

# THERE IS NO RECESSION AT OUR BROKERAGE!

- Acknowledged in Crain's Business Magazine as a Top 25 Residential Real Estate Brokerage
- Increased Sales By 150%
- Gross Sales Over \$169Million in Closings
- Average Sales Volume \$2.64Million per Agent
- Nearly 1000 Transactions Annually
- Average 15 Closings per Week Over the Past Two Years
- Our Agents Offer a High Level of Experience, Enthusiasm, Optimism & Commitment!!

## Do You Want to Get Moving?

### Join Our Team in 2008!

# (586) 997-9900

#### NOTICE

This booklet is provided as an additional service. All real estate advertising in this booklet is subject to the Fair Housing Act of 1968 which makes it illegal to advertise "any preferences, limitations, or discrimination based on race, color, religion, sex, handicap, familial status or national origin, or an intention to make any such preference, limitation or discrimination." The publisher of this booklet will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings and properties advertised are available on an Equal Opportunity basis. Neither the advertiser nor the publisher will be responsible or liable for misinformation, typographical errors or omissions, herein contained. All A.P.R. interest rates are responsibility of the advertiser and subject to daily change without notice. The publisher reserves the right to reject any advertising in its sole and absolute discretion at any time.

Copyright 2008.

# RE/MAX®

## Metropolitan

Volume No. 2 / Issue No. 2 April 2008



**Grant Township  
\$174,900**

*This Ranch Style Home features approx 1792 sq. ft. of living space built on 10 Acres located less than 20 minutes N.W. of downtown Port Huron.*

*The home was built in 1991 and offers an open floor plan which encompasses a spacious living room, formal dining room and a nice size country style kitchen w/ plenty of cabinets. Owner says all kitchen appliances to stay!*

*The home also offers a good size family room, 3-bedrooms, full-size bath, 1st floor laundry room and a extra large garage equipped w/ electricity, remote door and new back-up generator.*

*Home also includes newer windows, new hot water "on-demand" system, & more!*

**MLS# 30527077 or 27115254**

**24-Hour Hotline**

**1-888-825-1240**

**Code#2030**



**FOR MORE INFO— CALL LARRY ROELS  
RE/MAX Metropolitan, Inc.**

**8300 Hall Rd Suite 100**

**Utica, MI 48317**

**Phone: 586-997-9900**

*This Homes Booklet is Courtesy of Larry Roels, REALTOR  
All Information Deemed Reliable But NOT GUARANTEED. Change Without Notice.*

# REAL ESTATE





### RE/MAX Metropolitan

8300 Hall Road / Suite 100  
Utica, Michigan 48317



### Larry Roels

Realtor®

Office (586) 997-9900

Email: [lroels@remax.net](mailto:lroels@remax.net)

Visit My Web Site at: [www.favoritestreet.com](http://www.favoritestreet.com)

Serving Multiple Counties Throughout S.E. Michigan

#### WHAT DOES MARKETING MEAN TO YOU?

For some people it's all about being on the Multiple Listing Service. To me, the M.L.S. is a critical resource but there's so much more that can be done!

- Macomb County MLS
- Oakland County MLS
- Other Internet Websites
- Bi-Weekly Homes Books
- Local Newspapers
- Front Yard Signage & Flyer Box
- Open House Feature Sheets
- Email Campaigns
- 800 # Call Capture Technology
- Neighborhood Just Listed Cards
- Mailing Campaigns to Local Renters
- Bulletin Board Flyers w/Local Merchants
- Business Card Stickers
- Virtual Tour (If Requested)
- Networking with Relocation Specialists

If you NEED an aggressive Marketing Plan that can reach people in multiple places...

Call Me Today for a FREE Consultation and Presentation.



