

Property Summary

CHILD CARE CENTER IN GREAT LOCATION (REAL ESTATE INCLUDED)

PRICE REDUCED
\$775,000

For more information contact:
Jim King (410) 303-6378

Since 1985, this center has served the childcare needs of *thousands* of families in Frederick, and Montgomery Counties. **This center also offers:**

- **Licensed by the Maryland State Department of Education.**
- **Age-appropriate curriculum taught by experienced, certified staff.**
- **Open visitation policy, parents are always welcome.**
- **Secure, spacious classrooms and play areas.**
- **Competitive rates.**

Offered exclusively by:



KING & KING
BUSINESS ADVISORS

3300 Olney Sandy Spring Road
Olney, MD 20832



12410 Fingerboard Road
Monrovia, MD 21770

Property Information

Existing/Operating Child Day Care Center Southern Frederick County, MD

Property Attributes

Current Use: Non Conforming Commercial/Residential
Zoning Code - R1
Buyer would not have to re-apply for a new use and occupancy permit to continue using property as it is presently being used.

Description-Real Estate
Property consists of one two story residential structure, one single story modern classroom building totaling approximately 6,588 square feet (with 4 separate 20' X 40' classrooms, lavatories, etc.) and at least two wood construction outbuildings/barns which are not included in the aforementioned total square feet.
Land Use Code - Commercial
Property Class - CR
Zoning Description - Res Low Density Max 1A
Property use - Commercial-Residential
Building use - Day Care Center
SDAT Tax Account Number: 235787
2012 Total Property Taxes - \$8,016
2012 Assessed Value - \$681,600

Licensed capacity 90 Children

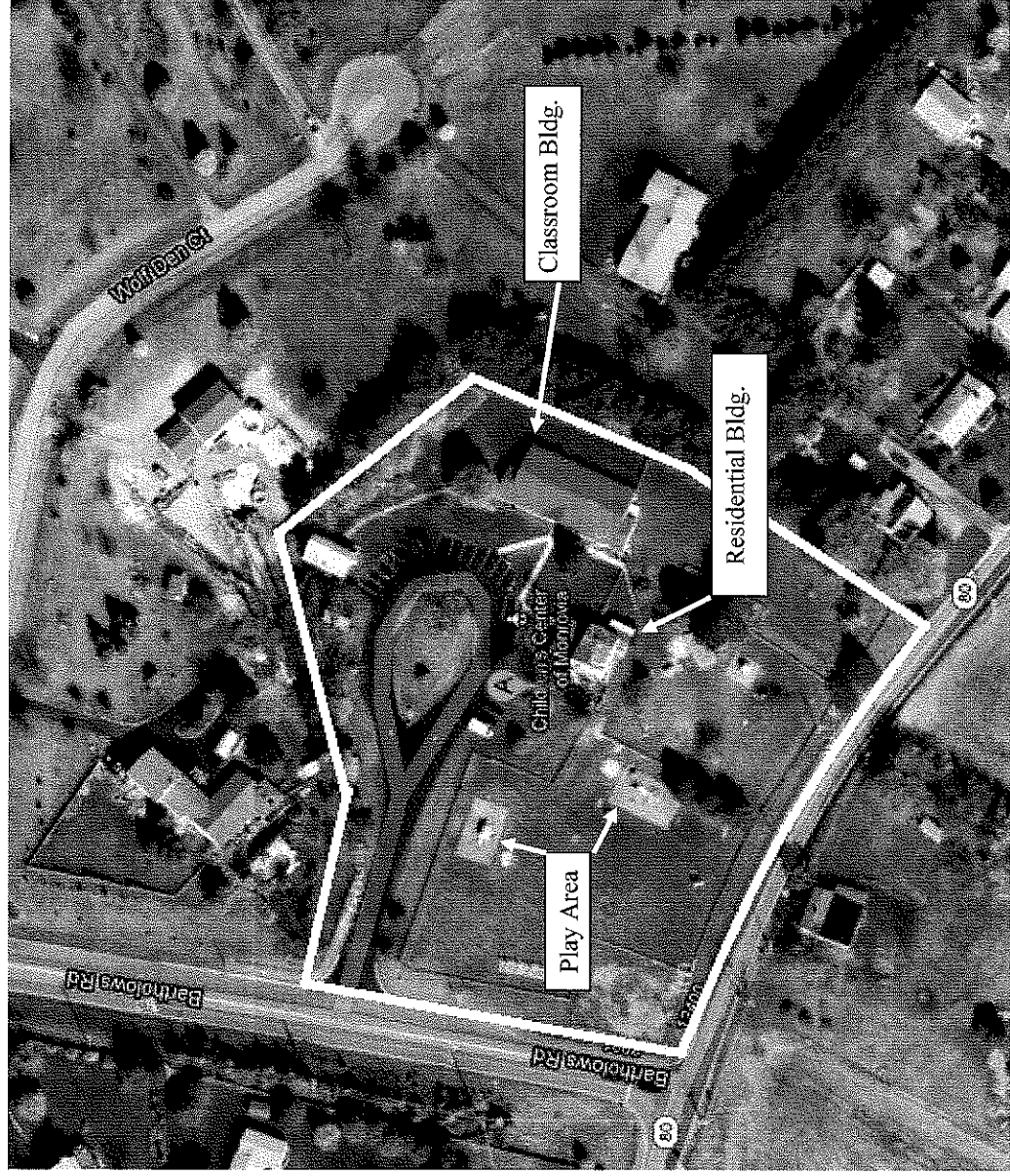
Current utilization 66% (60 +/- children)

