

INTERINVESTMENTS REALTY WORLDWIDE CORPORATE NETWORK



Interinvestments Realty®

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GENERAL SERVICE TO TRANSFEREES

1. Selected Special Qualified Associates
2. Immediate & Ongoing Telephone Contact
with Transferee's Family
3. Free Relocation Kit Provided
4. Motel Accommodations
5. Short-term Rentals
6. Transportation to & from airport
7. Pre-qualification & introduction to mortgage lenders
8. Detailed explanation concerning managing company
(3rd party Companies) role, if applied
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We are the new kid on the block... with many years of experience

INTERINVESTMENTS REALTY

Emilio Jose Cardenal

President – Broker

Our Relocation Department is new, but Interinvestments Realty® professionals offer a storehouse of knowledge and experience in these areas:

■ **Sales:**

- **Residential:** Nancy Morin, Sales Director
- **Listings:** Fabricio Duarte, Manager
- **International Broker Network:** Ricardo Montalvan, Manager
- **Commercial:** Javier Cardenal, Director; Mahira Vivas, Sales Manager
- **Corporate Relocation Dept:** Marc Alpert, Area Manager

■ **Sales Force:** 330 Licensed Real Estate Associates

■ **Financing For Residential & Commercial Properties HomeLending Group, Inc.:**

- Emelina Guasch, Principal Representative
- Cristina Santos, Operations Manager

■ **Sales Force:** 14 Licensed Mortgage Brokers.

■ **Property Management:**

- Regina Cardenal, Manager

■ **Interior Decoration Services**

■ **Relocation Department Services**

Emilio Jose Cardenal is a second generation Real Estate Company owner.

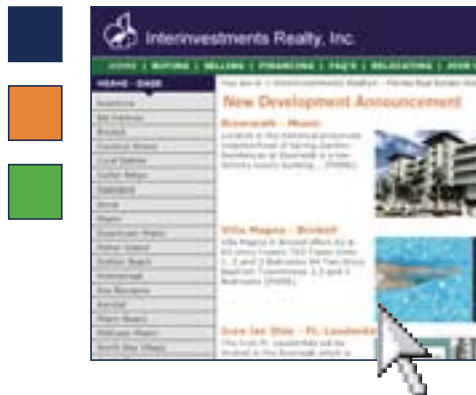
Emilio Cardenal Sr. started his Real Estate Business in Miami in 1980, specialized in Property Management, Emilio Jr. expanded the sales department for his father's Company and renamed it as **Interinvestments Realty®** in 1992.

In the last 5 years the operation has **grown from 8 associates to 330 associates** and to a new headquarters **10 times its original size.**

The scope of our business has been marketing and selling new homes to International buyers & National Relocation Buyers.



MARKETING STRATEGIES:



Professionally designed internet website, where we receive more than 1,500,000 hits per month.

- **Award winning Website:** Professionally designed and well established (www.interinvestments.com)
- **National – International Brokers Net:** Relationship with brokers abroad that generate constant flux of clients.
- **Advertising:** National and International Advertising
- **Languages:** French, Spanish, German, Russian, Portuguese, Italian, English speaking sales agents in our sales force help our clients feel more comfortable.
- **Real Estate Information Offices in Shopping Malls:** selective points across the State of Florida.



INTERINVESTMENTS REALTY



INTERINVESTMENTS REALTY

as a company:

- Company has a well-defined business plan.
- Company has an adequate support system for their sales agents and operations.
- Company has an effective “in-house” training center with full time trainers.
- Company has a well-defined, competent managed advertising program.
- Company has a plan for an on going public relations in the market area.
- The Company management stays informed and involved with all activities, making the decision of which systems, tools and programs will be used.
- Company encourages their agents to specialize in different areas.
- Our Logo and Motto offers instant recognition.
- Broker supervises all activities.



WHERE ARE WE?