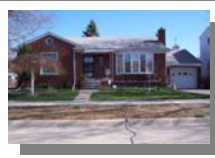
#### Clinton Twp-Ranch Condo

Asking \$151,900  
2Bdrm, Living Rm, 1st Flr Laundry, Kitchen w/Eating Area & Appl, 2-Bath, 2.0 Car Attached Garage, Fin Base, 1-888-825-1240 Code#2323



#### Harrison Twp \$189,900

3Bdrm, Living Rm, Fam Rm w/FP, Kitchen w/Eating Area & Appl, 2.5 Attached Garage, Large Backyard, L'Anse Creuse Schools & More!  
1-888-825-1240 #2010  
MLS# 30611057



#### St. Clair Shores— \$117,900

DOUBLE LOT  
UNDER MARKET VALUE!  
2Bdrm, Liv Rm, Florida Rm, Kitch w/Eating Area and Appl, Fin Base.  
1-888-825-1240 #2099  
MLS#3



#### Macomb Twp-Ranch

Asking \$179,900  
Built-In 2034. Approx 1223 Sq Ft., Kitchen w/Eating Area and Appliances, 3-Bdrms, 2-Baths & More!  
1-888-825-1240 #2525  
MLS# 30623183

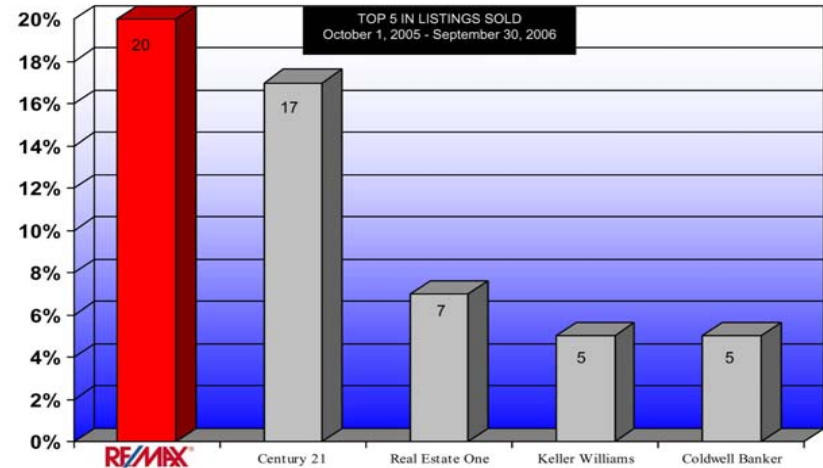
**MOTIVATED SELLER!**  
Completely Remodeled Kitchen  
Completely Remodeled Bath  
1004 Sq Ft, 3-Bdrms, Living Rm, Kitchen w/Eating Area, 1 Full Bath, & More!  
Extremely Fresh, Clean, Bright and Ready to Move In!  
1-888-825-1240 #2020  
MLS# 30564490



#### North Warren— Ranch

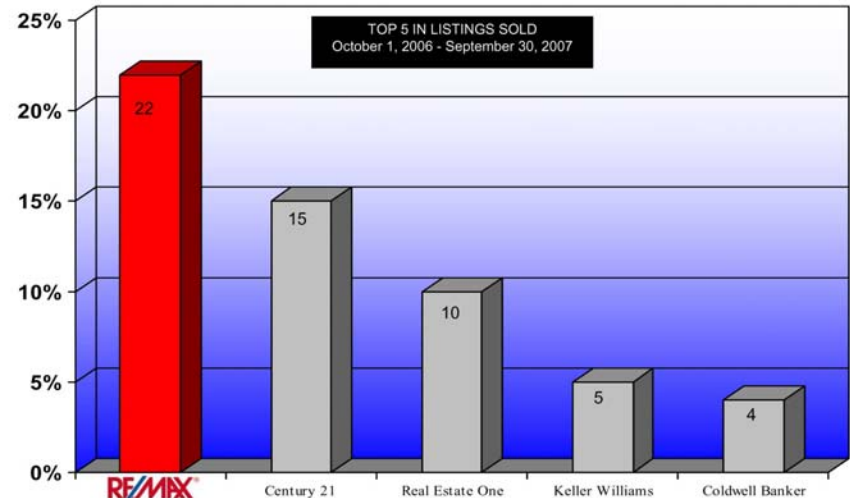
Asking \$139,900

## RE/MAX® Market Share Southeastern Michigan



Data provided by Real Data Strategies, Inc. The above representation is based in whole or in part on data from the local Multiple Listing Service for the time period indicated. RE/MAX, the Multiple Listing Service, and the member Associations of REALTORS do not guarantee or are in any way responsible for the data accuracy. This bar graph combines all listings sold and closed of all office locations and independent offices of each multi-office or franchise organization identified, which listings were "sold" by such organization itself, or with the aid of a cooperating broker.

