



# Confidentiality & Disclaimer

## ROBINSON TWP, PA

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9 DEVASSI RD

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**OUR COMPANY**

**1**

WHY KW

# Why KW

## WHY

### Hire KW Commercial for Office:

- 700 offices nationwide, including tier 2 and 3 cities in 49 states
- State-of-the-art transaction process
- Higher net monies to field agents
- No conflicts of interest
- Secure online service portal
- 95,000 residential agents
- \$4 billion in transaction volume

Finding the right office space entails many considerations and complications beyond simply finding the right location. Commercial landlord and tenants can rely on KW Commercial real estate professionals to have intimate knowledge of the local office market and existing tenant base in order to successfully negotiate office projects. Our results-driven core office services include:

- Tenant representation
- Landlord representation
- Buyer representation
- Seller representation



## ABOUT

### KW Commercial:

KW Commercial, the commercial real estate arm of Keller Williams Realty, the largest real estate company in North America, is no stranger to success. Our commercial team consists of the most knowledgeable, results-driven brokers backed by the most innovative and scalable technology the commercial real estate industry has to offer. Our KW Commercial agents and brokers are held to the highest standard of business to exceed our clients' needs in virtually any market nationwide.

An agent-centric company, our mission is “to build commercial careers worth having, businesses worth owning and lives worth living.” KW Commercial provides our associates with the training, technology, marketing tools and resources to serve their clients at the highest level.

Our agents work harder because their work directly influences their bottom line. KW Commercial agents are located in over 650 offices nationwide, including secondary and tertiary markets. This means wherever you need a commercial agent, there is one there for you. With this many locations, we are never far from where our clients need to be.



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# WEB MARKETING

# 2

SAMPLE - DEDICATED WEBSITE

SAMPLE - PLUGIN

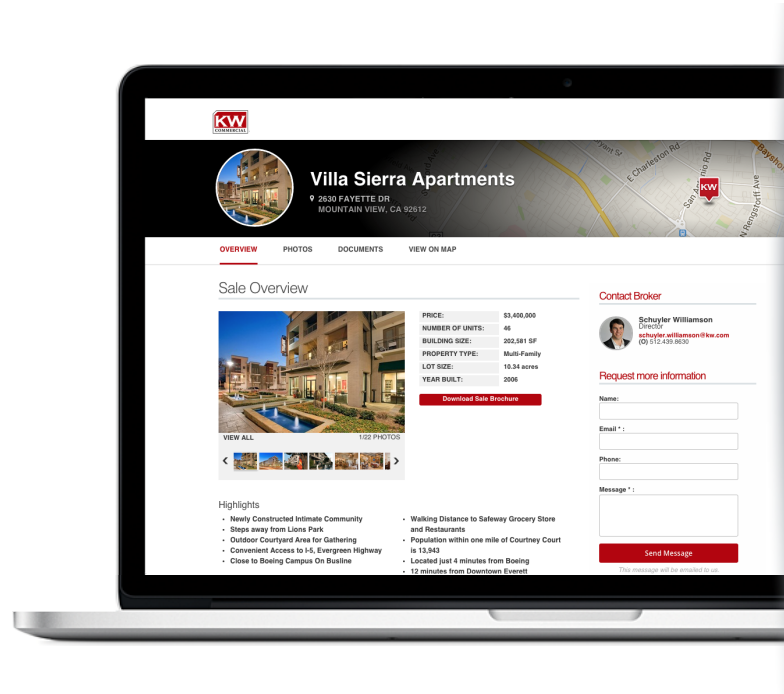
SAMPLE - EMAIL MARKETING

# Sample - Dedicated Website

## DEDICATED PROPERTY WEBSITE

A dedicated property website with a customized URL is created for your listing. The website is listed on both our local site as well as the KW commercial national website, [www.kwcommercial.com](http://www.kwcommercial.com). and is available to principals, property owners, investors, brokers and prospective tenants searching the internet for commercial real estate.

\* If necessary, information which is considered confidential and not public record will require the execution of a confidentiality agreement prior to receipt of classified materials.