We just completed the two most successful years in our history. We have been recognized in International markets and also as one of the Real Estates Offices with most sales in the State of Florida.




COMMITTING TO MAJOR CAPITAL RESOURCES IN:

- Advertising campaigns
- Recruiting Programs
- Training, Courses and Seminars
- New office premises
- Strong presence in major Shopping Malls
- State of the Art Website
- Managing digital systems to supervise and define effectiveness in the whole operation

WHERE ARE WE GOING?

- To accelerate our growth constantly!
- Always contact new markets and discovering new possibilities.
- Development of our Relocation Department, Communities and Project Relations
- Licensing our operation across the State of Florida

2005-2006 THE BEST EVER!

   **2005 – 2006** was the most successful period in the history of Interinvestments Realty®

“Success”, of course is a relative term. The meaning differs with individuals as well as organizations.

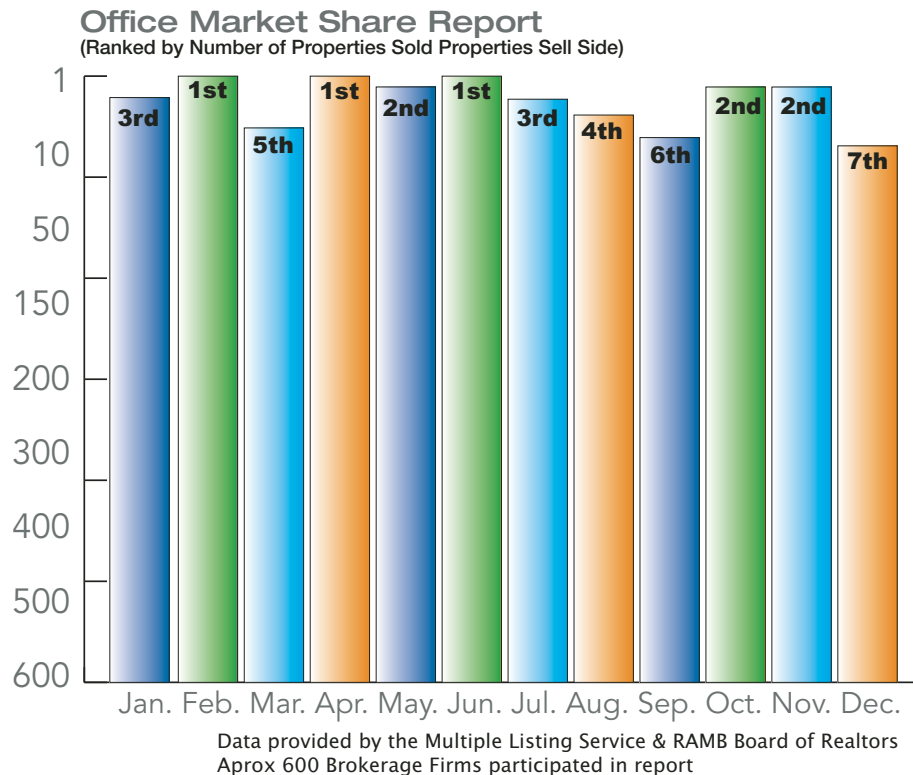
- In terms of gross closed business and commissions earned, 2005 – 2006 was the highest ever.
- Our sales force grew from 85 to 330 Associates.

Still, we view success as a journey; a challenge to change, to grow and to achieve! ...To go far beyond monetary results!

Success to us is being a part of something that is achieving superior results, being an integral part of a family, team or organization that is accomplishing great things!

There is a feeling of vitality and energy in Interinvestments Realty® that will provide for each of us opportunity to change, to grow and to achieve!