## RE/MAX® Market Share Southeastern Michigan



Data provided by Real Data Strategies, Inc. The above representation is based in whole or in part on data from the local Multiple Listing Service for the time period indicated. RE/MAX, the Multiple Listing Service, and the member Associations of REALTORS do not guarantee or are in any way responsible for the data accuracy. This bar graph combines all listings sold and closed of all office locations and independent offices of each multi-office or franchise organization identified, which listings were "sold" by such organization itself, or with the aid of a cooperating broker.

**ARE YOU LOOKING TO CHANGE YOUR RESIDENCE?**

Call Today For A FREE Buyer's Guide—(586) 997-9900 Ext 838

**INVESTORS ARE ALWAYS WELCOME !!!**

Call Today For a FREE List of Homes for Sale—(586) 997-9900

# Tips For Buying A Home

**TIP#1: Get Pre-Approved for a Mortgage.** Pre-approved, not pre-qualified. Pre-qualified simply means you're good for the loan -- if your income, debts, credit and other factors are exactly as you stated and can be documented. In other words, it's more like wishful thinking. Pre-approved means these things have already been checked and verified. This is always a good idea in any market, especially now.

**TIP#2: Determine Your Dollar Limit.** Decide how much you want to pay, not just how much you can pay. The maximum for which you qualify isn't automatically the amount you want to spend.

**TIP#3: Make a List— Check it Twice.** Another way to narrow your search in a market with many choices is to really zero in on the individual features of your future home. Which items do you really need? Which do you merely want? Which don't matter? And what would be a deal-breaker? If you're buying the home with a spouse, make up your own separate lists first, then try to integrate them. That way, you approach sellers and agents as a united front -- and you're more likely to get what you want.

**TIP#4: Do Your Homework.** If there are communities that you tend to favor, take the time to do the in-depth research in advance to writing an offer. Buyers, especially in a market with a lot of choices get caught up in finding the 'perfect house,' tend to forget about doing their research.

**Study the quality and cost of living in a particular area.** Try shopping in the community for a week or so. Buy groceries, gas and all the little necessities in the same places you'd patronize if you already lived there.

**Sample the way of life by checking out things you use.** Visit the libraries, health clubs, bookstores, restaurants and movie theaters.

**Test the commute.** It's one thing to drive an area on Sunday morning and look at homes. It's another to roll out of the driveway at 7 a.m. Monday morning and fight commuter traffic. So drive it during rush hour.

**Scope out the schools.** What do they look like, and what kind of reputation and scores do they enjoy?

**Read the newspaper.** Almost every community has a local paper. Subscribe -- via mail or online, and keep up with the local happenings. From water quality to zoning, you're likely to get the inside information you really don't get anywhere else.

**TIP#5: Contract a Buyer's Agent.** A good real estate agent can help you focus your search and guide you through the technical terms of a purchase agreement and negotiations. Pick somebody that you feel comfortable with. Somebody who's going to listen to your needs. Don't fall victim to the trap that you can save money by not using an agent. After all, the Seller is paying that agent a commission for his efforts.

**Need More Tips About Buying Your Next Home! Call Larry Roels TODAY!  
Ask About the FREE Buyer's Guide! No Obligation! No Strings Attached!**

**ARE YOU READY TO BUY A NEW HOME IN 2008?**  
Call Today for Your Own Customized List of Homes For Sale—(586) 997-9900



**RE/MAX Metropolitan**  
8300 Hall Road / Suite 100  
Utica, Michigan 48317



**Larry Roels**  
**Realtor®**

**Office (586) 997-9900**

Email: [lroels@remax.net](mailto:lroels@remax.net)

Visit My Web Site at: [www.favoritestreet.com](http://www.favoritestreet.com)

Serving Multiple Counties Throughout S.E. Michigan

## Introducing

The Hartford Sub-Division which is currently being developed by the Mocerri Builders in the neighborhood of 24 Mile Road and Card Road in Macomb Township.

This NEW development is simply outstanding! It offers a section dedicated to Aberdeen Terraced-Style Ranches and another section dedicated to Addison Duet-Style Ranches & Lofts. These two communities share a common clubhouse, in-ground swimming pool, tennis court workout room and more!

