



# COMMERCIAL REAL ESTATE BROKERAGE SERVICES

“WE ARE WHAT WE  
REPEATEDLY DO.  
EXCELLENCE, THEN,  
IS NOT AN ACT,  
BUT A HABIT.”

**Ryan Curran** Brokerage Services

**exp**<sup>®</sup>  
COMMERCIAL

# ABOUT

## MARKETS

- United States
  - All 50 States
  - Missouri & Florida (Specialized Expertise)

Based in St. Louis, MO & West Palm Beach, FL

- International Experience
  - Nassau, Bahamas

## Ryan Curran

Brokerage Services

(314) 541-9293

ryan.curran@expcommercial.com



2024

**\$10,000,000**

**IN TRANSACTIONS**

Buyer, Seller, Acquisition, Disposition & Leasing

CRE BROKERAGE

OVER

**10 YEARS IN CRE**

\$3 Billion worth of project experience & involvement.

Private Equity, Syndication, Debt Origination,  
Investment Sales, Marketing and Development

SENIOR LEVEL

**PROVEN**

Industry  
Track Record

**ATTENTIVE**

Client Centric  
Approach

**PERSISTENT**

Attention and  
Effort

**CONSISTENT**

Ethics and  
Execution

**WIN-WIN**

Mentality and  
Hands-on Approach

Local Touch. National Scale. International Experience.

## Commercial Real Estate Brokerage Services



Investment  
Sales



Retail



Land



Industrial and  
Storage



Site Selection



Multi-Family  
Sales



Business  
Sales



Buyer  
Representation



Tenant  
Representation



Leasing

# OUR SERVICES

**Commercial real estate services** specializing in acquisitions, dispositions, leasing and development for all property types across the United States. Our diverse range of services equips us to handle even the most complex real estate challenges effectively.

Our core services include:

- Investment Sales
- Retail Brokerage
- Land Brokerage
- Industrial Brokerage
- Multi-Family Sales
- Business Sales
- Buyer Representation
- Leasing
- Tenant Representation
- Site Selection



# OUR PROCESS

01

## INITIAL CONSULTATION & PROPERTY EVALUATION



### Goals and Expectations

Define the purpose of the property transaction and any specific outcomes. Selling, leasing, or developing the property, and any specific outcomes.



### Conduct a Thorough Evaluation

Perform market analysis, compare property values, and discuss pricing strategies.



### Collect Documents

Gather essential financial, property, legal, and rent roll / tenant documents.



### Action Plan

Present our strategy with timelines and action items to achieve the desired property outcomes.

02

## STRATEGIC MARKETING PLAN



### Develop Marketing Materials

Fully customized tailored marketing strategy to maximize property visibility and attract qualified buyers, investors or tenants.



### Professional Photos & Video

Ryan is a professional photographer and Part 107 Drone pilot with the ability to edit cinematic and engaging CRE marketing videos.

[Click to View Samples](#)



### Customized Offering Memorandums and Collateral

World-class visually compelling brochures, flyers, aerial maps and presentations that effectively showcase the property.

[Click to View Samples](#)



### Execute & Monitor Marketing Campaigns

Launch e-mail marketing, social media, landing pages, print & digital ads, 3<sup>rd</sup> party vendor sites (CoStar, Crexi, Moody's etc.) adjust strategies as needed, and report on progress.

03

## ACTIVE PROMOTION, ENGAGEMENT & DIRECT OUTREACH TO OUR BUYERS



### We Make the Phone Calls

Keep business straightforward and simple. Initiating calls to arrange meetings, communicate with current contacts, and facilitate introductions with potential buyers.



### Host Property Showings, Virtual Tours & Engage

With potential buyers or tenants and manage inquiries to generate leads.



### Follow Up & Negotiate

Speak with interested parties, present all offers and handle negotiations to secure the best possible terms. Coordinate with legal and financial professionals to facilitate the closing process, ensuring all contractual obligations are met and the transaction is en route to the finish line.