2012 Gross Revenues \$391,025

Annual Revenue Projection at 75% utilization \$444,270
Annual Revenue Projection at 85% utilization \$503,593
Annual Revenue Projection at 95% utilization \$562,839

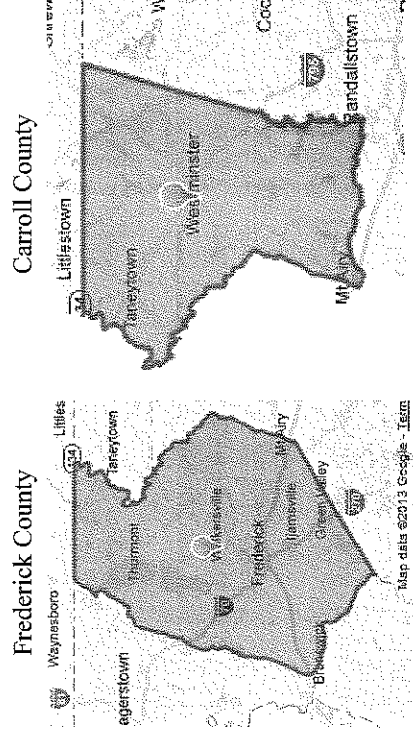
Asking Price:
Turnkey Business Assets (FF&E, Licenses, Goodwill) \$175,000
Real Estate (Discounted \$81,600 below 2012 Assessed Value) \$600,000

