

Northern Colorado REO Sales

Fred Porter, REO Broker 970-231-4272

I am a Full Time REO broker/owner at Northern Colorado REO Sales, specializing in the management and sales of REO properties in the Northern Colorado area. I have over 7 years in the real estate industry with 10 years in property management. I have funds available to make emergency repairs and pay utilities on behalf of my REO clients. I am assisted by a staff of 5 including administrative assistants, escrow coordinators, field inspectors and buyer's agents. My team and I take great pride in delivering timely and accurate data to our corporate clients while striving to keep their carrying costs low. Selling your REO properties in a reasonable time frame for the highest possible market price remains a top priority of our team. I am personally involved in each and every REO transaction and am personally available to take your call and discuss your REO needs.

REO Services:

| | |
|----------------------|-----------------------------|
| Occupancy Inspection | Initial services |
| Cash for Keys | Management of field vendors |
| Eviction | Monthly reporting |
| Re-key | On-going inspections. |
| Boarding | BPO's |
| Winterizing | Tenant management |
| Property Inspection | Repair estimates |
| Trash out | Photo documentation |
| Sales clean | City code abatement |
| HOA record retrieval | Property Condition Reports |

Advertising & Marketing:

All REO listings advertised in IRES and RE Colorado MLS systems, syndicated on Realtor.com, Zillow, Homes.com, Craigslist, and numerous other internet sites. Weekly email marketing to all local agents and our own database of investors. Belong to ICOR a local investment group and I present REO listings at monthly meetings. Yard signs with direct phone. REO open houses, realtor tours, home buyer tours and frequent newspaper advertisements.

REO Technology Platforms:

RES.NET, Exceleras.com, Res.net, Equator.com

Service Area:

Northern Colorado. See attached spreadsheet of zip codes.

| STATE | COUNTY | ZIP CODE |
|-------|----------------------|----------|
| CO | Larimer | 80545 |
| CO | Larimer | 80536 |
| CO | Larimer | 80549 |
| CO | Weld | 80612 |
| CO | Weld | 80648 |
| CO | Weld | 80650 |
| CO | Weld | 80610 |
| CO | Weld | 80615 |
| CO | Weld | 80624 |
| CO | Weld | 80631 |
| CO | Weld | 80634 |
| CO | Weld | 80639 |
| CO | Weld | 80620 |
| CO | Larimer | 80515 |
| CO | Larimer | 80517 |
| CO | Larimer | 80526 |
| CO | Larimer | 80535 |
| CO | Larimer/Boulder | 80540 |
| CO | Larimer/Boulder | 80510 |
| CO | Larimer/Boulder/Weld | 80513 |
| CO | Larimer | 80538 |
| CO | Larimer | 80537 |
| CO | Larimer | 80521 |
| CO | Larimer | 80525 |
| CO | Larimer | 80526 |
| CO | Larimer | 80528 |
| CO | Larimer/Weld | 80550 |
| CO | Larimer | 80524 |