If you are currently shopping for a new residence or considering a condominium lifestyle—there has never been a better time to secure a fantastic new construction.

Start the New Year by calling Larry Roels for your own Private Showing!! You won't be disappointed in the floor plans currently being offered by this Three-Time Condo Builder of the Year and Hall of Fame Builder. Phase I Construction Pricing AND Waterfront Lots are still available for those who invest now!

**Call Larry Roels**

**RE/MAX Metropolitan**

**for your own Private Showing TODAY!!**

**Office (586) 997-9900 Ext 838**

**Direct: (586) 899-6138**

**Email: [lroels@remax.net](mailto:lroels@remax.net)**

**MOCERI**  
STRUCTURE-INTegrity-TRADITION®  
Michigan's Legendary Dream Builder



**ARE YOU LOOKING TO BUY A NEW CONDO in 2008?**  
Call Today For a FREE Condominium Guide—(586) 997-9900 Ext 838



**RE/MAX Metropolitan**  
8300 Hall Road / Suite 100  
Utica, Michigan 48317

**Larry Roels**  
**Realtor®**

**Office (586) 997-9900**

Email: [lroels@remax.net](mailto:lroels@remax.net)



Visit My Web Site at: [www.househunterhomes.net](http://www.househunterhomes.net)  
Serving Multiple Counties Throughout S.E. Michigan



**Roseville—\$100,000**

LR w/Brickwalk FP, Kitchen w/Appl, Hardwood Flrs, Newer Roof, Furnace, A/C and HW Tank. Beautiful Enclosed Patio & Finished Basement w/Bar.  
**MLS # 30610130 S/A: R.Scali**



**Sterling Hts.—\$179,900**

This house is LOADED with all you would ever want in a Colonial Home. Kitch w/plenty of cabs, step-in pantry, appliances, Anderson doorwall off nook to deck, fam rm w/fp, remod bath & more.  
**MLS #30584300 S/A: R.Scali**



**Detroit—\$219,900**

**BEST VALUE IN HARBORTOWN!**  
Breath taking view of the river & fireworks! Liv Rm h/wood flrs, corner gas fp w/marble face & hearth, doorwall to deck w/river view, kitchen loaded w/built-ins & more.  
**MLS #30575477 S/A: R.Scali**



**Warren—\$144,900**

Beautifully Maintained HOME. LR w/ large bay window w/oak ledge. Door/trim in natural birch. Updated main bath. Updated electrical, furnace, A/C. All appliances included.  
**MLS#30578595 S/A: Scali**



**Clinton Twp—\$249,900**

Updated Kitchen W/Oak Cabinets, FR w/FP, Formal Dining Rm & Living Rm, Part. Fin Base, Beautiful Landscape with Deck and Patio.  
**MLS# 30613884 S/A: R.Scali**



**Sterling Hts.—\$166,900**

Meticulously Maintained!! Come See! Covered front porch, liv rm w/bay wdo, remodeled kitchen w/ appliances, doorwall off nook, updated main bathroom, updated furnace & updated A/C & more!  
**MLS #30617470 S/A: R.Scali**



**Warren—\$154,900**

Extremely well maintained home in N. Warren include steel entry door, liv rm w/bay wdo, hardwood flrs, large fam rm w/cat ceilings, brick f/p, doorwall to deck and lots more.  
**MLS #30584818 S/A: R.Scali**



**Roseville—\$129,900**

Move-In Ready! Hardwood Floors in Living Rm, Hallway & 2-Bedrms. Updated Kitchen. Bath w/Updated CT Flr, Sink & vanity. Vinyl Wdo. 2-Tier Deck w/Hot Tub.  
**MLS #30607248 S/A: R.Scali**



**Eastpointe—\$118,499**

Beautiful landscaped front & backyards. Living Rm w/wet Plaster Walls, Kitchen w/Appl, Hardwoods Floors, Doorwall to Deck w/Hot Tub.  
**MLS # 30614621 S/A: R.Scali**



**Warren—\$39,900**

**That Sale Price is NOT an error!!**  
This Condo-Apt is one of the most affordable places to live in Macomb County. Includes Liv Rm, Kitch w/ Appliances, Dining Rm, 1 Bdrm, 1 Full Bath, Laundry Rm in Basement, Car Port, & More!  
**MLS# 30601863**

