



THE IVY GROUP
COMMERCIAL & INVESTMENT REAL ESTATE

AGENT BIO



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JEANNIE LLEWELLYN

As a former UC Berkeley Rally Committee member, I know 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!

Commercial real estate (non-development) is less risky than owning a residential property due to the multi-year leases it typically utilizes; lenders base the loan on what the property brings in, not what the owner makes; and best of all, most properties are hands-free investments (or "remote controlled" as I call them) that produce cashflow and appreciation!

I understand 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, I have 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"), I went from raw land to an apartment complex, and then to a commercial multi-unit retail / office building in less than two years!

My specialty is multi-unit complexes - residential, offices, retail or mixed use. I find 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!

My goal is to provide you with a profitable sales transaction, 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, I will provide the sales and marketing of your holdings to allow you to UPGRADE to a larger income-producing property!

Call me --- and begin living and working BIG!