

CLEMONS REAL ESTATE

Logan Freeman & Alex Olson

OUR TEAM APPROACH

With their combined experience in representing buyers and multifamily property owners, Alex and Logan are the exact combination of skills needed to source the perfect location, terms, and specific requirements for your new property.

Alex brings nearly 15 years of the financial services and tech industry into identifying, vetting, and adding value to multifamily real estate transactions. He assists his clients in identifying opportunities, as well as maximizing value in the disposition.

Logan has found his niche in the real estate industry acting as an investment property specialist and representing out-of-state investors. Understanding what sophisticated investors are looking for, supporting their due diligence process, along with sourcing off-market properties is Logan's specialty.

Both Alex and Logan know how to build relationships, and drive sales, profitability, and market share. This team provides proven expertise and experience to all their clients.

Alex found a deal for me, and helped make sure it closed through the whole process, right in the middle of the COVID-19 pandemic!

– Christopher Cole (Client)

OUR SERVICES

- Asset Selection
- Market Analysis
- Property Analysis
- Assembling your real estate team
- Portfolio Evaluation
- Buyer Representation Success System(BRSS)
- 1031 Exchange Execution

OUR TOOLS

- A proprietary database of prospective properties for sale.
- Comprehensive collection of industry data systems including CoStar, LoopNet, ICSC, Reonomy, Digsy, MLS, and CompStak.
- National network of co-brokers for multi-site clients.
- Expertise in analysis of financial information
- Outstanding reputation for long-term relationships
- Robust database including demographic detail

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WHAT TO EXPECT?

BECOMING A CLIENT

- We will conduct a needs assessment with you to understand your unique scenario, goals, timelines
- We will introduce you (if you do not have one already) to a qualified intermediary to make sure we have your 1031 figures and timelines set
- You will be introduced to our buyers representation success system to start looking at potential projects and learning about the market.
- We will have weekly touchpoints to make sure we are staying on track and answering any questions you might have
- We will start to introduce you to the necessary team members to get your transaction across the finish line - lenders/etc..
- We will use our market knowledge to help you effectively underwrite properties and present offers on your behalf

UNDER CONTRACT

- Once property is under contract, we immediately schedule inspections, open title work and help inform your lender
- Once inspection is completed, Logan and I will provide our recommendations based on inspection results. Expect a give n take related to major issues while most sellers will not budge much on minor issues.
- We provide seller an option to provide a credit to you as buyer or to fix and replace issues providing receipts and photos after completion with an option for light reinspection prior to closing
- If not already completed, lender will need to order appraisal to ensure you close on time, assuming the property looks promising.
- Lender, you the buyer, seller and title company will work to compile documents need to take over the property.
- Property manager stays in lock step through the process, taking over keys and operations at point of closing.

OUR PROMISE TO YOU

We promise we are with you through your entire acquisition process, providing unmatched and unbiased guidance to close your real estate transaction.

[CLICK HERE FOR AN INTRO TO BRSS](#)