The Management



REQUIREMENTS:

REQUIREMENTS FOR CORPORATE TEAM NETWORK HANDLING TRANSFEREES' BUSINESS

OUR REALTORS/ASSOCIATES' COMMITMENT

A MINIMUM STANDARDS OF EXCELLENCE

1. At least two years in the firm with previous experience handling referrals.
2. Abide to the written relocation policy guideline in the company policy manual.
3. Only full time associates will handle transferees.
4. Brokers will provide market analysis on the property that transferees are interested.
5. Associates handling transferees should maintain a minimum standard of performance as outlined in the company policy manual.

ADVANTAGE OF OUR RELOCATION DEPARTMENT

1. The Interinvestments Realty®, relocation network has one of the industry highest sales prices.
2. Commercial Division
3. Property Management Department
4. Local and International Website
5. Experienced Rental Department
6. Contacts Worldwide
7. Specialized in Broker to Broker Referrals.
8. Serves Global Markets
9. Serves Corporate Clients

DELIVERS DOMESTIC & INTERNATIONAL SERVICES

INCLUDING BUT NOT LIMITED TO:

1. Destination Services
2. Group Move Services
3. Marketing Assistance
4. Home Sale
5. Transportation

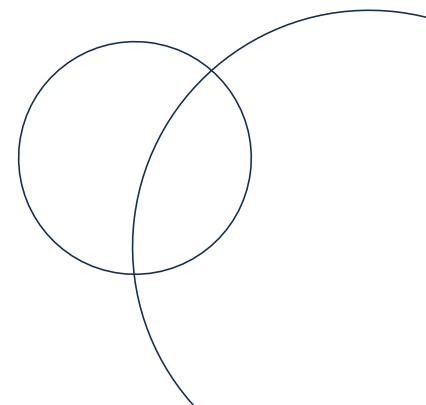
Interinvestments Realty® delivers a more effective ownership through innovative use of technology and marketing.



AWARD WINNING WEBSITE

www.interinvestments.com

The internet is an integral part of our E-business strategy – this portal offers financial products & services to meet the needs of customers around the globe. We average 1.5 Million visits per month, as a result of our formidable marketing in international markets.



DOES YOUR CORPORATION NEED NEW SPACE?



OFFICE PROPERTIES:

In today's competitive world, corporate executives demand a plethora of technological advantages for their businesses, such as high speed voice and data communications, reliable power systems as well as many other world class amenities not to mention a competitive price. If your business takes you to the State of Florida, do not hesitate to contact Interinvestments Realty®, for whatever your commercial real estate needs are. We can help with the purchase or lease of office properties from small condo offices or creative loft offices to large office buildings in South Florida's premier locations. If you are considering new market entry, temporary office expansion or new business launches we can provide you with an office for whatever your needs are. We will bring together people, property and technology to provide flexible work solutions for today's fast moving businesses.

INDUSTRIAL PROPERTIES:

Industrial Properties encompass a diverse variety of property uses such as manufacturing, processing, storing, transportation, research and development, and warehousing which in most cases has some office space. For small users an office/warehouse (Flex) property may allow for more flexibility in the use of the space. Interinvestments Realty® will assist with whatever your needs may be for your company and help you analyze the many factors that are important when choosing industrial properties such as location, labor force, markets, zoning, logistics, space planning, available utilities and building features that may be necessary. We can help you choose from small condo warehouse to large heavy industrial and distribution facilities. If your company prefers Built to Suit or to build their own facility we can also assist you.

RETAIL PROPERTIES:

Interinvestments Realty® can assist you in the purchase or selling of any size Retail or Shopping Centers from a regional center with major anchor Tenants to a strip commercial center. We can help you analyze location, demographics, effectiveness of management, parking availability, occupancy level, stability and area growth patterns. With our assistance and local knowledge you can be assured that your investment will be a sound decision. We can also assist you with leasing of retail space for restaurants, stores, showrooms, or businesses in South Florida's best locations, from Miami Beach, Coral Gables, Coconut Grove, Downtown, Miami Design District, Ft. Lauderdale, Boca Raton and Palm Beach.