1-888-825-1240  
Code #2090

**Eastpointe—\$139,900**

This UNIQUE layout offers 1148 Sq Ft of living space. Great Room, Kitchen w/Eating Area, 3-Bedrm, 2-Full Bathroom, Partially Finished Basement, Fenced Backyard, Patio, 2-Car Garage, and plenty of extras.  
**MLS# 30602428**



# Interview Your Rep Before Making a Commitment

## WHAT EVERY BUYER NEEDS TO KNOW FROM THEIR LENDER:

- a. *What is the APR I can expect? or  
What specific closing costs do you charge and how much are they?  
How many points are charged to receive your regular rate?  
How much does each additional point buy down the rate?  
What additional prepaid items will be charged at closing?*
- b. *Is your institution a mortgage banker or a mortgage broker?  
If a mortgage broker, what is the source of your funding for home loans?  
If a mortgage broker, how long have you been in the business?  
In what states are you licensed or registered?*
- c. *What specific criteria is required by your underwriter for approval?*
- d. *Do you provide a pre-approval for the loan?  
If so, what areas will be investigated before a pre-approval is given?  
If list does not include employment verification, income verification, credit report, asset verification, ask how they assure that the loan transaction will close.*
- e. *What is the cost to lock in a mortgage rate? How long is the lock in good?*
- f. *If the rate is lower than the lock in rate at the time of closing, which rate will apply?*
- g. *Do your mortgages include a prepayment penalty? If so, what are the terms of prepayment?*
- h. *Do you require a full appraisal as part of the property qualification?  
What is the cost of the appraisal?  
If a full appraisal is not done, what assurance do I have that, should I have to sell the property within a short period that the value will be there?  
When in the process is the appraisal ordered?*
- i. *What type of survey is required as part of the property qualification?*
- j. *What costs do I need to pay before the appraisal and survey are done and before the title work is ordered?*
- k. *If I have a flood certification done as a prerequisite to my purchase agreement, will you honor the flood certification I had done?  
What certification company do you use?  
What is the phone number for that company?*

**DO YOU KNOW WHAT YOUR HOME IS REALLY WORTH?**

Call Today for a FREE Comparable Market Analysis —(586) 997-9900

**ARE YOU LOOKING TO CHANGE YOUR RESIDENCE?**

Call Today for Your Own Customized List of Homes For Sale—(586) 997-9900 Ext 838



**RE/MAX Metropolitan**  
**Larry Roels**  
 REALTOR®  
 8300 Hall Road, Suite 100  
 Utica, Michigan 48317  
 Office: (586) 997-9900  
 Fax: (586) 997-6945  
 Cell: (586) 899-6138  
 E-Mail: lvroels@rnsn.com

Each Office Independently Owned and Operated

**GRAND RENTAL STATION** YOUR #1 RENTAL STOP  
**(586) 949-RENT**  
 7368

- > Paint/Decorating Discount
- > Construction Tools Discounts
- > Lawn/Garden Discount
- > Floor Care Tools Discounts
- > Party Goods Discounts
- > Plumbing Tools Discounts

46948 N. Gratiot Ave. Chesterfield Twp., MI 48051

**FLAGSTAR BANK**  
 2004 Platinum Producer

8300 Hall Rd. Suite 100  
 Utica, MI 48317  
 Toll Free: 888-723-6272  
 Email: julio.terassi@flagstar.com  
 www.julioterrasi.loans.flagstar.com

Julio Terrasi  
 Vice President of Sales  
 Loan Center Manager

**ALL-SAFE STORAGE** SPECIAL OFFER!

Are You Moving to a New Residence and Need a Temporary Storage Place?  
 Is Your Garage or Basement or Apartment Space Getting Overloaded With Miscellaneous Things?  
 Do You Need Some Extra Storage For Your Business Equipment?

21 Mile & Gratiot in Chesterfield Twp. Direct Line: (586) 822-8797

Unit Sizes Vary As Follows:

5 X 5	5 X 10	5 X 15
10 X 10	10 X 15	10 X 20
10 X 25	10 X 30	20 X 20

Here's an Opportunity to Reorganize All Your Personal Belongings Before Spring!  
 3 Months Storage for the Price of Two!

