

# Commercial Real Estate

## Brokerage Services

**\$4 BILLION**  
In Project Experience

Specialize in selling commercial properties with speed, strategy, and global market reach



**Ryan Curran**  
Principal | Deal Maker

“We are what we repeatedly do. Excellence, then, is not an act, but a habit.”







**Ryan Curran**  
Principal | Deal Maker

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OVER

**10 YEARS IN CRE**

\$4 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

**Curran Commercial Real Estate** is a real estate advisory and marketing firm based in West Palm Beach, FL, with an office in St. Louis, MO. Specializing in investment sales across all asset types nationwide, Curran CRE provides strategic, hands-on support to help clients, ownership groups, and property owners navigate and close complex real estate transactions and objectives. Areas of expertise include acquisitions, dispositions, leasing, site selection, development advisory, capital placement, and high-impact marketing.

Brokerage backed by world-class marketing and investor access—designed to close deals faster and maximize value.

WE SELL DEALS  
WE HAVE BUYERS

EXPERIENCE **EXCELLENCE**

# CAPABILITIES & FOCUS



Investment  
Sales



Retail



Land



Industrial and  
Storage



Site Selection



Multi-Family  
Sales



Business  
Sales



Buyer  
Representation



Elite  
Marketing



Residential  
Development

Marketing isn't just exposure — *it's leverage.*

Our listings are built with momentum that  
closes deals.

**LETS CHAT**





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## CRE ADVISORY



## INVESTMENT SALES



## NNN SALES



## LAND SALES



## DEVELOPMENT





# 01

## Initial Consultation & Property Evaluation



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



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



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



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

# Strategic Marketing Plan



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



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](#)



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

[Click to View Samples](#)

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.

## Active Promotion, Engagement & Direct Outreach To Our Buyers



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



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



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.

## Negotiation & Closing



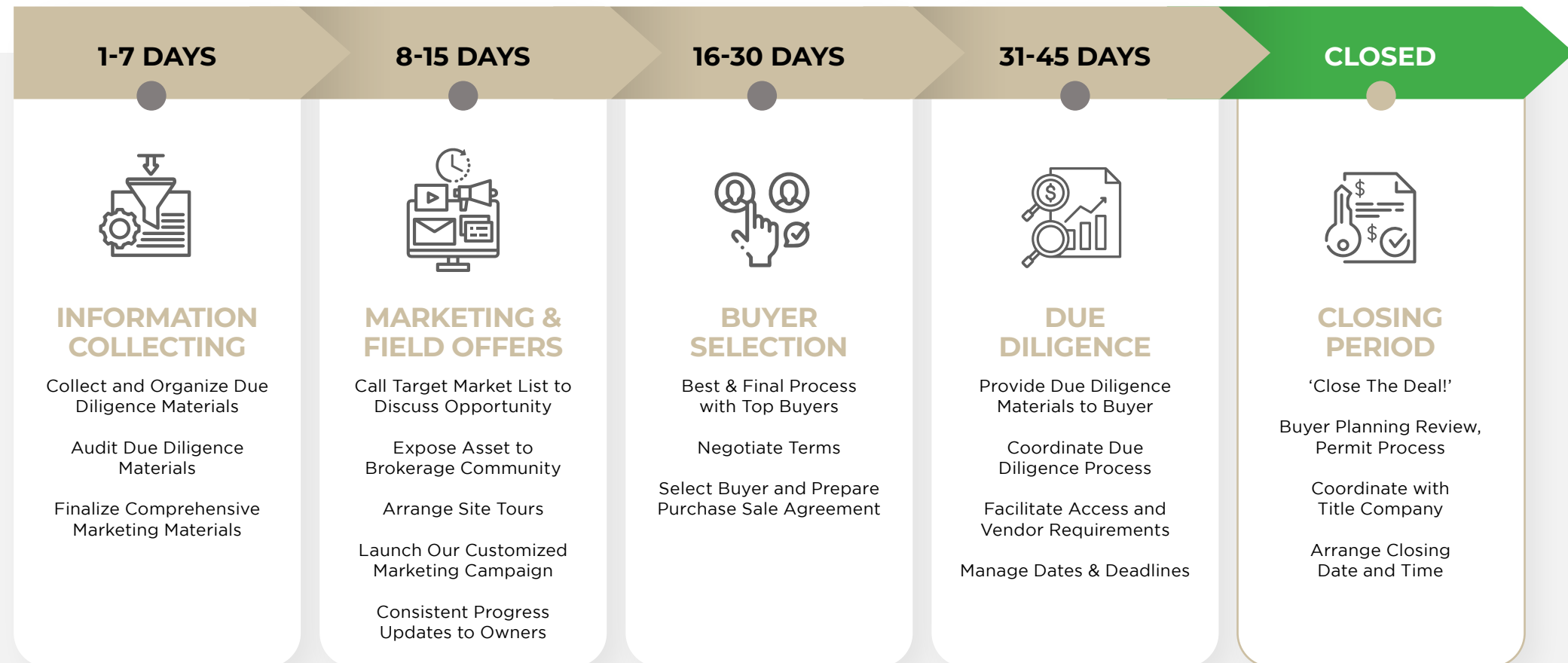
Secure the best possible deal and ensure a smooth transaction process.