Plan your Corporate Move...
www.thesmartmoves.com

GROUP & INDIVIDUAL MOVE PROPOSAL

GROUP PRESENTATIONS:

We suggest that group presentations for relocating families be conducted in the originating city (or cities) as soon after the move is announced as feasible.

1. Transferees who are apartment dwellers will be invited to a special group presentation which will explain the types and numbers of apartments available in the transfer area. They will be shown slides of both interiors and exteriors of the types of apartments available in various rental ranges. A representative of a local apartment locating service will be present to answer any questions.

2. Home buying transferees will be invited to attend a group presentation featuring valuable information on the housing market in the transfer area. They will view an audio visual presentation of the transfer area. The films are designed to describe the lifestyle in the various communities, as well as explain the kinds of homes and people who live in the transfer area. There will also be available slides of interiors and exteriors of homes in various price ranges. Present at this meeting will be a representative of a local mortgage company to explain interest rates and the loan application process. Also present at this meeting, will be a representative of the local utilities company to explain the costs of various city utility services. The transferees and their families will be given materials regarding taxes, schools, churches, banking, recreation, etc.

INDIVIDUAL COUNSELING

Even though questions are encouraged at the group meeting, there are many individual questions which should be asked in private counseling sessions. We will have a room set up in a convenient hotel in the originating city for employees' spouses to come and ask questions and be counseled about the new city. If possible, we will set up a counseling and relocation room at the relocating company's offices. This center will be opened during the day for several days after the group presentation, so that all employees may stop in and ask questions and receive materials pertinent to their move.

HOUSE HUNTING TRIP

We suggest that no more than 50 transferring families come to transfer area at a time to conduct their house hunting.

1. Airport to hotel transportation will be provided by Interinvestments Realty® if approximately 50 families are coming at a time, and we do recommend they come in groups of this number, they will be transported to their hotel by special buses. We will have representatives on hand to act as tour guides for the bus trip to the hotel.



2. Car Rentals may be provided by the relocating company for the transferees' convenience, and we will arrange for the cars to be available at the hotel when needed.

3. Welcoming Reception at the hotel will be provided by Interinvestments Realty® and local dignitaries will be present to welcome the new citizens to our city.

4. Hotel Discounts for rooms is possible, and Interinvestments Realty® will arrange for them at a quality hotel near the area most convenient for the transferees house hunting efforts.

5. Relocation Counseling Center will be located at the hotel and will be staffed by a relocation specialist during the day and early evening for the convenience of transferees who might have questions.

6. Restaurant Discounts will be available for transferees during their house hunting trip at various fine restaurants in the area.

7. Mortgage Interest Rate Discount will be arranged as soon as the number of employees being transferred is determined.

8. Drapery Discounts and various other household discounts will be arranged for transferees who will have need of such items.

DOES YOUR CORPORATION NEED NEW SPACE?



REALTOR®-ASSOCIATE SELECTION

Realtor®-Associates to work with transferring families will be hand-picked by the Interinvestments Realty® relocation department. No sales associate will be allowed to work with a transferee unless he/she agrees to give the entire amount of time available to the transferred employee for the house hunting trip. These sales associates will be selected prior to the house hunting trip and will communicate continually with the transferee prior to the actual house hunting trip, and will have properties pre-screened and selected when the transferee arrives.

If a transferee desires to live in an area not covered in the Interinvestments Realty® effective service area, we will select a Realtor® in that desired area and arrange for the transferee to meet with that Realtor®. At no time, will a sales associate attempt to pressure a transferee to purchase a home in a particular area.