VIEW THE LIVE WEBSITE:

[plugins/1169a060d6d95947f3a7fc98e2633be31cd5b850/inventory/103061-sale/plugins/1169a060d6d95947f3a7fc98e2633be31cd5b850/inventory/103061](https://plugins/1169a060d6d95947f3a7fc98e2633be31cd5b850/inventory/103061-sale/plugins/1169a060d6d95947f3a7fc98e2633be31cd5b850/inventory/103061)

# Sample - Plugin

## LISTINGS ON THE CORPORATE WEBSITE

We will create a marketing plugin for the project and email the packets to all interested prospects in our extensive email database. We will effectively track, target, and pursue prospects reporting prospect contacts with our clients.

Search

For Sale
For Lease
Sort by: Default
View: List View
< 1-30 of 4035 >

**PROPERTY TYPES** show all | none

Office  Retail

Industrial  Land

Multifamily  Hospitality

Special Purpose  Medical

Self Storage  Senior Living

**BUILDING SIZE (SF)**

to

**PRICE RANGE (\$)**

to

**ADDITIONAL OPTIONS**

Show investment property

Show auctions

Show distressed

**Haas Plumbing**  
Salisbury Mills, NY  
Office/Showroom with 3 bay garage attached. Ideal for trades, retail, wholesale distribution...almost anything you can think of. Conveniently located on State Route 94

**\$225,000**  
1,536 SF  
Office Building

Email Paul Halpern, NY #10401294153

**13,300 SF Office / Warehouse**  
Tuscaloosa, AL  
Tuscaloosa, AL  
13,300 +/- sf. Office / Warehouse in Excellent Condition located just off Skyland Boulevard and a minute from I-20/59. Unit 1) 6800 sf. of warehouse with counter sales area, two

**\$930,000**  
13,300 SF  
Office Warehouse

Email Joe Duckworth, Jr., AL #000067612-0, or Adam Beams

**165 acres Burleson Mountain-**  
**Decatur, AL**  
Decatur, AL  
165 +/- of Developable land located on Burleson Mountain only a few minutes from Decatur, AL. Best Suited for a PUD which has previously been approved by the City of

**\$2,400,000**  
165 Acres  
Residential

Email Joe Duckworth, Jr., AL #000067612-0

**39041 Orion St.**  
Slidell, LA  
Five lots totaling 0.54 acres with I-10 visibility on an HC2-zoned small corner parcel of land across from Fremaux Town Center in Slidell. Priced to sell, this property is in Flood Zone X

**\$150,000**  
0.54 Acres  
Retail

Email Lizby Eustis, LA #Licensed in LA

**#7 Route 17K**  
Newburgh, NY  
Hottest development corridor in the Hudson Valley! Rt. 17K is home to 2 newly constructed

**\$1,950,000**  
20,184 SF  
Truck Terminal / Hub / Transit

Each Office Independently Owned and Operated [kwcommercial.com/](http://kwcommercial.com/)

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# Sample - Email Marketing

## HTML EMAIL CAMPAIGNS

We will create a marketing email packet for the project and email the packets to all interested prospects in our extensive email database. We will effectively track, target, and pursue prospects reporting prospect contacts with our clients





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# PRINT MARKETING

# 3

SAMPLE - BROCHURE

SAMPLE - SIGNAGE

# Sample - Brochure

## BROCHURES & FLYERS

We will create a color brochure highlighting the features and benefits of the property. The brochure includes applicable property photos, building highlights, location description, aerial photographs, demographics and/or proposed development plans, and contact information. KW Commercial is flexible and we will adapt to that which is most comfortable with you.



**MULTI-FAMILY FOR SALE**

### VILLA SIERRA APARTMENTS

2630 Fayette Dr, Mountain View, CA 92612



**DETAILS**

**SALE PRICE:** \$3,400,000

**UNITS:** 46

**CAP RATE:** 6.47%

**GRM:** 7.7

**NOI:** \$220,101

**LOT SIZE:** 10.34 Acres

**BUILDING SIZE:** 202,581 SF

**YEAR BUILT:** 2006

**RENOVATED:** 2009

**ZONING:** RM2

**MARKET:** Bay Area Market

**SUB MARKET:** Silicon Valley

**CROSS STREETS:** Sample Street

**PROPERTY HIGHLIGHTS**

- Newly Constructed Intimate Community
- Steps away from Lions Park
- Outdoor Courtyard Area for Gathering
- Convenient Access to I-5, Evergreen Highway
- Close to Boeing Campus On Busline
- Walking Distance to Safeway Grocery Store and Restaurants

**DEMOGRAPHICS**

	1 Mile	2 Miles	3 Miles
<b>Total Households:</b>	12,447	32,647	53,189
<b>Total Population:</b>	2.3	2.4	2.4
<b>Average HH Income:</b>	\$101,571	\$119,814	\$133,789