# WHY WORK WITH US

02

## 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.\*

# OUR EXPERTISE

03

## Marketing + Deal Execution

As a hybrid real estate professional and design/marketing expert, Ryan brings together two core competencies that are critical to a successful sale: strategic marketing and deal execution.

### Strategic Marketing

Ryan develops high-quality offering memorandums, pitch decks, and marketing campaigns that highlight the full value and potential of a property. From drone photography, renderings, graphic design and 360° VR tours to targeted investor outreach, every asset is positioned to stand out in a crowded market.

### Deal Execution

Over the years, Ryan has built a national network of end-users, private and institutional buyers, developers, and capital groups—relationships cultivated through consistent deal flow, collaboration, and value creation. This network allows immediate traction when a property hits the market, whether by circulating off-market opportunities, coordinating investor tours, or sourcing strategic partners. Activating the right contacts at the right time often accelerates timelines, increases competitive interest, and results in cleaner, higher-value outcomes.





# TRACK RECORD

## Proven Success

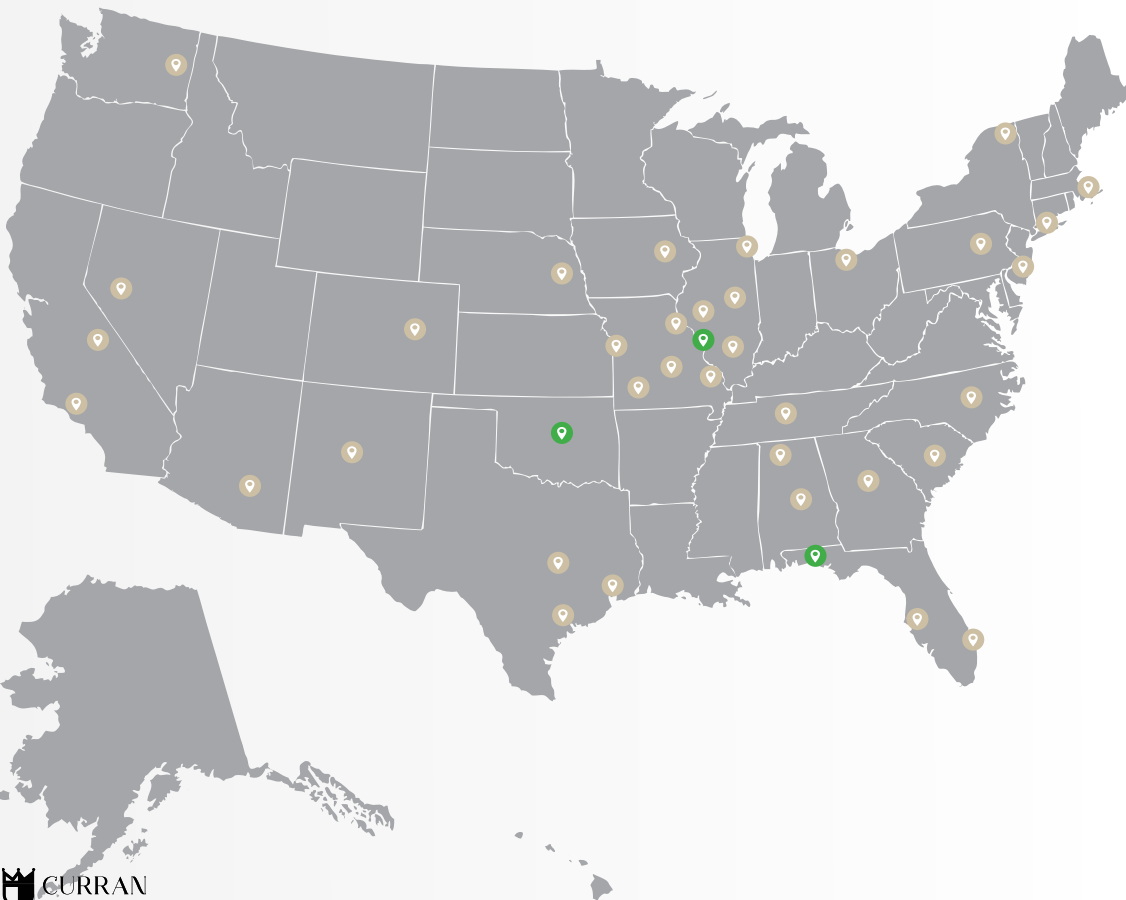
Private Equity Client **acquired** 45 Assets worth **\$1.5 Billion**

