

**JEANNIE LLEWELLYN, COMMERCIAL REAL ESTATE ADVISOR/CONSULTANT
THE IVY GROUP**

Jeannie Llewellyn is the Commercial Real Estate Advisor/Consultant of Acquisitions, Sales and Leasing department of The Ivy Group. As a former UC Berkeley Rally Committee member, Mrs. Llewellyn knows of many ways to get excitement into your life! One way is to OWN your Life by NOT being a W-2 wage earner, getting out of the Rat Race and into the Fast Track as Robert Kiyosaki promotes. Moving from a non-investor to a first-time investor is a Grand Canyon step! OK, it's really not that bad, but it DOES take some action!

Mrs. Llewellyn understands the criteria of Sellers and Buyers from my years of experience dealing with my personal transactions, and the expectations that occur before, during and after a transaction. With residential investment property experience since 1978, Mrs. Llewellyn has now owned commercial properties since 1998. With benefits from purchasing them with the IRS SS 1031 Exchanges option (also known as "Starker Exchanges," sometimes incorrectly called, "Flipping"), Mrs. Llewellyn went from raw land to an apartment complex, and then to a commercial multi-unit retail / office building in less than two years!

Mrs. Llewellyn's specialty is multi-unit complexes - residential, offices, retail or mixed use. Mrs. Llewellyn finds safety in numbers! These kinds of properties, however, are hard to locate because they are SO popular with investors. It's easy to spot a \$10M office building, but \$1M - \$5M buildings are gone in a flash!

Mrs. Llewellyn's goal is to provide you with a profitable sales transactions, or income property, arm you with knowledge to sell or purchase wisely, and invest well. When you are ready to scale up and go to the Intermediate Level of investing, Mrs. Llewellyn will provide the sales and marketing of your holdings to allow you to UPGRADE to a larger income-producing property!

WEBSITE:
www.ivycommercial.com

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PROFESSIONAL AFFILIATIONS:

- Silicon Valley Association of Realtors ®
- California Association of Realtors ®
- National Association of Realtors ®
- NorCal CCIM member

PROFESSIONAL SERVICES OFFERED:

- Align client's goals to enhance strategies
- Evaluate factors in decision and selection process
- Identify risk factors, volatility and diversification of property types
- Maintain communication and encourage collaborative solutions
- Purchase negotiations
- Strategic Consulting

SELECTED PROJECT EXPERIENCE:

- 6-unit apartment complex redevelopment, revenue increases, San Diego, CA
- 135-acre forest crop land management, Stevens Point, WI
- 10-unit retail / office complex, investment, West Sacramento, CA
- 31-acre land development, 26-subdivided lots, Placerville, CA
- Land Banking investments, Dallas-Ft Worth, TX

QUALIFICATIONS:

- 34 years commercial real estate experience in sales, acquisitions, lease and management
- California Department of Real Estate License #01444145

COMMUNITY INVOLVEMENT:

- Silicon Valley Real Estate Investing Group
- East Palo Alto YMCA fundraising
- Palo Alto Family YMCA fundraising
- Asian Business Association, Board of Directors
- JLS Middle School, Many Faces International Dinner Country Coordinator
- Public Glass artist, member, and volunteer

LEADERSHIP TRAINING:

- Landmark Education, Introduction Leadership Program
- Loral Langemeier's Big Table #60
- Cash Machine Workshop, Loral Langemeier
- Robert Kiyosaki's Rat Race Game Training
- Millionaire Maker Game, Loral Langemeier

ABOUT THE IVY GROUP

SALES | ACQUISITIONS | LEASING | MANAGEMENT | DEVELOPMENT

The Ivy Group, headquartered in Fremont, CA, is the leading commercial and investment real estate advisor in the areas of sale, purchase, lease, partnership formations and portfolio/asset management, balancing innovation with market conditions to tactically identify the best return on investments. The Ivy Group specializes in office, retail, medical, apartment, hotel/motel, industrial warehouse, self storage and vacant land. By offering a wide range of professional expertise including buyer/seller negotiations, landlord/tenant representations, portfolio management, site selection, investment analysis and strategic consulting, we balance long-term strategies with short-term expediency to create, grow and maintain value.

The Ivy Group is a privately owned, commercial real estate firm whose goal is to transform real estate into a competitive advantage. In the early 2000's, recognizing the potential for real estate counseling, The Ivy Group began exploring innovative methods to utilize its knowledge and experience to deliver customized solutions to enterprises, businesses and property owners. In 2001, The Ivy Group was formed to serve its clients by providing a single source of expertise for all commercial and investment real estate needs.