**ALL-SAFE Mini Storage**  
 Phone: (586) 949-7867 or (586) 822-8797



**RE/MAX Metropolitan**  
 8300 Hall Road / Suite 100  
 Utica, Michigan 48317

**Larry Roels**  
 Realtor®  
 Office (586) 997-9900  
 Email: lroels@remax.net

Visit My Web Site at: [www.househunterhomes.net](http://www.househunterhomes.net)  
 Serving Multiple Counties Throughout S.E. Michigan

All Types of Home, Construction & Commercial Financing

**BOB NEUGEBAUER TRAVEL**  
 Bob Neugebauer  
 President

"Even our name is a trip!"

(586) 77VEGAS  
 (586) 778-3427 Ext 11  
 bob@neugebauertravel.com

16170 E. 13 Mile Road  
 Roseville, MI 48066

[www.neugebauertravel.com](http://www.neugebauertravel.com)  
 WE ARE A FULL SERVICE TRAVEL AGENCY

Frank \* Scott \* Mike \* Steve  
 Your Complete Lennox Heating & Cooling Dealer

**Brisendine Heating & Cooling, Inc.**  
 23133 Gratiot Eastpointe, MI  
 Phone: (586) 771-1693

**LENNOX**  
 THE EFFICIENCY EXPERTS

**PRIMERICA**

**William Reardon**  
 Primerica Financial Services  
 27301 Dequindre Rd., Suite 315  
 Madison Heights, MI 48071  
 Direct Line: (313) 408-0808  
 reardonbp@comcast.net

Call for a Complimentary Financial Needs Analysis

A member of Citigroup

An independent representative of Primerica Financial Services  
 Representing: Primerica Life Insurance Company/Executive Offices: Duluth, Georgia

**FRESH START PAINTING**  
 586-709-8801

Indoor / Outdoor / Residential / Business

**FARM BUREAU INSURANCE**

**GERALD L. PERKINS**  
 Agent  
 Life, Auto, Home, I.R.A's or Business


1010 Bowers Ste.A Office: (248) 644-6364  
 Birmingham, MI 48009 Fax: (248) 644-7578

[WWW.FARBUREAUINSURANCE-MI.COM](http://WWW.FARBUREAUINSURANCE-MI.COM)

**ACCURATE PRE PURCHASE HOME INSPECTIONS HOME INSPECTIONS**

David Esper Phone: (586) 322-1994  
 Email: david.esper@sbcglobal.net

46958 Gratiot Ave.  
 (S.E. Corner @ 21 Mile Rd)  
 Chesterfield Twp, MI 48051  
 Phone: (586) 598-5601



M-F 8:30am—7:30pm  
 Sat. 9:00am—4:00pm  
 Email: store5463@theupsstore.com

An Independently Owned & Operated

**The UPS Store**

**SLEEP DOCTOR GIFT CARD**

**\$100.00 OFF ANY MATTRESS SET**

1 card per customer-Expires 8/1/2008

Ask For **BOB BEEDELL** (586) 991-0922  
[www.sleepdoctormattress.com](http://www.sleepdoctormattress.com)

**\$70K UNDER S.E.V.!!!!**

**Are You Looking To Move Into The Country?**

**INTRODUCING Columbus Township \$264,900**

This Beautiful 2250 Sq Ft. Ranch w/2.5 car attached garage sits on 3+ acres which features plenty of outdoor enhancements including a circular pond w/beach style island, a regulation size horse-shoe pit, several new plots of perennial flowers, a garden of strawberry's and plenty of room to roam.

This Homes Interior features an OPEN FLOOR PLAN tastefully decorated with earth-tone colors enhanced w/lots of natural light. Simply cozy, comfortable and relaxing.

Once you walk down into the custom built basement you will be amazed by approximately 2000 sq ft of entertainment space for everyone in your family. You'll find SEVEN built-in televisions which compliment the additional bedroom, recreation room, entertainment bar, sofa area, full-size bath & more!

Owner's are interested in hearing all offers! Call for your own private showing today!