Aerial View

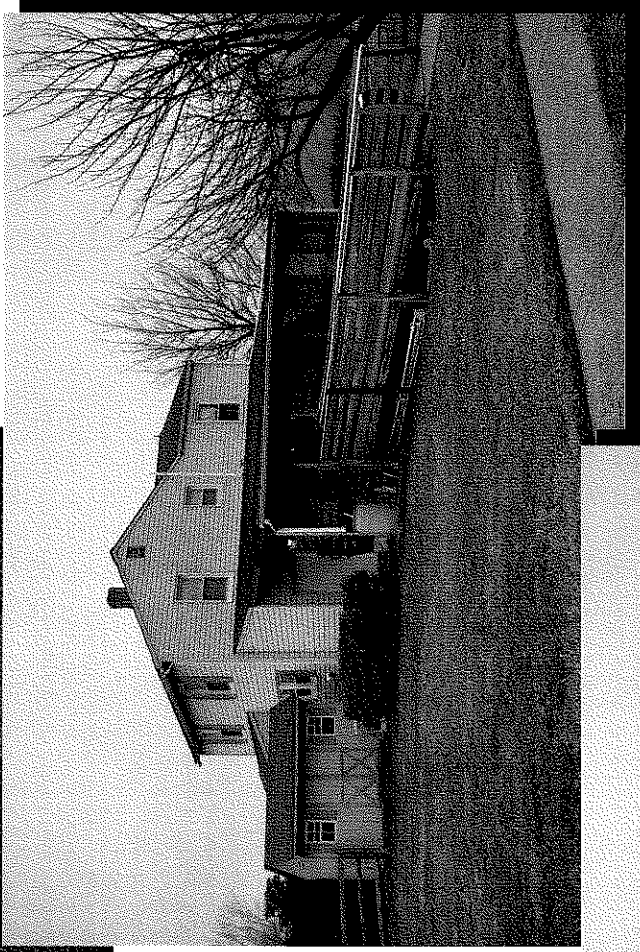
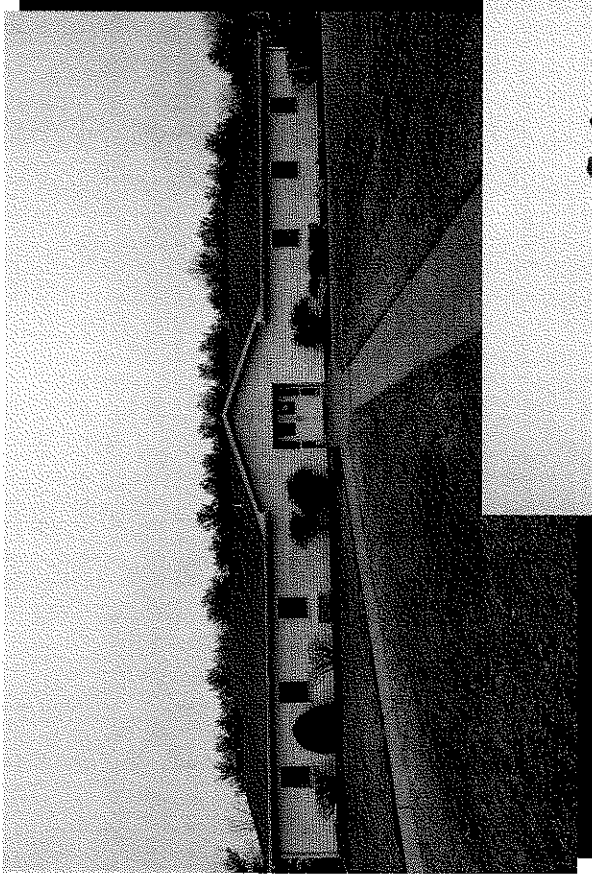


This aerial depiction above is the authors rendering created to depict the approximate property as it is situated. An actual plat is included in the succeeding pages.

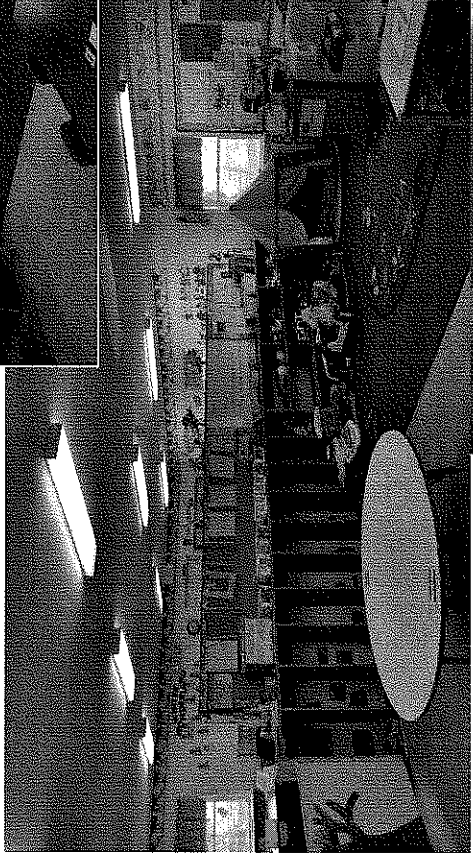
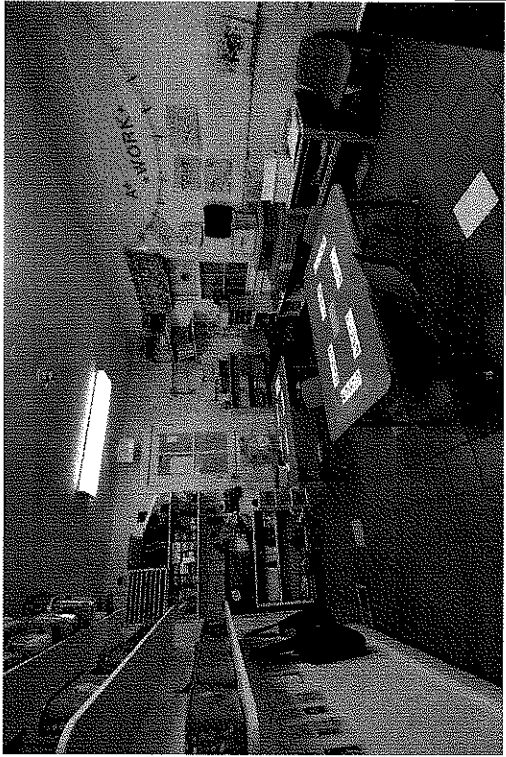
By virtue of its proximity to both southern Frederick and Carroll Counties, the center draws from both and also parts of the northern tip Montgomery County and the Northwest tip of Howard County.