SCHUYLER WILLIAMSON // 512.439.8630 // [schuyler.williamson@kw.com](mailto:schuyler.williamson@kw.com)  
[kwcommercial.com](http://kwcommercial.com)



# Sample - Signage

## SIGNAGE

Our standard sign is designed to generate the maximum volume of inquiries regarding the subject. We place sign(s) which include KW Commercial's telephone number, website and the text "AVAILABLE" in a strategic location which maximizes visibility. Our standard sign is a 6' x 4' horizontal sign positioned to achieve maximum public exposure. However, all signs are subject to local municipal restrictions.



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# YOUR PROPERTY

# 4

EXECUTIVE SUMMARY

ADDITIONAL PHOTOS

LOCATION MAPS

# Executive Summary



### OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	3.5 Acres
Zoning:	c3
Price / SF:	\$3.90

### PROPERTY OVERVIEW

development land near retail, office and Major Highways and Settlers Ridge. Land can be combined with adjacent properties for total

### PROPERTY HIGHLIGHTS

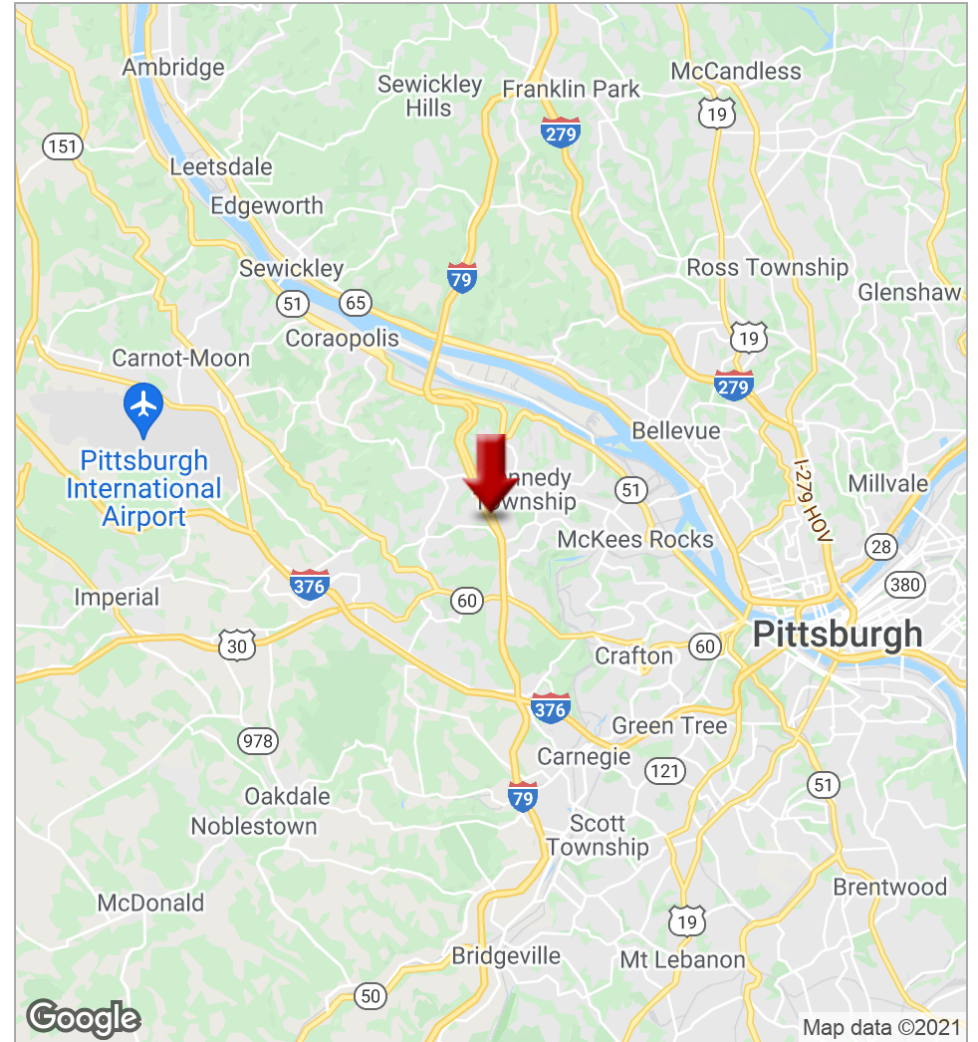
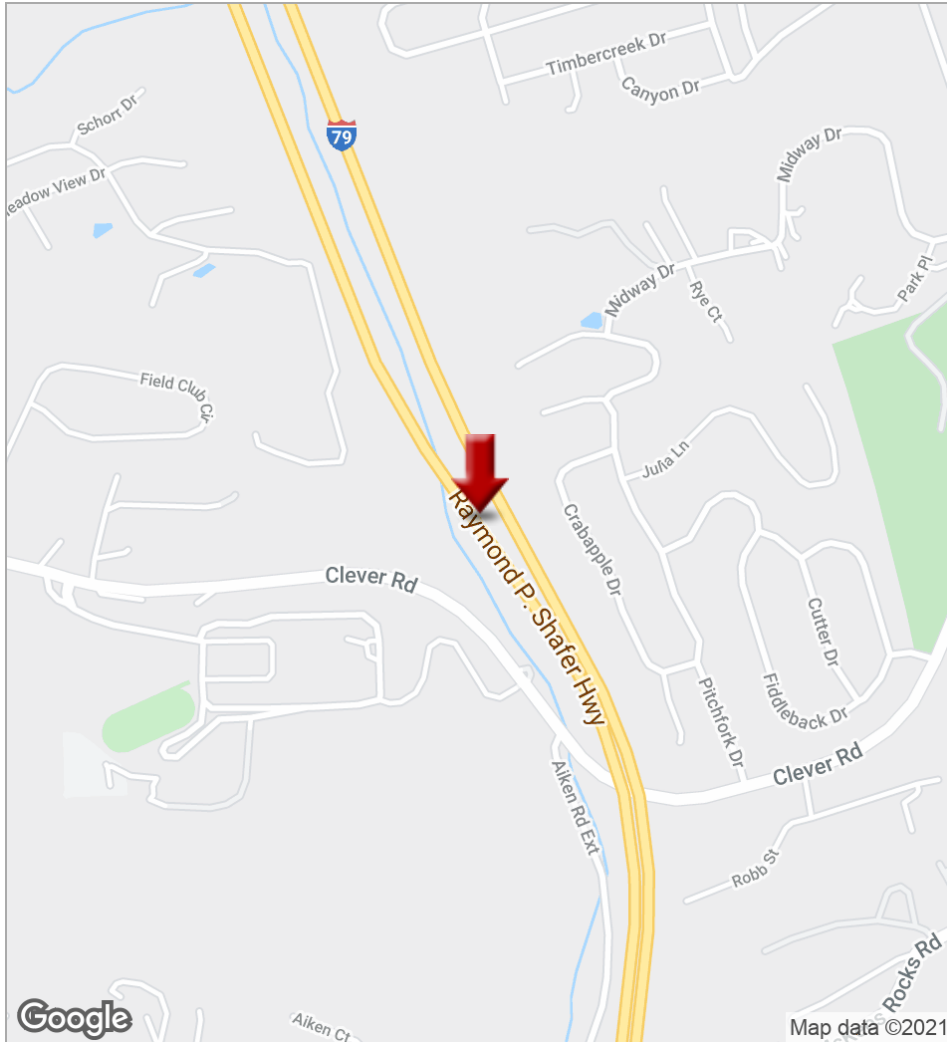
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# Additional Photos



