

INTEGRITY
EFFICIENCY
PROFESSIONALISM

Archstone Real Estate has made customer satisfaction the main focus of our job description. We are constantly asking ourselves: Are we meeting the needs of the customer; saving them money, reducing hassles and meeting their expectations? We have the tools in place to ensure success : 30+ years combined Real Estate experience, extensive industry knowledge and education , office locations in the Central Business District of New Kingston and Central Jamaica, the best network computer systems and databases and our website. At your disposal are knowledgeable and caring staff who will treat you like you are our only customer.

Archstone is a family owned and operated company. Your business is important to us and so you are not just a number. When you come to us for Real Estate services we treat you as family, offering you the very best of our expertise to be **Your Partner for Success.**



Your Partner for Success

Archstone Real Estate

Corporate Office

22 Trafalgar Road
Suite 10
Kingston 10 Jamaica
876.927.4775 ph
954.719.5163 VolP
876.946.3617 fax

Clarendon Branch Office

35 Main Street
Shop 22 Bargain Village
May Pen Clarendon Jamaica
876.986.9090 ph
876.986.9306 fax

www.archstonerealestate.com

- Sales
- Rentals
- Leases
- Tourism Rentals
- Property Management
- Appraisals/Valuation
- Construction Management



Property Management

EFFICIENT MANAGEMENT OF YOUR REAL ESTATE ASSET



LET OUR TEAM WORK FOR YOU

Our property management team meets with you to determine your requirements and expectations. You sign the contract and we begin our process of inspecting the property and determining the immediate priorities to get the property into leasable condition and to prevent further deterioration where applicable. A report is then generated which includes a plan to bring the property to optimum maintenance levels over time while capitalizing on income potential.

Our costs generally run 20% of leasing income monthly (excluding General Consumption Tax and leasing commissions).

OUR SERVICE INCLUDES

- REGULAR PROPERTY INSPECTIONS
- SUPPORT SERVICES MANAGEMENT TO EFFECT REPAIRS
- LESSEE MANAGEMENT, TENANT SCREENING AND LIASON SUPPORT
- RENT COLLECTIONS AND ACCOUNT DEPOSITS
- REGULAR ACCOUNT UPDATES AND PROPERTY REPORTS ONLINE
- NEGOTIATE LEASES AND CONTRACTS
- PAY TAXES, INSURANCE, UTILITIES AND OTHER OPERATING COSTS
- PROVIDE OPERATING BUDGETS AND ACCOUNT STATEMENTS
- MAINTENANCE REQUEST SYSTEM AND REPAIR TRACKING
- 24HR EMERGENCY REPAIR CONTACT

FACILITIES MANAGEMENT

Your real estate property, residential, industrial, commercial or farm, is usually your highest value asset and has the potential to be a significant income earner. Therefore it is very important that it be constantly maintained in good condition to preserve value and in some cases increase value. Your first consideration should be to maintain the property and the second is to utilize it to its highest and best use to maximize its potential. This is where we excel. We take the worry out of the process by leveraging our experience, market knowledge and top class support team to keep your property in the premium state you desire, as well as find suitable tenants who have been extensively investigated. We do a lot in the background—negotiate contracts and leases, pay taxes and insurance, utility bills, perform regular inspections, routine repairs, dispute resolution, liaison with tenants and resolve concerns among other things. You see the front end—regular deposits into your account and the comfort of knowing your asset is in good hands.

WORRY FREE MANAGEMENT



ARCHSTONE REAL ESTATE

876.927.4775

info@archstonerealestate.com



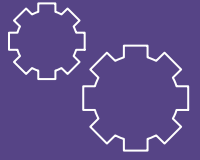
Your Partner for Success





Sales, Rentals and Leases

SELLING, BUYING AND LEASING HAS NEVER BEEN THIS EASY



SALES

We will list and sell your property by exposing your asset to a wide cross section of interested parties willing and able to purchase. We do this via the print media, internet and TV/Radio/Cable as applicable. We are one of the few companies that advertise regularly in the print media. Our in house database of buyers can also ensure a quick sale for your property.