Photographs



Photographs



Entity Name: PSJR, LLC
 Dept ID #: W11161114

General Information [Amendments](#) [Personal Property](#) [Certificate of Status](#)

Principal Office
 (Current):

3060 ROUTE 97
 GLENWOOD, MD 21738

Resident Agent
 (Current):

PATRICIA A. SCHWINGER
 14119 BURNTWOOD ROAD
 GLENWOOD, MD 21738

Status:

ACTIVE

Good Standing:

Yes What does it mean when a business is not in good standing or forfeited?

Business Code:

Other

Date of Formation or
 Registration:

02/09/2006

State of Formation:

MD

Stock/Nonstock:

N/A

Close/Not Close:

Unknown

Link Definition

General Information

General information about this entity

Amendments

Original and subsequent documents filed

Personal Property

Personal Property Return Filing Information and Property Assessments

Certificate of Status

Get a Certificate of Good Standing for this entity

Maryland Department of Assessments and Taxation
Real Property Data Search (wv5.1A)
FREDERICK COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier: District - 09 Account Number - 235787

Owner Information

Owner Name: PSJR LLC **Use:** COMMERCIAL/RESIDENTIAL
Principal Residence: NO
Mailing Address: P.O. BOX 67 **Deed Reference:** 1) /08472/ 00485
LISBON MD 21765-0067 2)

Location & Structure Information

Premises Address
12410 FINGERBOARD RD
MONROVIA 21770-0000

Legal Description
4.47 ACRES
N/S KEMPTOWN
AT BARTHOLOWS RD.

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
0098	0009	0073	0000	0000			1		21 38	

Special Tax Areas
Town: NONE
Ad Valorem: 251
Tax Class:

Primary Structure Built
1900 **Enclosed Area** 6588 **Property Land Area** 4.4700 AC **County Use**

Stories **Basement** **Type** **Exterior**
STANDARD UNIT

Value Information

	Base Value		Phase-in Assessments	
	As Of	Value	As Of	Value
Land	01/01/2013	198,000	07/01/2012	198,000
Improvements:	01/01/2013	434,400	07/01/2012	434,400
Total:		632,400		632,400
Preferential Land:		0		0

Transfer Information

Seller:	PSJR PARTNERSHIP	Date:	08/12/2011	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/08472/ 00485	Deed2:	
Seller:	STICKLEY, WALLACE W & JANIS E	Date:	08/17/1989	Price:	\$310,000
Type:	NON-ARMS LENGTH OTHER	Deed1:	/01583/ 00132	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	0.00
State	000	0.00	0.00
Municipal	000	0.00	0.00

Tax Exempt: **Special Tax Recapture:** NONE
Exempt Class:

Homestead Application Information

Homestead Application Status: No Application

Tax ID: 1109235787
County: FREDERICK

Metropolitan Regional Information Systems, Inc.
Full Tax Record

Page 1 of 1
12-Jan-2013
4:07 pm

Property Address: 12410 FINGERBOARD RD, MONROVIA MD 21770

Legal Subdiv/Neighborhood:

Condo/Coop Project:

Incorporated City:

Company Owner: PSJR LLC
Care of Name:

Absent Owner: Yes

MAILING ADDRESS: 67 PO BOX, LISBON, MD 21765 0067

LEGAL DESCRIPTION: 4.47 ACRES N S KEMPTOWN AT BARTHOLOWS RD.