# Location Maps



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# COMPARABLES

# 5

SALE COMPS

SALE COMPS SUMMARY

SALE COMPS MAP

RENT COMPS

RENT COMPS SUMMARY


RENT COMPS MAP



# Sale Comps

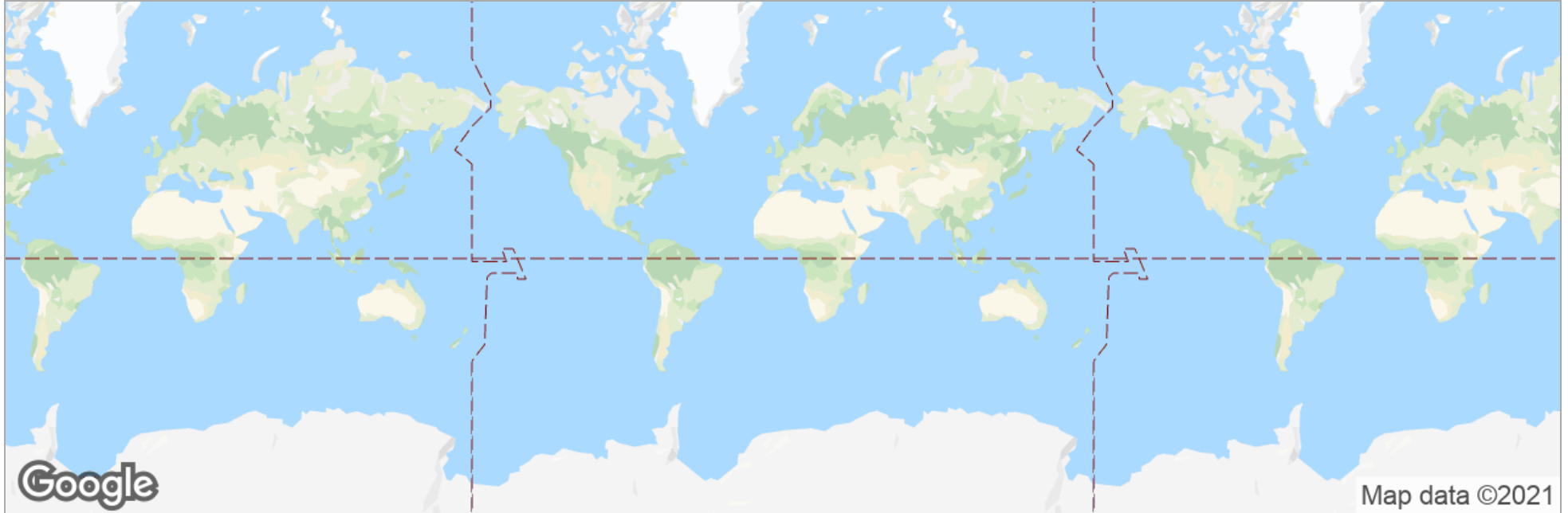


# Sale Comps Summary

SUBJECT PROPERTY	PRICE	LOT SIZE	PRICE/AC
 9 Devassi Rd robinson Twp, PA 15136	\$595,000	3.5 AC	\$170,000
SALE COMPS	PRICE	LOT SIZE	PRICE/AC
SALE COMPS	PRICE	LOT SIZE	PRICE/AC
<b>TOTALS/AVERAGES</b>	\$	AC	Liquid error: divided by 0



# Sale Comps Map




 **SUBJECT PROPERTY**  
9 Devassi Rd | robinson Twp, PA 15136

# Rent Comps



# Rent Comps Summary

SUBJECT PROPERTY	PRICE/SF/YEAR	LOT SIZE
 9 Devassi Rd robinson Twp, PA 15136	N/A	3.5 AC
RENT COMPS	PRICE/SF/YEAR	LOT SIZE
	PRICE/SF/YEAR	LOT SIZE
TOTALS/AVERAGES	-	-



# Rent Comps Map



**★ SUBJECT PROPERTY**  
9 Devassi Rd | robinson Twp, PA 15136

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# MARKETING PLAN

# 6

MARKETING TIMELINE

# Marketing Timeline

*The following are general timelines for marketing actions that are being implemented, which will be governed by market conditions:*

## 1 to 15 Days:

- Order “AVAILABLE” sign(s), subject to municipality signage permits and processes
- Prepare a competitive property profile to leverage our knowledge on competing properties
- Enter property information on internet-based marketing services including:
  - Costar, LoopNet, Catylist (CIE's) and KW Commercial website
- Generate property flyer and e-brochure for prospect market and real estate community
- Develop first tier target prospect market
- Send property flyer and e-brochure to prospect market and real estate community

## 15 to 30 Days:

- Complete first tier prospect market direct mail
- Resend e-brochure to prospect market and real estate community
- Cold call follow-up on first tier prospect mailing

## 30 to 60 Days:

- Develop second tier target prospect market
- Complete second tier prospect market direct mail
- Cold call follow-up on second tier prospect mailing
- Resend e-brochure to prospect market and real estate community

## 60 to 120 Days:

- Develop third tier target prospect market
- Complete third tier prospect market direct mail
- Follow-up on first and second tier prospects
- Resend e-brochure to prospect market and real estate community
- Review marketing feedback

## 120 to 180 Days:

- Discuss progress with ownership
- Reasses marketing plan (if necessary)