Want to buy property? This is a good time to invest in Jamaica. Property usually increases in value, unlike other overseas markets which are now seeing a contraction in value. We have many listings in our database, or if you need something specific we can source it for you.

WHAT WE DO FOR YOU

- TAKE THE HASSLE OUT OF THE TRANSACTION PROCESS FOR YOU BY TAKING CARE OF THE AGREEMENTS AND SMOOTHING THE LINES OF COMMUNICATION BETWEEN VENDOR AND PURCHASER .
- ENSURE THAT ALL FEES AND TAXES ARE PAID, TITLE IS INSPECTED AND VERIFIED, APPRAISALS AND SURVEYORS REPORT ARE COMPLETED IN A TIMELY MANNER.
- LIASON WITH MORTGAGE BANKS, ATTORNEYS AND OTHER PARTIES TO MAKE SURE TRANSACTION IS GOING SMOOTHLY.
- ENSURE SMOOTH TRANSFER OF ASSET AND UTILITIES, ETC.



RENTALS & LEASES

If you have rental property, then you have on hand a excellent revenue source. We have an extensive vetting process for potential renters to make sure you have a reliable and stable occupant for your property. We find suitable clients for your property including highly desirable corporate accounts to rent or lease your property.

Want to rent property? Just tell us where and we will provide a list of potential properties.



ARCHSTONE REAL ESTATE

876.927.4775

info@archstonerealestate.com



Your Partner for Success



Appraisal/Valuation

DETERMINING YOUR MARKET VALUE



OUR VALUATION DEPARTMENT

We have on hand some of the best and brightest professionals ready to perform work on your behalf. All valuations are conducted with the highest regard for accuracy and integrity. You can rest assured we are licensed and insured, experienced and knowledgeable to produce reports that accurately reflect the market value. Some reports, depending on market evidence availability, can be delivered in as little as 24hrs, with no compromise in quality.



We are on the approved list of almost all the major Banks, Government agencies and other Lending institutions on the island including Bank of Nova Scotia Jamaica Limited, Jamaica National Building Society, the National Housing Trust among others.



MARKET VALUE VS PRICE

An appraisal is an opinion of value, determined by a licensed professional who makes the determination based on current and past market information, economic and financial indicators, property condition, demand and supply metrics and use of mathematical models. No two appraisals are alike, since they are opinions and the strength of a valuation depends on the market evidence used and the experience and reputation of the Valuer.

The price of a property is the monetary unit a good faith purchaser is willing to spend or a seller asks on the open market.

THE PROCESS

- WE RECEIVE A DEPOSIT AND ASSIGNMENT FROM THE CLIENT
- WE VERIFY THE CLIENT IS AUTHORISED TO COMMISSION A VALUATION ON THE PROPERTY AND BEGIN ASSEMBLING THE MARKET EVIDENCE
- WE USE MARKET EVIDENCE AND MATHEMATICAL MODELS TO DETERMINE AN OPINION OF VALUE
- THE VALUATION REPORT IS CONVEYED TO THE CLIENT ON RECEIPT OF FINAL PAYMENT.



ARCHSTONE REAL ESTATE

876.927.4775

info@archstonerealestate.com



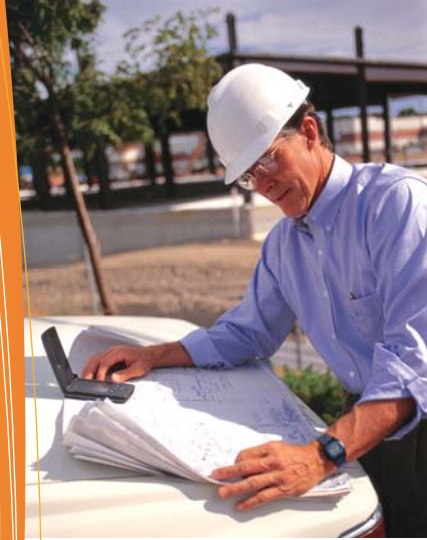
Your Partner for Success





Construction Management

MANAGING YOUR PROJECT FROM IDEA TO IMPLEMENTATION



PROJECT MANAGEMENT

It can be a daunting task to remodel a home, build a new house or construct new office space. The project requires a keen knowledge of construction principles, local and country ordinances and the material and labor costs involved. Without this information and the professionals to put a plan into motion, financial disaster can occur. We at Archstone Real Estate can provide the level of comfort you need to know that your project is being done right, the way you want it, at the lowest cost possible.