**1-888-825-1240 X2000 MLS # 30545977**

TOLL FREE: 24 Hour Recording:

**Privacy & Scenery on 5.0 Acres in Addison Twp**  
 1760 Sq Ft Built In 1901.

THIS HOUSE MIGHT BE OLD, BUT IT HAS PASSED A PROFESSIONAL INSPECTION W/FLYING COLORS!!!

Structurally sound and ready for a new owner to personalize with their own tastes and style. All appliances to stay. Carpet allowance for the right offer.

**MLS# 30583565**

For More Info  
 Call 24Hr Recording  
 1-888-825-1240  
 Code #2050

**Sterling Hts— \$254,500**

Luxury! Quality!  
 Comfortable & Elegant!  
 This End Unit Condo has it all including a \$30K+ Custom Basement. Too many features to list here!  
 Call for your own Private Showing!

For More Info  
 Call 24Hr Recording  
 1-888-825-1240  
 Code #2060

**DO YOU KNOW WHAT YOUR HOME IS REALLY WORTH?**  
 Call Today for a FREE Comparable Market Analysis —(586) 997-9900 Ext 838

**Please Patronize These Businesses For Allowing Us To Place This Real Estate Booklet in Their Establishment!**

# Agency Disclosure

Before you disclose confidential information to a real estate licensee regarding a real estate transaction, you should understand what types of agency relationship you have with that licensee. The story goes something like this;

Prior to the mid-1990's **SUB AGENCY** was common place, where one brokerage had the Seller under contract and a co-op brokerage was escorting a Buyer-Customer (not under contract) who was interested in viewing a property. The listing broker represented the Seller and the broker who escorted the prospective buyer was also obligated to represent the Seller. Under this scenario, the purchaser had no representation.

Then, effective January 1st, 1994, Michigan law requires real estate licensees who are acting as agents of sellers or buyers of real property to advise potential sellers or buyers with whom they work of the nature of their agency relationship. That means Brokers and/or Salespersons may function in any of the following ways:

**BUYER'S AGENCY**, under a buyer's agreement with the buyer, requires an agent to act solely on behalf of the buyer. A sub-agent of the buyer is one who has agreed to work with the buyer's agent, acts solely on behalf of the buyer. Buyer's agents and their sub-agents will disclose to the buyer known information about the seller which may be used to the benefit of the buyer.

**SELLER'S AGENCY**, under a listing agreement with the Seller, requires an agent to act solely on behalf of the seller. A seller can authorize a seller's agent to work with sub-agents, buyer's agents, and/or transaction coordinators. Seller's agent and their sub-agents will disclose to the seller known information about the buyer which may be used to the benefit of the seller.

**DUAL AGENCY**, a real estate licensee can be the agent of both the seller and the buyer in a transaction, but only with the knowledge and informed consent, in writing, of both the seller and the buyer. In such a dual agency relationship, the licensee will not be able to disclose all known information to either the seller or the buyer. As a dual agent, the licensee will NOT be able to provide the full range of fiduciary duties to the seller or the buyer. The obligations of a dual agent are subject to any specific provisions set forth in the written agreement between agent, seller and buyer.

**TRANSACTION COORDINATOR** is a licensee who is NOT acting as an agent of the seller or the buyer, yet is providing services to complete a real estate transaction. The transaction coordinator is NOT an agent for either party and therefore owes no fiduciary duty to either party. The transaction coordinator has no obligation to negotiate in either parties behalf.

## ARE YOU STARTING A NEW BUSINESS?

**For  
Lease!**

### **Sterling Heights Mall Offering Lucrative LEASE OPPORTUNITY**

• **LOCATION:**

West Side of Schoenherr Road,  
North of 14 Mile Road, next to  
the local landmark Restaurant  
Roger's Roost

• **AVAILABLE:**

1,400 Sq. Ft. Suites with  
**2 END CAPS AVAILABLE!**

• **OTHER INFORMATION:**

**GREAT** Visibility

**AMPLE** Parking

Built in 2005

**COMPETITIVE LEASE RATES!**

• **IDEAL LOCATON FOR:**

Pizza Business, Nail Salon, Dry  
Cleaners, Insurance Company,  
Coffee Shop, Etc.



For More  
Information Call  
**ROB SCALICI**  
RE/MAX Metropolitan  
**(586) 997-1107**