Mag/Dist #: 9
Election District: 9
Section:
Map Suffix:
Historic ID:

Block/Square:
Grid: 9
Addl Parcel Flag#:
Parcel: 73
Plat Folio:

Tax Map: 21 38
Map: 98
Sub-Parcel:
Plat Liber:

Tax Year 2012

Total Tax Bill: \$8,016
State/County Tax: \$7,143
Spec Tax Assmt: \$872
Front Foot Fee:

City Tax: \$0
Refuse:
Homestd/Exempt Status:
Mult. Class:

Tax Levy Year: 2012
Tax Rate: 1.05

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2012	\$681,600	\$208,900	\$472,700	
2011	\$681,600	\$208,900	\$472,700	
2010	\$734,900	\$104,400	\$422,300	

DEED
Transfer Date
12-Aug-2011
17-Aug-1989

Grantor
PSJR PARTNERSHIP
STICKLEY, WALLACE W & JANIS E

Grantee
PSJR LLC
PSJR PARTNERSHIP

PROPERTY DESCRIPTION

Year Built: 1900
Irregular Lot:
Land Use Code: Commercial
Property Class: CR
Zoning Desc: RES LOW DENSITY MAX 1 A
Prop Use: COMMERCIAL/RESIDENTIAL
Building Use: DAY CARE CENTER
Lot Description:

Zoning Code: R1
Square Feet: 194,713
Plat Liber/Folio: /
Quality Grade: AVERAGE
Xfer Devel Right:
Site Influence: NON-INCOME PRODUC

Census Trct/Blck: /
Acreage: 4.47
Property Card:
Road Description:
Road Frontage:
Topography:
Sidewalk:
Pavement:

STRUCTURE DESCRIPTION

Construction:
Story Type: 2B
Description:
Dimensions:
Area: 1,600

Section 2
Section 3
Section 4
Section 5

Foundation:
Ext Wall: Other
Stories: 2

Roofing: Shingle - Composite
Style: Standard Unit
Units: 2

Total Building Area:

Patio/Deck Type:
Balcony Type:
Attic Type:

Living Area: 6,588
Porch Type: Open
Pool Type:
Roof Type:

Rooms:
Bedrooms:
Full Baths:
Half Baths: 1
Baths: 0.50
Other Rooms:
Other Amenities:

Fireplace Type:
Bsmt Type: Not Specified
Bsmt Tot Sq Ft: 800
Bsmt Fin Sq Ft:
Bsmt Unfin Sq Ft:

Fireplaces:
Garage Type:
Garage Const:
Garage Sq Ft:
Garage Spaces:

Appliances:
Gas:
Electric:

Air Conditioning: Combined System
Interior Floor:
Outbuildings:
Sewer: Private
Underground:

Heat: Heat Pump(s)
Water:

Fuel:
Walls:

Tax Record Updated : 27-Nov-2012

Courtesy of: Vicki King on behalf of The King Team
Home: (443) 340-9261
Cell: (443) 340-9261
Company: RE/MAX Realty Centre, Inc.
Office: (301) 774-5900

Office: (301) 774-5900
Email: Vicki@King-Team.com

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Information is believed to be accurate, but should not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.



**Children's Center Group
General Ledger**

For the Period From Jan 1, 2012 to Dec 31, 2012

Filter Criteria includes: 1) IDs: Multiple IDs. Report order is by ID. Report is printed with shortened descriptions and in Summary By Period Format.