RELOCATION COUNSELING CENTER

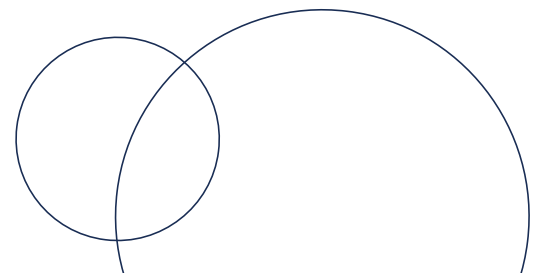
In addition to the counseling center which will be set up at the Interinvestments Realty® hotel, there is a permanent relocation counseling center at the realty's office on the North side of Miami for the convenience of out-of-town buyers. This center has research materials containing information about local housing, taxes, schools, utilities, etc. Also contained at the center is a rear projected audio-visual presentation which was prepared especially for the transferees by a professional multimedia communications company. The dual projector show is set up in a comfortable living room atmosphere and is available for viewing by any prospective homebuyer. It is designed to show both the lifestyle of the moving area as well as the types of housing available. The presentation is also available for showing to out of town groups who are considering a move to transferred area. This traveling version is designed and packaged in such a way as to be easily portable.



RELOCATION TRAINING

Every new sales associate has taken an 80 hour training course immediately upon joining Interinvestments Realty®. This course is conducted at the company's training center and is taught by our own full-time training director. In addition to this regular training, sales associates who desire to work with corporate relocation business are required to attend a 40 hour relocation training course. Additional relocation seminars are conducted throughout the year and both sales associates and management alike are in attendance.

The learning at Interinvestments Realty® doesn't stop with sales associates. Every sales manager is specially designated to attend management training.



SERVICES PROVIDED BY INTERINVESTMENTS REALTY

- ✓ Temporary housing
- ✓ New homes
- ✓ Check and Compare Home Prices
- ✓ Free market analysis
- ✓ City profile report (Cost of living/Taxes/Crime rate/Education)
- ✓ Comparison between 2 cities (Home city & Transferred city)
- ✓ Cost of living
- ✓ Home buying & Qualifying
- ✓ Financial ability (How much you can afford)
- ✓ Analyze personal credit report free
- ✓ Free mortgage quotes
- ✓ Find a mover
- ✓ Find a storage provider
- ✓ Repairs, Cleaning, Pest control (We will arrange a free estimate)
- ✓ Find an auto mover
- ✓ Recommend 3 different dependable inspection companies in the area
- ✓ Free Insurance quotes
- ✓ Child Care & School Information in the areas
- ✓ Rent a truck
- ✓ Tax advisor
- ✓ Attorney
- ✓ Counselor
- ✓ Save on your move (Special offers & discounts)
- ✓ Turn on/off utilities
- ✓ Auto service & repair
- ✓ Budgeting for your move
- ✓ Exclusive buyer representation
- ✓ Escrow & title service in house
- ✓ Tips on packaging
- ✓ Tips on how to report your moving expenses to the IRS
- ✓ City tours
- ✓ Hotel arrangements
- ✓ Realtor® assistance
- ✓ Recommendations on where to Eat/Shop/Get a haircut, etc.
- ✓ Education info packages
- ✓ Current market condition
- ✓ Tips on preparing your home for sale
- ✓ Spouse employment search assistance

- ✓ Directory of Utilities/Contact persons
- ✓ Assisting children in learning about their community
- ✓ Free relocation package Includes: (Demographic map/School info/Maps/Visitors guide/Newcomers & Home buyers guide/Golf courses/Churches/Sinagogges/Museums/Theater etc.)

SUGGESTION TO CORPORATION

1. Employees should be told of the move before reading it in the newspaper.
2. Publicity about the move should be kept to a minimum in the destination city so that the housing market won't become inflated by the news.
3. Group presentation should be offered to the transferring employees & their spouses as soon as possible after the announcement.
4. The corporation should prepare a group profile before the presentation. Renters & Homeowners must be separated. One presentation must be shown to renters and another to homeowners.
5. The group presentations should be held in a convenient location.
6. The corporation should consider establishing a relocation center somewhere in their building, prior to the move. The center should contain as much printed & visual data about the new location.
7. If possible, the relocation center should be handled by trained professionals (Who are familiar with the new city) for a few days immediately following the group presentations.