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

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### Project Experience



<b>1 &amp; 0.37 Acre Pads</b>  Dardenne Prairie, MO <b>\$1,250,000</b> Active	<b>69 AC Land</b>  Moore, OK <b>\$400,000/AC</b> Active	<b>30 AC Prime Res. Lots</b>  Seaside, FL <b>\$30,000,000</b> Active	<b>RV Park</b>  Lake Elsinore, CA <b>\$1,950,000</b> Syndication Acquisition	<b>Land</b>  Spokane, WA <b>\$800,000</b> Syndication Acquisition
<b>Mixed Use Retail</b>  Colleyville, TX <b>\$4,800,000</b> Syndication Acquisition	<b>Residential</b>  Table Rock Lake, MO <b>\$650,000</b> Developer Acquisition	<b>Restaurant Sales</b>  Missouri <b>\$2,000,000</b> Buyer Acquisition	<b>Residential</b>  O'Fallon, MO <b>\$400,000</b> Buyer Portfolio Acquisition	<b>Multi-Family</b>  Huntsville, AL <b>\$8,750,000</b> Syndication Acquisition



# CLIENT REVIEWS

“

Terrific experience working with Ryan. We've engaged Ryan to work on a number of Assignments for a new real estate investment, development, and advisory services firm, and cannot speak highly enough about the experience.

**\$15,500,000**  
Deal Size



Ryan was a stellar long-term member of our team. Professional, excellent communicator, and first class media creator. Thank you Ryan!

**\$1.5 Billion**  
Syndication



We worked with Ryan on an Industrial Portfolio and had a great experience from start to finish. His diverse background in commercial real estate allowed him to quickly understand our goals and offer thoughtful suggestions to improve our acq. & dispo strategy. Ryan was easy to work with—responsive, collaborative, and proactive in addressing feedback. Despite a tight timeline, he delivered. We'd be happy to work with him again and highly recommend him for similar projects.

**\$90,000,000**  
Deal Size



Working with Ryan on our deal was an exceptional experience from start to finish. His deep knowledge of commercial real estate, coupled with sharp marketing insight and meticulous attention to detail, brought a level of polish and professionalism that significantly elevated our marketing materials. The final product was not only visually appealing and strategically designed but also persuasive and perfectly tailored to our target investors.

Throughout the process, Ryan was highly responsive and collaborative. He welcomed feedback, proactively offered intelligent suggestions, and remained focused on delivering the best possible outcome. Thanks to his dedication and expertise, we received outstanding feedback from both prospects and stakeholders. I highly recommend Ryan to anyone seeking top-notch commercial real estate marketing support and deal execution. We look forward to working with him again on future projects.

**\$10,000,000+**  
Deal Size



Ryan was a big help in evaluating/advising a property for commercial usage we wanted to buy. We passed on the deal but Ryan kept us from making a costly mistake.

**\$5,000,000**  
Deal Size  
Buyer Representation







# 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.

## OUR DEAL ROOMS





# EXPERT DESIGN

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Our designs aren't just attractive—they're strategic. Every brochure, flyer, and offering memorandum is crafted to communicate the key financials, market drivers, and value propositions that real estate investors and stakeholders care about most.

- Enhanced Visualization
- Custom Branding That Elevates Perception
- Purpose-Built for Investors and Decision-Makers
- Layouts That Sell the Story
- Speed + Precision Execution
- Field-Tested Across Billions in Assets
- Customized Maps
- Contextual Clarity

