



## DAVID SEAY

Commercial Realtor  
Investment Advisor

AGENT OWNED PREFERRED

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### TRANSACTIONS

*I provide commercial real estate solutions for small business owners and commercial real estate investors. The next time you are leasing, purchasing or selling commercial property, please contact me for a professional process and reliable transaction facilitation.*

### INVESTMENT ANALYSIS

*As a CCIM Candidate, I have in-depth investment analytical skills that can help you reach your commercial real estate investment objectives. If you are considering a transaction, I provide analytical services at an hourly rate to aid your due diligence process prior to any transaction.*

### COMMISSIONS

*Sellers typically pay real estate commissions so make sure a Realtor always represents you if you are buying or leasing commercial space. It is in your best interest. A typical commission rate is 6 to 10% of the sales price.*

# Seay Development.com

## COMMERCIAL REAL ESTATE SOLUTIONS

Lease – Buy – Sell – Exchange – Invest

**A Professional Methodology for Effective Real Estate Decisions** is what it takes to be successful in commercial real estate today. Tax laws, the economy and market conditions influence the ever-changing commercial real estate world. That is why I believe it is critical that I maintain the highest level of knowledge in all aspects of the market. As a Commercial Realtor and Real Estate Investment Advisor, I work diligently to apply my knowledge, analytical skill and direct experience in order to benefit my clients. Please read more here about my focus and feel free to share this with anyone you know who might benefit from my commercial real estate solutions.

### SMALL BUSINESS OWNERS

The real estate component of any business can be critical to its overall success. Small business owners need real estate on many levels. Whether you are negotiating space to lease or hope to buy the ideal location for your primary business operations, real estate decisions require proper planning and a Transaction Manager who can facilitate your objectives. I am a small business owner so I know how real estate can impact a business. Make sure that you consider your real estate decision an asset for years to come. It is in your best interest to have professional real estate representation. Contact me the next time you are purchasing, negotiating a lease (*new contracts or renewals*) or selling commercial real estate for small business purposes.

### REAL ESTATE INVESTORS

Commercial Real Estate is an unbelievable way to build long-term wealth when the asset is properly understood and applied to any portfolio. When considering a commercial real estate investment whether retail, office, industrial, multi-family or some other special use, you must fully understand how the property works. How does the property generate income? How much does it cost to operate the property? What is the tenant responsible for and what expenses will the landlord absorb? A detailed analysis is critical before entering into any commercial real estate transaction. Contact me when you are ready to buy or sell a property and let's make sure you are seeing the whole picture.

### ABOUT DAVID SEAY

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*As a former Financial Advisor for one of the world's largest banks, I understand how important other people's assets and investment goals are to them. By leveraging my past business experiences with some of the world's most respected companies and my direct life experience as a small business and commercial property owner, it is my passion to assist real estate users and investors as they make informed real estate decisions. With proper planning, successful real estate decisions can be made in a financially responsible manner that maximizes gain while effectively manages risk.*

*While I am a Commercial Realtor and Real Estate Investment Advisor, I also have personal experience as both a tenant and a landlord. I have seen both sides of the equation and the ups and downs associated with each role. I have participated in 1031 tax deferred property exchanges and sale-leasebacks. Real estate is a tangible investment I enjoy dealing with and serving the real estate needs of my clients is something I look forward to every day.*

*Contact me the next time you are considering a transaction and let's make sure your real estate is properly positioned to help you meet your investment objectives or grow your small business.*