TIPS FOR AN EASY MOVE

- Gather information about your new community
- Learn how to move your pets & plants
- Miami is a hot & dry environment. You need to have a clear understanding of the needs of your plants & pets
- Get a loan pre-approval — This gives you a strong negotiating edge
- Hire only a professional moving company
- Prepare a homebuyer wish list & give it to your Realtor® in advance.
- Provide forwarding addresses for all accounts (Credit cards/Postal service/Periodicals etc.)
- Arrange for transfer of funds at your new bank
- Notify all insurance companies
- Obtain your children's current school records
- Obtain Doctors & Dentist Referrals
- Transfer church and civic club memberships
- Carry jewelry & important documents with you during the relocation.

INTRODUCTION TO MIAMI — THE MAGIC CITY

ATTRACTIONS

American Police Hall of Fame
Art Deco Historic District (Welcome Center)
Barnacle State Historic Site
Bayside Marketplace
Biscayne National Park
Black Heritage Museum
Butterfly World
Canley Square Historic Village
Coral Castle
Coral Gables Merrick House
Everglades Alligator Farms
Everglades National Park
Everglades Safari Park
Fairchild Tropical Garden
Gold Coast Railroad Museum
Historical Museum of Southern Florida
Holocaust Memorial
Imax Theatre at Sunset Place
Miami Children's Museum
Miami Metro zoo
Miami Museum of Science & Space Transit Planetarium
Miami Seaquarium
Miccosukkee Indian Village
Monkey Jungle
Parrot Jungle Island
Spanish Monastery
Venetian Pool
Vizcaya Museum & Gardens
Weeks Air Museum
Standford Ziff Jewish Museum of Florida

PROFESSIONAL SPORTS

BASEBALL:
[The Florida Marlins](#)

BASKETBALL:
[The Miami Heat – Miami Sol](#)

FOOTBALL:
[The Miami Dolphins](#)

HOCKEY:
[Florida Panthers](#)

JAI-ALAI:
[Miami Jai](#)

GOLF:
[Genuity Championship](#)

TENNIS:
[Nasdaq – 100 Open](#)

RACING:
[Dog Racing - Flagler Greyhound Track](#)
[Horse Racing - Calder Race Course](#)
Gulfstream Park - Hialeah Park

AUTO RACING:
[Homestead Miami Speedway](#)
[Miami Grand Prix](#)

COLLEGE SPORTS

[University of Miami Hurricanes](#) (Baseball & Football)
[F.I.U. Golden Panthers](#) (Basketball)
[Orange Bowl Football Game](#)



STADIUMS & ARENAS

American Airlines Arena
Pro-Player Stadium
National Car Rental Center
Convention Center
Orange Bowl
Homestead Miami Speedway
Tennis Center at Crandon Park

ART MUSEUMS

African Heritage Cultural Arts Center
Art Center/South Florida
The Art Museum at Florida Int'l University
Bacardi Art Gallery
Bass Museum of Art
Centre Gallery
Concert Association of Florida
Gallery Norta
Lowe Art Museum
Miami Art Museum
Museum of Contemporary Art
Tracks Wolfson Art Gallery
The Wolfsonian Galleries

ENTERTAINMENT

Actor's Playhouse
Bridge Theater
City Theater
Coconut Grove Playhouse
Colony Theater
Gable Stage
Reug Theater

MUSIC

Florida Philharmonic Orchestra
Florida Grand Opera
Florida Youth Orchestra
Miami Chamber Symphony
Miami Children Chorus
Miami Symphony Orchestra
New World Symphony

AUDITORIUMS

Broward Theater of Performing Arts
Miami Dade County Auditorium
Knight Center
Jackie Gleason Theater
Coconut Grove Playhouse