## OUR DESIGNS



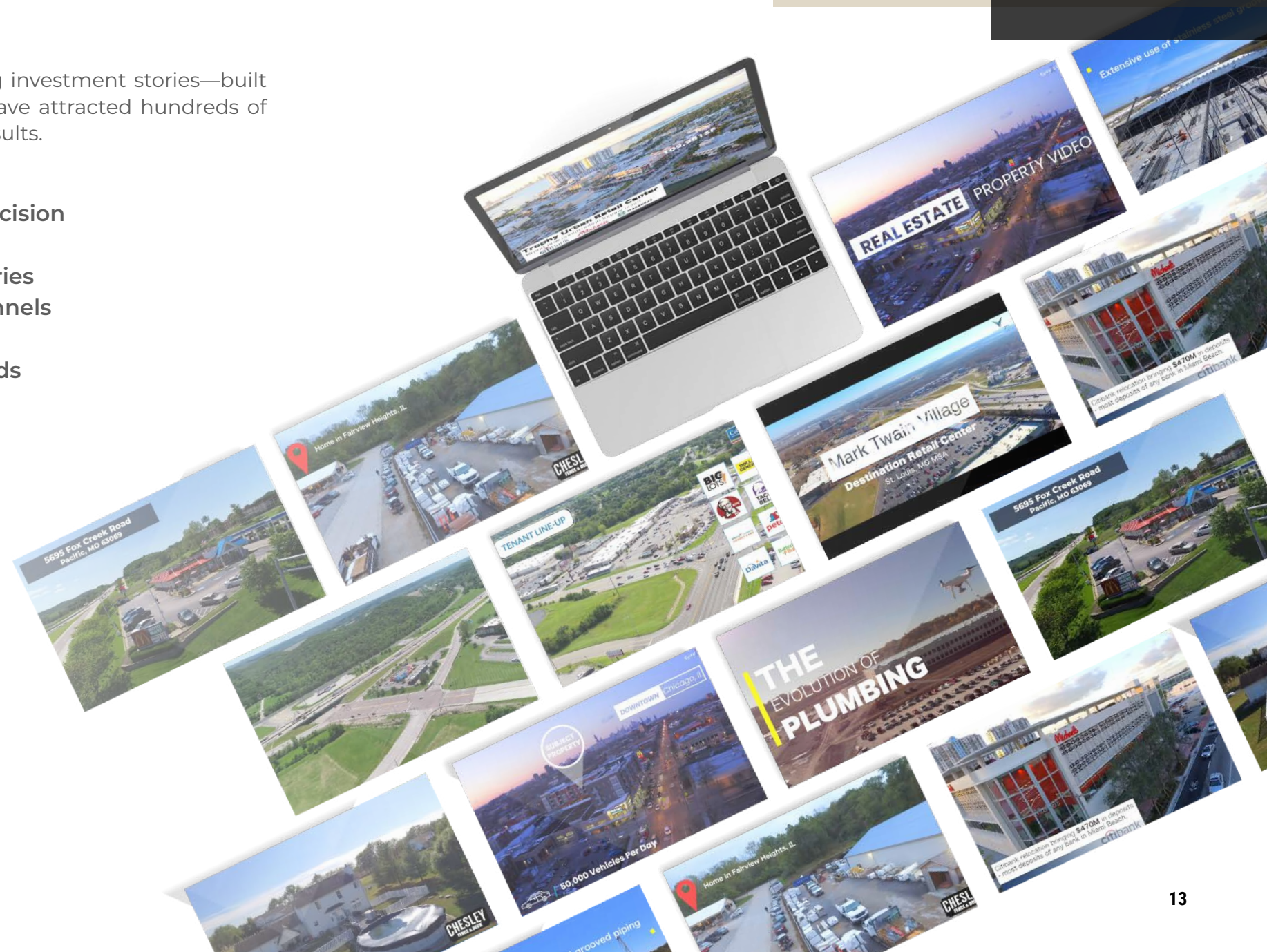
# VIDEO MARKETING

07

Our video marketing turns listings into compelling investment stories—built to engage, qualify, and convert. Our campaigns have attracted hundreds of thousands of views, driving real traction and real results.

- Showcase the Property with Cinematic Precision
- Instantly Capture Investor & Buyer Interest
- Turn Listings into Shareable, Engaging Stories
- Amplify Reach Across Digital & Global Channels
- Improve Visibility on Google and YouTube
- Convert Passive Viewers into Qualified Leads
- +250% Increase in Engagement
- Immerse Viewers with On-Site Visuals

## OUR VIDEOS





# DRONE SOLUTIONS

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Ryan brings over a decade of experience in drone technology and real estate marketing.

Our drone services deliver stunning, high-impact visuals that help listings stand out, accelerate buyer interest, and clarify complex opportunities—such as land development potential—to drive deeper engagement and faster decision-making.

These drone solutions are a core part of our brokerage listing process—seamlessly integrated into our marketing strategy to elevate a deal we represent.

- Integrated Into the Sales Process
- Highlight Land & Development Potential
- 360° VR Tours
- Google Earth Flyovers & Mapping Overlays
- Construction & Development Monitoring
- Backed by 12+ Years of Professional Drone Experience

**Drone 360° VR Tours**










Call/Message to discuss your property, goals, and timeline.  
We'll present a strategic action plan customized for your deal.

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COMMERCIAL REAL ESTATE

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