Account ID Account Descripti	Date	Trans Descripti	Debit Amt	Credit Amt	Balance
40306 Registration Fees:	1/1/12	Beginning Balan			-1,850.00
		Current Period		1,850.00	-1,850.00
	2/1/12	Beginning Balan			-150.00
		Current Period		150.00	-2,000.00
	3/1/12	Beginning Balan			-70.00
		Current Period		70.00	-2,070.00
	4/1/12	Beginning Balan			-2,105.00
		Current Period		35.00	-2,070.00
	5/1/12	Beginning Balan			-35.00
		Current Period			-2,105.00
	6/1/12	Beginning Balan			-2,105.00
		Current Period		330.00	-2,435.00
40406 Tuition: CCM	7/1/12	Beginning Balan			-90.00
		Current Period		90.00	-2,525.00
	8/1/12	Beginning Balan			-2,525.00
		Current Period		90.00	-2,615.00
	9/1/12	Beginning Balan			-2,615.00
		Current Period			-2,615.00
	10/1/12	Beginning Balan			-2,615.00
		Current Period			-2,615.00
	11/1/12	Beginning Balan			-2,615.00
		Current Period			-2,615.00
	12/1/12	Beginning Balan			-2,615.00
	12/31/1	Ending Balance			-2,615.00
40406 Tuition: CCM	1/1/12	Beginning Balan			-46,053.31
		Current Period		46,053.31	-46,053.31
	2/1/12	Beginning Balan			-41,921.40
		Current Period		41,921.40	-87,974.71
	3/1/12	Beginning Balan			-41,354.75
		Current Period	1,018.26	42,373.01	-129,329.4
	4/1/12	Beginning Balan			-38,766.22
		Current Period		38,766.22	-168,095.6
	5/1/12	Beginning Balan			-37,638.31
		Current Period		37,638.31	-205,733.9
	6/1/12	Beginning Balan			-33,957.09
		Current Period		33,957.09	-239,691.0
7/1/12	Beginning Balan			-15,117.69	
	Current Period	2,944.87	18,062.56	-254,808.7	
8/1/12	Beginning Balan			-22,806.12	
	Current Period		22,806.12	-277,614.8	
9/1/12	Beginning Balan			-25,016.08	
	Current Period	1,446.16	26,462.24	-302,630.9	
10/1/12	Beginning Balan			-26,626.72	
	Current Period	2,265.68	28,892.40	-329,257.6	
11/1/12	Beginning Balan			-29,637.00	
	Current Period		29,637.00	-358,894.6	
12/1/12	Beginning Balan			-29,515.23	
	Current Period	530.15	30,045.38	-388,409.9	
12/31/1	Ending Balance			-388,409.9	

CLASSROOM STRUCTURE

Outbuilding

COMMERCIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Owner of Record: PSR LLC
Property Address: 3903 Bartholomew Road (formerly 12410 Engenboard Rd)
Monrovia, Md. 21770
Legal Description: Four classroom educational building with common use areas

Physical Characteristics of Property:

Brick and Block Exterior: Yes No Concrete Titwall: Yes No
Metal/Steel Exterior: Yes No
Other: stick building with siding
Number of stories: 1 Building Height: _____ Interior Ceiling Height: _____

PROPERTY DISCLOSURE STATEMENT

NOTICE TO OWNERS: The disclosure is based on your personal knowledge of the condition of the above referenced property at the time of the signing of this statement. You may wish to obtain professional advice or inspections of the property; however, you are not required to undertake or provide any independent investigation or inspection of the property in order to make the disclosure set forth below.

NOTICE TO PURCHASERS: The information provided is the representation of the Owners and is based upon the actual knowledge of Owners as of the date noted. Disclosure by the Owners is not a substitute for an inspection by an independent inspection company, and you may wish to obtain such an inspection at your own expense. The information contained in this statement is not a warranty by the Owners as to the condition of the property of which the Owners have no knowledge or other conditions of which the Owners have no actual knowledge.

How long have you owned the property? 24 years

General Property Systems: Water, Sewage, Heating & Air Conditioning (Answer all that apply)

Water Supply Public Well Other _____
Sewage Disposal Public Septic System
Heating Oil Natural Gas Electric Heat Pump Age _____ Other _____
individual room through wall
Air Conditioning Oil Natural Gas Electric Heat Pump Age _____ Other _____
individual room through wall
Hot Water Oil Natural Gas Electric Capacity 20 gal Age _____ Other _____

1 in 3's classroom closet 1991
1 in 4's classroom closet 4/27/11

Please indicate your actual knowledge with respect to the following:

1. Foundation: Any settlement or other problems? Yes No Unknown

Comments: _____

2. Basement: Any leaks or evidence of moisture? Yes No Unknown Does Not Apply

Comments: _____

3. Roof: Any leaks or evidence of moisture? Yes No Unknown

Type of Roof: _____ Age: _____

Comments: _____

Is there any existing fire retardant treated plywood? Yes No Unknown

Comments: _____

4. Other Structural Systems, including exterior walls and floors:

Number of overhead doors: none

Comments: _____

Any defects (structural or otherwise)? Yes No Unknown

Comments: _____

5. Plumbing system: Is the system in operating condition? Yes No Unknown

Comments: _____

6. Heating Systems: Is heat supplied to all finished rooms? Yes No Unknown

Comments: _____

Is the system in operating condition? Yes No Unknown

Comments: _____

7. Air Conditioning System: Is cooling supplied to all finished rooms? Yes No Unknown Does Not Apply

Comments: _____

Is the system in operating condition? Yes No Unknown Does Not Apply

Comments: _____

8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring?