DANCE

Ballet Español Rosita Segovia
Ballet Etudes of South Florida
Ballet Flamenco la Rosa
Back Poor Dance Ensemble
Freddick Bratcher & Company
Thomas Armour Youth Ballet
Miami City Ballet
Miami Hispanic Ballet
Momentum Dance Company



INTRODUCTION TO MIAMI — THE MAGIC CITY

MIAMI AREA SCHOOL DISTRICT INFORMATION

www.dade.k12.fl.us

School	Number	Location	Comments
Elementary	205	Dade County	
Middle	55	Dade County	
High	34	Dade County	

CHAMBER OF COMMERCE

15 Chamber of Commerce National Organization

17 Bi-National Chamber of Commerce

BUSINESS & COMMERCE

■ Miami is hub to international commerce
with their own World Trade Center at:

www.worldtrade.org

■ The Beacon Council at:

www.beaconcouncil.com

■ The International Merchandise Mart at:

www.mimm.com

■ Miami Free Zone at:

www.miamizone.com

■ 40 Foreign Countries Consulates

MARKET TRENDS

Summary of year 2006 Market & Mortgage Trends

MORTGAGE TRENDS (Regular Loans)*

30 yrs. Fix 6.25%

15 yrs. Fix 5.75%

30 yrs Jumbo 4.5%

3/1 yr. Arm 6.0 %

*Interest rate is subject to change without notice.

2007 Projections



	2007	2006
Florida		
Population Increase	372,744	473,507
New Jobs	173,606	196,105
Housing starts	189,949	215,597
Fort Lauderdale MSA		
Population Increase	19,800	20,300
New Jobs	9,000	13,900
Housing starts	5,000	6,600
Jacksonville MSA		
Population Increase	30,000	32,000
New Jobs	12,700	10,700
Housing starts	16,400	17,400
Miami MSA		
Population Increase	36,600	38,800
New Jobs	15,200	21,900
Housing starts	17,100	18,100
Orlando MSA		
Population Increase	55,900	57,500
New Jobs	25,000	22,300
Housing starts	25,900	26,700
Tampa Bay MSA		
Population Increase	47,000	48,800
New Jobs	16,500	17,500
Housing starts	20,600	21,400
West Palm Beach MSA		
Population Increase	22,800	23,000
New Jobs	9,700	9,800
Housing starts	11,000	11,100

REFERENCES:

Suntrust Bank of Miami

10690 NW 12 st.

Miami, FL 33172

📞 | 305.591.8516

Wachovia

10781 W Flagler

Miami, FL 33174

📞 | 305.229.2030

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730 NW 107 Ave Suite 115

Miami, FL 33172

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Miami, FL 33131

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Akerman Senterfitt

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Cooper City, FL 33024

📞 | 954.252.9622

AFFILIATIONS:

- Realtor® Association of Greater Miami & the Beaches
- Sarasota Association
- Bonita Springs Association
- Tampa Association
- Mid-Florida & Orlando Association
- Daytona Association
- Ft Lauderdale Realtor® Association
- Florida Keys Board of Realtors
- Florida Realtor® Association
- National Realtor® Association





Interinvestments Realty®



our offices

Interinvestments Realty®

Headquarters

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☎ | 305.220.1101

Miami

Dolphin Mall

11401 NW 12th St. #112
Miami, FL 33172
☎ | 305.436.3061

Broward

The Oasis at Sawgrass Mills

2602 Sawgrass Mills Cir. #1101
Sunrise, FL 33323
☎ | 954.846.7341

Tampa

2202 N West Shore Blvd. #200
Tampa, FL 33607
☎ | 813.639.4284

Naples

5100 Tamiami Trail North #105
Naples, FL 34103
☎ | 239.262.7202

Orlando

4700 Millenia Blvd. #175
Orlando, FL 32839
☎ | 407.210.3804

West Palm Beach

Royal Palm Place

179 SE Mizner Blvd. # 37
Boca Raton, FL 33432
☎ | 561.391.0605