04

## NEGOTIATION & CLOSING



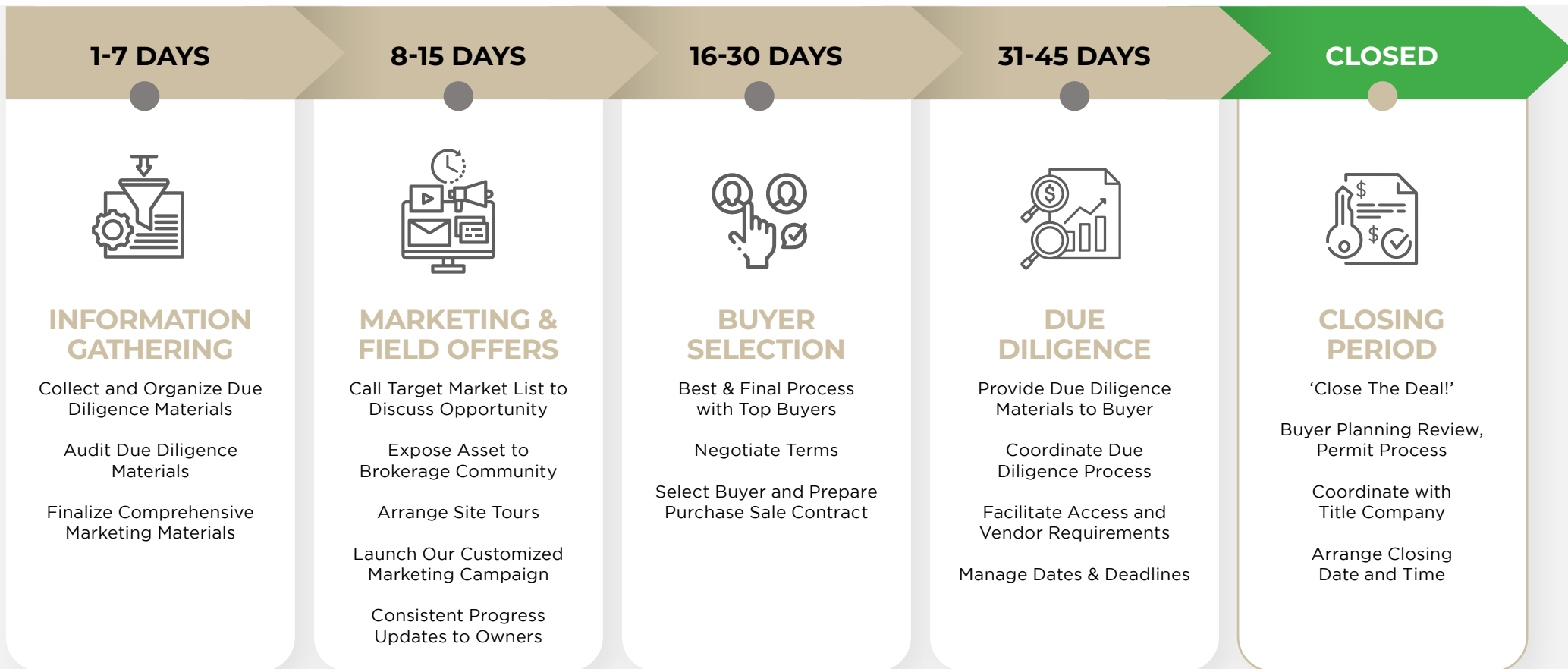
### Make a Deal! WIN-WIN

Secure the best possible deal and ensure a smooth transaction process.

# WHY WORK WITH US

## BEST RESULT ANTICIPATED TIMELINE FROM PROPERTY LISTING TO CLOSE \*

How we will get you to the closing table.



### Our Process: Designed for Speed and Efficiency

Our timeline provides a general estimate for each phase, but in many cases, we are able to expedite the process or for more complex deals allocate more time. We can often complete steps faster than anticipated, ensuring a smooth and timely transaction. We are committed to keeping you informed and working diligently to meet all deadlines.\*