Yes No Unknown

Is the electrical service Single Phase or Three Phase (check one)? Single Phase Three Phase Unknown

Are there multiple meters? Yes No If so how many? _____

Comments: _____

Will the smoke detectors provide an alarm in the event of a power outage? Yes No Does Not Apply

Comments: _____

9. Septic Systems: Is the septic system functioning properly? Yes No Unknown Does Not Apply

When was the system last pumped? Date 4/1/10 Unknown

Comments: _____

10. Water Supply: Any problem with water supply? Yes No Unknown

Comments: _____

Water treatment system: Yes No Unknown

Comments: _____

Fire sprinkler system: Yes No Unknown Does Not Apply

Comments: _____

Are the systems in operating condition? Yes No Unknown

Comments: _____

11. Insulation:

In exterior walls? Yes No Unknown

In ceiling/attic? Yes No Unknown

In any other areas? Yes No _____ Where? _____

Comments: _____

12. Exterior Drainage: Does water stand on the property for more than 24 hours after a heavy rain?

Yes No Unknown

Comments: _____

Are gutters and downspouts in good repair? Yes No Unknown

Comments: _____

13. Wood-destroying insects: Any infestation and/or prior damage? Yes No Unknown

Comments: _____

Any treatments or repairs? Yes No Unknown

Any warranties? Yes No Unknown

Comments: _____

14. Hazards: Are there any hazardous or regulated materials (including, but not limited to, licensed landfills, asbestos, radon gas, lead-based paint, underground storage tanks, or other contamination) on the property?

Yes No Unknown

If yes, specify below

Comments: _____

15. Zoning: Are there any zoning violations, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property?

Yes No Unknown

If yes, specify below

Comments: Special exception to operate childcare

16. Flood Zone: Is the property located in a flood zone, conservation area, wetland area, Chesapeake Bay critical area or

Designated Historic District? Yes No Unknown If yes, specify below

Comments: _____

17. Material Defects: Are there any other material defects, including latent defects, affecting the physical condition of the property?

Yes No Unknown

Comments: _____

18. Process/Property Specific Equipment, Fixtures and Attributes:

Grease Trap Yes No Hood System Yes No (If yes, size _____ Ft.)
Railroad Access Yes No Elevator Yes No Escalator Yes No
Burglar Alarm Yes No Clean Room Yes No CCTV Yes No

Other not indicated above: _____

Owner Patricia R. Schweniger Date 1/20/13
Owner Jan A. Riley Date 1/20/13

The purchaser(s) acknowledge receipt of a copy of this disclosure statement and further acknowledge that they have been informed of their rights and obligations under § 10-702 of the Maryland Real Property Article.

Purchaser _____ Date _____
Purchaser _____ Date _____

House

RESIDENTIAL STRUCTURE

COMMERCIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Owner of Record: PSIR LLC

Property Address: 12410 FINGERSHAW RD, MOUNTAIN VIEW MD 21770

Legal Description: MAP 98 PARCEL 73, DISTRICT 9

Physical Characteristics of Property:

Brick and Block Exterior: Yes No Concrete Tiltwall: Yes No

Metal/Steel Exterior: Yes No

Other: stick building with siding

Number of stories: 2 Building Height: _____ Interior Ceiling Height: _____

PROPERTY DISCLOSURE STATEMENT

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How long have you owned the property? 24 years

General Property Systems: Water, Sewage, Heating & Air Conditioning (Answer all that apply)

Water Supply Public Well Other _____

Sewage Disposal Public Septic System

Heating Oil Natural Gas Electric Heat Pump Age 10 Other _____

Air Conditioning Oil Natural Gas Electric Heat Pump Age 12 Other _____

Hot Water Oil Natural Gas Electric Capacity 50 gal Age 8 yrs Other _____

jking@kingandkingllc.com

Fax - 410 549-5160

Please indicate your actual knowledge with respect to the following:

