



# WHY ENGAGE TMC-THE MAHR COMPANY TO MARKET YOUR PROPERTY FOR SALE AND OR LEASE

Headquartered in Tampa Bay Florida  
Statewide Emphasis | National Network



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WHY TMC TO MARKET YOUR PROPERTY



[TMC-TheMahrCompany.com](http://TMC-TheMahrCompany.com)

## EXCELLENCE IN THE DETAILS

- Over 35 years of combined commercial real estate experience with a **PROVEN TRACK RECORD OF SUCCESS.**
- The **#teamTMC** offers focused and skilled professional services tailored to achieve your goals.
- **You remain focused on your business/profession with no diversions from a transaction you may seldom encounter.**
- We become a member of your team likened to your Senior Vice President of Real Estate.
- We have **EXTENSIVE** experience on both sides of the negotiating table which ensures you the highest level of representation and service.

## VALUE ADDED COMMERCIAL REAL ESTATE BROKERAGE SERVICES

- User and landlord representation for commercial, industrial, land, office, medical, legal, financial and investment properties.
- Office, warehouse, distribution, industrial, commercial leasing and sales.
- Land and site selection – including vertically improved locations.
- Acquisitions and dispositions.
- Commercial real estate advisory and consulting.
- Real estate investment sales and marketing.
- Asset value enhancement – repositioning of properties and portfolios.
- Sale / leasebacks.

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## TEAM TMC'S PLEDGE

Our pledge to you is to represent your property proactively and professionally in every aspect of marketing and leasing. We are dedicated, committed and take responsibility, and are fully accountable to you. We will work closely with you and will always act in the best interest of your property to negotiate the best terms possible, based on current market conditions.



## MARKETING | SELLING | LEASING

### OVERVIEW

**TMC - The Mahr Company** is a commercial real estate brokerage firm headquartered in Tampa, FL, with an extensive track record of success.



### TARGET MARKETING EQUALS OPTIMAL TRANSACTIONAL OUTCOME

**Team TMC** operates with the goal of driving activity to your property and exposure in the marketplace. We are on point to lead and interact with users, their agents, the commercial real estate brokerage community, and the general market to accomplish your property goals.

### THE TMC ADVANTAGE

Our well renowned team and its combined experience, provides focus, attention to detail and a high level of service. We are results-driven and the key to our success is that we are both responsive and proactive in our marketing efforts. We have extensive market experience in Florida. We appreciate the opportunity to work with you; and we will work above and beyond to achieve the results you seek.

**OUR PROFESSIONAL TEAM FOR YOUR ASSIGNMENT WILL BE SELECTED FROM OUR TMC TEAM MEMBERS.**



**TEAM TMC FIELDS AN ARMY ON THE GROUND TO FIGHT FOR YOUR BOTTOM LINE**



*Note: TMC has established collaborative strategic alliances with other professionals utilized on an as-needed basis providing the highest levels of service and professional expertise.*

## REASONS TO LIST YOUR COMMERCIAL PROPERTY WITH TMC-THE MAHR COMPANY

Thinking about listing your commercial property for sale or lease? If so, you should understand the BIG difference between having your property listed and having your property **MARKETED**.



**1.**  
**Save Time**



**4.**  
**Market Knowledge & Specialization**



**2.**  
**Save Money**



**5.**  
**Contacts**



**3.**  
**Listing Access**



**6.**  
**Accountability & Execution**

**TEAM TMC BRINGS MULTIPLE PROFESSIONAL AND SOME PROPRIETARY STATE OF THE ART TOOLS AND RESOURCES TO THE TABLE.**



***Top 25 Commercial Brokerage - TBBJ***

*Since 2000, TMC has consistently been among the top 25 commercial real estate brokerages, as ranked by the Tampa Bay Business Journal.*

What you really need is the professional skills and talents of Team TMC. We will actively market your business real estate for you, not just post your listing in a listing database and put up a sign.

Yes, posting your listing is important.

And, yes, a clean, bright professional commercial “For Sale/Lease” sign is indeed an important selling tool. The sign attracts buyers who want the location and like the exterior of the property.

But when that’s all there is to “marketing,” you are more often than not not maximizing your exposure and your results may be mediocre.

## MARKETING STRATEGIES

- Advertise on paid professional subscriptions to a variety of web-based CRE platforms.
- Local, regional, and national audiences.
- These platforms include, but are not limited to:
  - > CoStar
  - > Loopnet
  - > CCIM.net
  - > Commercial Source
  - > CityFeet
  - > Officespace.com
  - > The Brokerslist
  - > Rofo.com
  - > Catalyst
  - > FGCAR – Commercial Industry Marketing
  - > Email direct marketing and through our online extensive data base of commercial realtors and to the direct market
  - > Online presence
  - > Personal contact and market awareness
  - > Live tracking link with all activity in real time
  - > Video tour via TMC YouTube Channel
  - > Drone video showing property
  - > TMC YouTube channel
- Outreaches via emails and phone calls to the general commercial real estate brokerage community, and specialists in your market area.
- Direct contact and outreach with prospects.
- Our own extensive network of users for your property type.
- Persistently follow-up, track & report progress.

## OUR MARKETING MEDIUMS INCLUDE:

- Maintaining a strong social media presence: LinkedIn, Facebook, Twitter, Instagram & YouTube
- Custom signage on property
- Engaging marketing materials: flyers, email blasts & direct mail



## ADDED TMC VALUE

- Team TMC saves you time so you can monetize your time.
- Extreme accountability and responsiveness.
- We have a Team approach - strive to always being available when a prospect wants to see your property.
- Market knowledge, reputation, and extensive network and outreach.

**TMC is a high volume market centric commercial real estate company that focuses on maximizing revenues and value.**

We are in the same market as your properties, with thorough experience and understanding of value and deal structure in this market.

**TMC will work to maximize profitability for you as owner by pricing your property for sale or lease to meet the market based on current market conditions.**



A wide-angle photograph of the Tampa skyline at dusk. The city's lights are reflected in the water in the foreground. The sky is a mix of blue and orange from the setting sun.

**| Our Greatest Accomplishment for YOU is Not Behind Us**

**| It Is Yet To Be**

**| Your Goals and Commercial Real Estate Needs**

**| Whatever They May Be**

**| Wherever They Make Take Us**

**| Whatever They May Require**

**| Is Our Commitment to You™**

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