Total Square Feet - 2890



WHAT WE DO FOR YOU

- ASSEMBLE THE BEST TEAM POSSIBLE FOR YOUR PROJECT.
- NEGOTIATE THE COSTS AND TERMS WITH THE VENDORS TO GET YOU THE LOWEST POSSIBLE PRICE WHILE NOT COMPROMISING ON QUALITY.
- OBTAIN ALL PERMITS AND GOVERNMENT APPROVALS REQUIRED FOR YOUR PROJECT'S SUCCESS
- PROVIDE REGULAR UPDATES VIA IN PERSON MEETINGS, PHONE CONFERENCES AND YOUR PERSONAL ONLINE PROJECT PAGE.
- MANAGE PERSONNEL AND PROJECT DETAILS FROM THE START TO FINISH.

THE PROCESS

Our project management team meets with you to determine your requirements. We then inspect the site and make a report and recommendations. We then meet with the vendors and suppliers of services to determine costs. After this stage is complete the team makes another detailed report to you outlining the costs involved. When we get the approval from you to proceed, we collect a deposit and work begins immediately. You then receive periodic project updates up until completion of the contract.



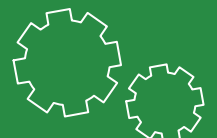
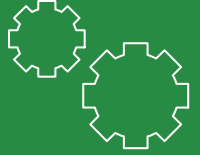
ARCHSTONE REAL ESTATE

876.927.4775

info@archstonerealestate.com



Your Partner for Success





Tourism

FUN AND RELAXATION MADE EASY



VACATION SERVICES

How would you like to enjoy a breathtaking 180° view of the Caribbean Sea, scenic mountain views and a pure white sand beach? You deserve just this. Come to Fisherman's Point, Ocho Rios Jamaica and enjoy the comforts of our luxurious apartment, which boasts every feature you will ever need – Kitchen, A/C, Living, Dining and well appointed Bedrooms. You are staying in a home, not a cramped hotel room. Gentle sea breezes, lush vegetation and calm seas will guide your senses into a pleasant trance that you will not ever forget.

FISHERMAN'S POINT

Fisherman's Point Apartments are located on Turtle Beach Road just outside the town of Ocho Rios. Located on the pristine sands of Turtle Beach, the property is next to the Cruise Ship Pier, Island Shopping Center and the bustling town center. Dunn's River Falls, Chukka Cove and the Green Grotto caves present some of the best adventure activities this side of the hemisphere. The International Airport in Montego Bay is only 65 miles away. This is where you want to be if you are in Ocho Rios, Jamaica.

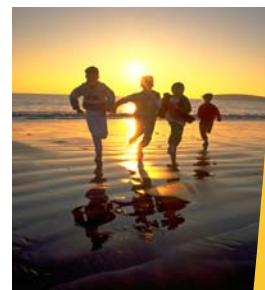


OCHO RIOS

Ocho Rios is one of the premier tourist destinations in the Caribbean. Located on the north coast of the island of Jamaica, it boasts the famous Dunn's River Falls, Green Grotto Caves, some of the best beaches in the world and excellent shopping in the town center and next door is great food and party at Margaritaville. There are colonial-period buildings like the Geddes Memorial Church and the Anglican Church. Rio Nuevo is the site of the 1658 clash between Spanish and English troops over possession of the island. If you are wondering, the British won. There is something for every vacationer. Come and see...



This is only the beginning. We intend to add other destinations and accommodations soon. See our brochure for more details on Fisherman's Point.



ARCHSTONE REAL ESTATE
876.927.4775
info@archstonerealestate.com



Your Partner for Success