1. **Foundation:** Any settlement or other problems? Yes No Unknown

Comments: _____

2. **Basement:** Any leaks or evidence of moisture? Yes No Unknown Does Not Apply

Comments: dehumidifier controlled

3. **Roof:** Any leaks or evidence of moisture? Yes No Unknown

Type of Roof: shingle ~~Asph/Flt shingle~~ new roof 1/3/01

Comments: upstairs living room 1/21/13 repairs scheduled with roofer
1/21/13 repair completed - shingles replaced on corn
Is there any existing fire retardant treated plywood? No Yes Unknown

Comments: _____

4. **Other Structural Systems,** including exterior walls and floors:

Number of overhead doors: none

Comments: _____

Any defects (structural or otherwise)? Yes No Unknown

Comments: _____

5. **Plumbing system:** Is the system in operating condition? Yes No Unknown

Comments: _____

6. **Heating Systems:** Is heat supplied to all finished rooms? Yes No Unknown

Comments: _____

Is the system in operating condition? Yes No Unknown

Comments: _____

7. **Air Conditioning System:** Is cooling supplied to all finished rooms? Yes No Unknown Does Not Apply

Comments: _____

Is the system in operating condition? Yes No Unknown Does Not Apply

Comments: _____

8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring?

Yes No Unknown
Is the electrical service Single Phase or Three Phase (check one)? Single Phase Three Phase Unknown

Are there multiple meters? Yes No If so how many? _____

Comments: _____

Will the smoke detectors provide an alarm in the event of a power outage? Yes No Does Not Apply

Comments: _____

9. Septic Systems: Is the septic system functioning properly? Yes No Unknown Does Not Apply

When was the system last pumped? Date _____ Unknown

Comments: _____

10. Water Supply: Any problem with water supply? Yes No Unknown

Comments: _____

Water treatment system: Yes No Unknown

Comments: _____

Fire sprinkler system: Yes No Unknown Does Not Apply

Comments: _____

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Yes No Unknown

Comments: _____

Are gutters and downspouts in good repair? Yes No Unknown

Comments: _____

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Comments: _____

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If yes, specify below

Comments: _____

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If yes, specify below

Comments: Special exception to do childcare

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Burglar Alarm Yes No Clean Room Yes No CCTV Yes No

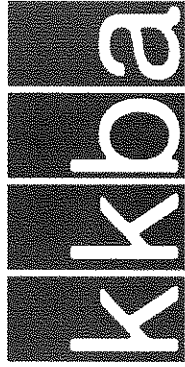
Other not indicated above: _____

Owner Patricia Schumiger Date 1/20/13
Owner Jean A. Foley Date 1/20/13

The purchaser(s) acknowledge receipt of a copy of this disclosure statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Purchaser _____ Date _____

Purchaser _____ Date _____



KING & KING
BUSINESS ADVISORS

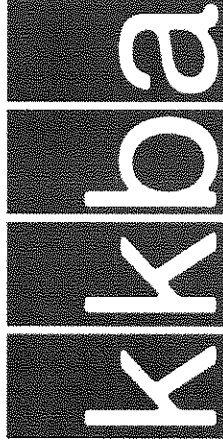
Contact Information

For more information on this property or to schedule an appointment to see the property:

Call: Jim King (410) 303-6378

3300 Olney Sandy Spring Road
Olney, MD 20832
301-774-5900

About our firm



When you hire a KING & KING BUSINESS ADVISORS / RE/MAX Commercial Practitioner for your business brokerage and commercial real estate needs, you not only have a highly qualified professional on your side, but also access to information, markets, technology and a team of experts from all over the world.

You tap into a global network with vast experience in business brokerage and commercial real estate. That network comprises thousands of dedicated individuals, all with just one thing in mind: producing the best possible results for you or your company.

At the individual level, KING & KING BUSINESS ADVISORS / RE/MAX Commercial Practitioners have the background, the experience, the knowledge and the independence to successfully represent you in every phase of your business development and investment goals.

With many business brokerage and commercial real estate brokerages, you select the company, which in turn selects an agent for you. The faces may change with every transaction. But once you build a relationship with a KING & KING BUSINESS ADVISOR / RE/MAX Commercial Practitioner, he or she will be at your side every step of the way.