# TRACK RECORD

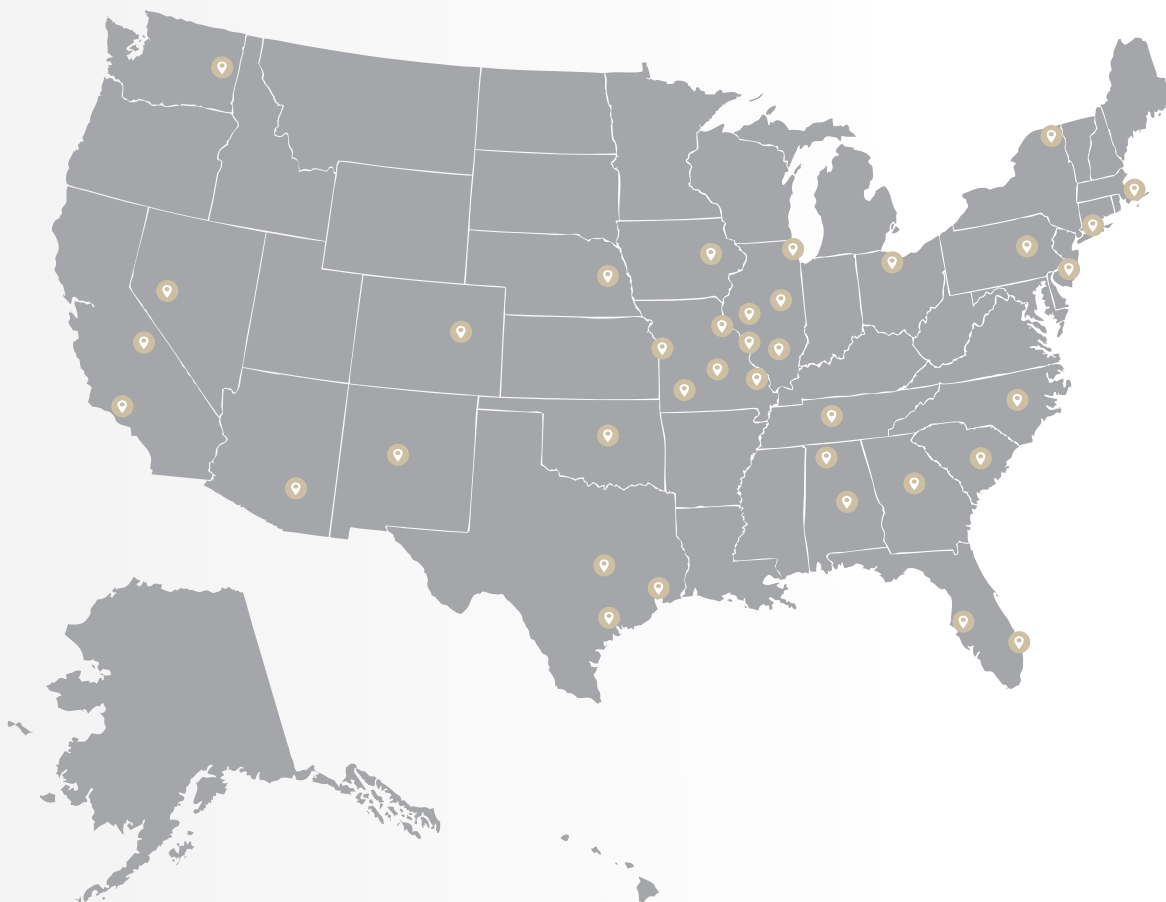
## MOST NOTABLE

Private Equity Client **acquired** 45 Assets worth **\$1.5 Billion**

Assisted client in the syndication, marketing, investor relations & debt origination for Shopping Centers, NNN & Strip Malls.

Private Equity Client	
Acquired	\$1.5 Billion
Time Period	2 Years
Capital Raised	\$150 Million
Portfolio Growth	+400%
Total Sq Ft	10M GLA
New Territory	10 States

