costs?

Do you have a **foreclosure** to perform or a "**Real Estate Owned**" portfolio?

Do you have a **deadline** to sell your property, but want a **competitive** sale?

A "**YES**" answer to any of these questions means:
THE AUCTION METHOD IS SUITABLE FOR YOU!!!