### Project Experience



<p><b>1 &amp; 0.37 Acre Pads</b></p> <p>DARDENNE TOWN SQUARE Prime Outparcel Lots General Merchandise Shopping Center</p> <p>Schuck's TARGET JCPenney</p> <p>Dardenne Prairie, MO</p> <p><b>Contact Broker</b> Active</p>	<p><b>69 Acre Land</b></p> <p>Industrial, Warehouse and Storage Facility Mixed-Use Retail and Shopping Center</p> <p>69 Acres</p> <p>Moore, OK</p> <p><b>Contact Broker</b> Active</p>	<p><b>Multi-Family</b></p> <p>Huntsville, AL</p> <p><b>\$8,750,000</b> Syndication Acquisition</p>
<p><b>Mixed Use Retail</b></p> <p>Colleyville, TX</p> <p><b>\$4,800,000</b> Syndication Acquisition</p>	<p><b>RV Park</b></p> <p>Lake Elsinore, CA</p> <p><b>\$1,950,000</b> Syndication Acquisition</p>	<p><b>Land</b></p> <p>Spokane, WA</p> <p><b>\$800,000</b> Syndication Acquisition</p>
<p><b>Residential</b></p> <p>Table Rock Lake, MO</p> <p><b>\$650,000</b> Developer Acquisition</p>	<p><b>Restaurant Sale</b></p> <p>Missouri</p> <p><b>\$425,000</b> Buyer Acquisition</p>	<p><b>Residential</b></p> <p>O'Fallon, MO</p> <p><b>\$400,000</b> Buyer Portfolio Acquisition</p>

# PREMIUM MARKETING

- Visually Engaging Designs
- Top-Notch Presentations
- Clear & Effective Deal Information

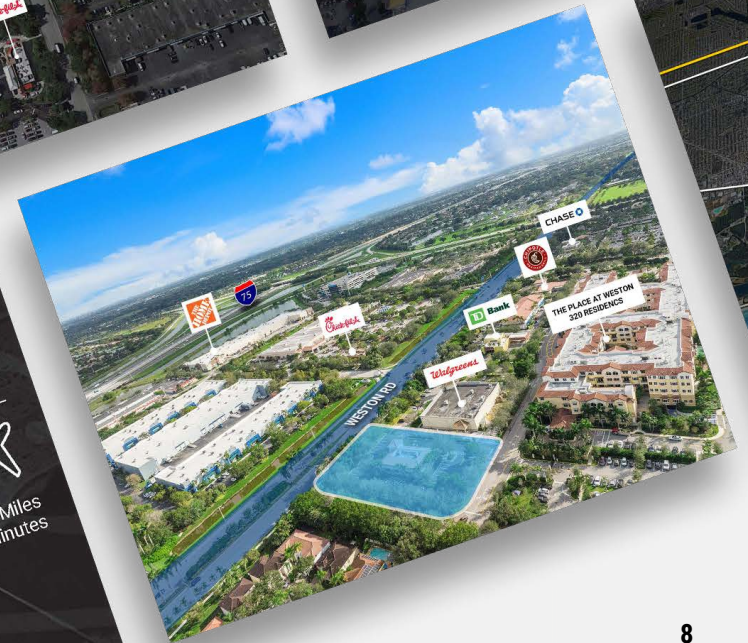
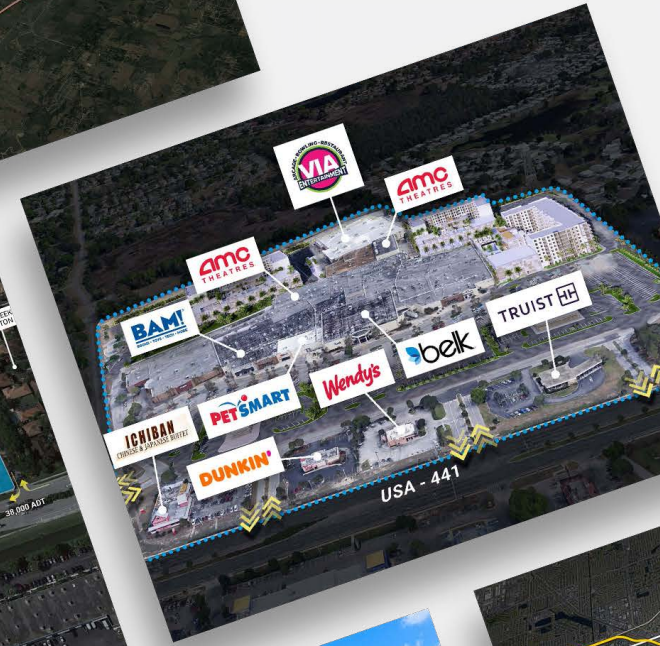
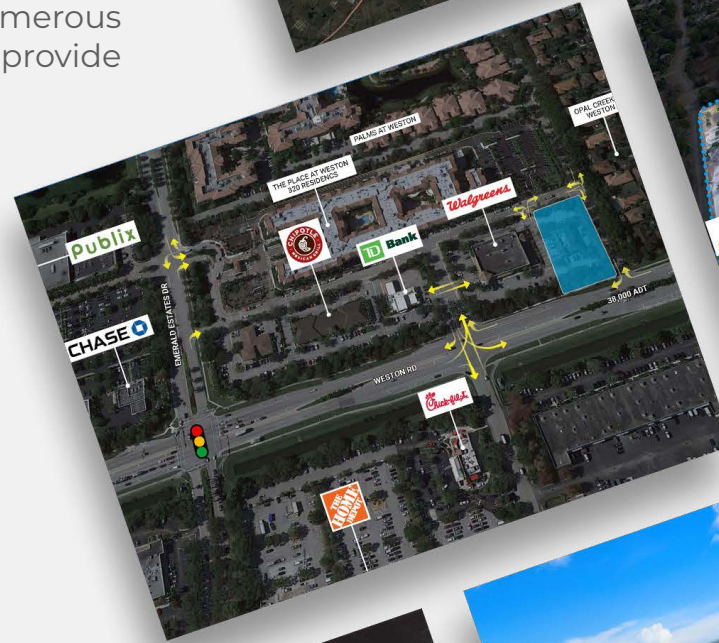
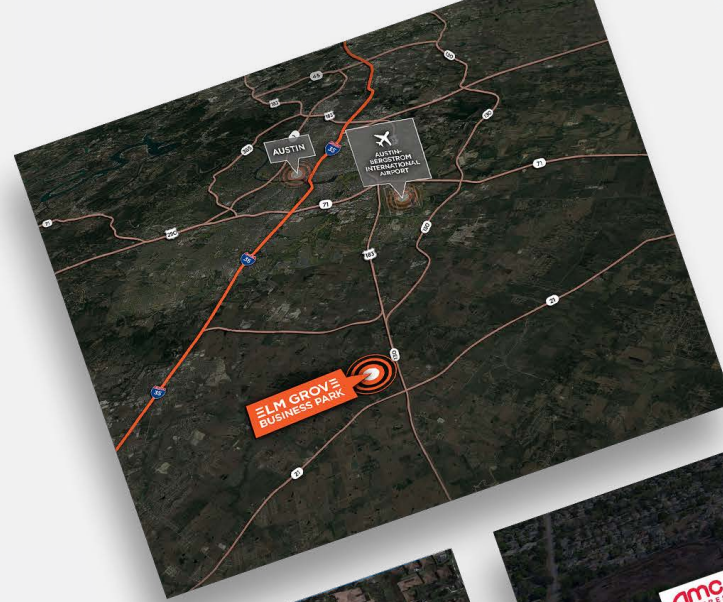
CRE marketing should be visually appealing, easy to read, and provide all the important information at a glance so potential buyers or investors can make an informed and direct decision about the opportunity. We keep it simple and effective.



# EXPERT DESIGN

Throughout the sale or leasing process, showcasing our listings and the surrounding area with commercial real estate maps and aerial views can make a significant impact. Maps are crucial components of core marketing materials, such as offering memorandums and real estate flyers. For every deal, we create numerous customized maps to enhance clarity and provide valuable context.

- Enhanced Visualization
- Customized Maps
- Contextual Clarity





# VIDEO PRESENTATION


Commercial Real Estate Video Marketing is an effective strategy to enhance your deals, attract investors, and drive engagement. By integrating deal launch videos, investment opportunity showcases, and client testimonial videos into your marketing approach, you can:

- Bring the Viewer 'On-Site'
- Attract Investors & Buyers Instantly
- +250% Increase in Engagement
- Increase Exposure
- Expand Reach Globally
- Benefit from Search Engines



**Ryan Curran**  
Brokerage Services

---

 (314) 541-9293

 [ryan.curran@expcommercial.com](mailto:ryan.curran@expcommercial.com)

