



PRWeb: Business Real Estate





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Forensic Mortgage Audit a Powerful Negotiating Tool

Experts Agree...4 out of 5 Mortgage Loans Contain Serious State and Federal Violations... For example, let's say that over the last 2 years, you paid \$25,000 in interest on your loan that contained Federal or State Violations. The lender could be required to pay you back \$25,000!

(PRWEB) November 15, 2009 -- Experts agree. Four out of 5 mortgage loans contain serious state and federal violations.

Each year, an astounding \$25 billion of American savings is taken in the form of predatory mortgages, payday loans, overdraft loans, tax refund loans, and excessive credit card debt. Predatory mortgages alone make up nearly \$10 billion in fraudulent fees, charges, and kickbacks. Bad lenders count on consumers being unaware of their rights when it comes to the complicated process of obtaining a home loan. The forensic mortgage audit is a powerful negotiating tool being used by homeowners with mortgages, borrowers facing foreclosure or those who have trouble making their mortgage payments. The purpose of loan modification is to attempt to negotiate new, more affordable mortgage terms. This is a complicated process for the average homeowner who often has trouble getting their lender to cooperate. Mortgage Audits Online takes the negotiation process to the next level with a new weapon for distressed homeowners to add to their arsenal.

With the customer in mind Mortgage Audits Online provides the industries most affordable service at only \$199 for a full compliance audit. They also do not sacrifice the quality of the audit or cut corners, most clients realize that Mortgage Audits Online provides a superior audit file. With over 20 years of real estate knowledge from underwriting, title examination and loan processing our staff is equipped to handle any variety of services.

Mortgage Audits Online performs a forensic loan audit to discover if their lender has violated the Truth in Lending Act, RESPA and HOEPA laws or if they have made any errors in preparing closing documents or neglected to provide adequate disclosure. According to the Truth in Lending Act, small mistakes in calculations can enable the borrower to rescind the loan. The threat of an expensive lawsuit will compel the lender to make necessary corrections and/or agree to loan modification. Mortgage Audits Online will perform a complete forensic mortgage loan examination to help distressed homeowners fight back. Nearly 80 percent of loans reviewed contain errors and violations. Many loans funded during the "boom" years of 2002-2006 were performed with legal violations.

The majority of loans have significant State and Federal violations resulting from carelessness, greed or just innocent oversight by the lender and/or broker. The purpose of the forensic loan audit is not to force the lender into a costly lawsuit, but rather to compel the lender to negotiate an affordable work out plan so the borrower can keep their home while the lender mitigates their losses. However, no matter why these violations were performed by the lender, these violations carry extremely stiff financial penalties for the lender, and can result in serious legal consequences to the lender, such as forcing the lender to refund all interest paid to date back to the borrower.

For example, let's say that over the last 2 years, you paid \$25,000 in interest on your loan that contained Federal or State Violations. The lender could be required to pay you back \$25,000!

Learn more at <http://www.mortgageauditsonline.com> or contact a loan Audit specialist at 866-647-3452



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Top San Diego ReMAX Agent Betting On A Cure For Breast Cancer

Next weekend, top producing real estate agent Lindy Kaiser as a founding member of NFL Legend Marshall Faulk's MVPs will walk 60 miles to help raise awareness and thousands of dollars to support breast cancer research, education and community health programs during the San Diego Breast Cancer 3-Day Walk benefiting Susan G. Komen For the Cure November 20-22.

(PRWEB) November 15, 2009 -- Next weekend, top producing real estate agent Lindy Kaiser as a founding member of NFL Legend Marshall Faulk's MVPs will walk 60 miles to help raise awareness and thousands of dollars to support breast cancer research, education and community health programs during the San Diego Breast Cancer 3-Day Walk benefiting Susan G. Komen For the Cure November 20-22.

The cause is personal to all of the women who are walking in honor of friends and loved ones who are fighting cancer, those who have beaten it, and those who lost their battle with the disease. According to Kaiser, "the walk exists not only to help breast cancer fighters and survivors, but to touch the lives of everyone involved."

Team Captain Marshall Faulk added, "What better way to put everything into perspective than to band together and fight something we know we will one day conquer? For the past few months, we've been immersing ourselves in the cause and doing all we can to prepare for what will undoubtedly be an empowering and inspiring experience. I'm thrilled to be involved with such a hard-working group of women, but it doesn't stop with the walkers. We've had unbelievable support from family, friends, and even perfect strangers – all of whom have helped make our upcoming journey possible."

To raise necessary funds and awareness of the team's participation in the 3- Day Walk, Lindy Kaiser and Marshall Faulk will host an incredible Celebrity Casino Night Fund Raiser which will take place on Nov. 13 at the San Diego Air and Space Museum.

Last year the Kaiser team raised over \$140,000 for breast cancer research – the third highest out of all teams participating in the San Diego walk.

Today there are 2.5 million breast cancer survivors in the United States. More than 200,000 women in the U.S. will be diagnosed with breast cancer in this year alone, and of those women almost 40,000 will die of the disease.

If you would like to help Lindy Kaiser and Marshall Faulk's MVPs reach its goal and fight breast cancer, go to www.marshallfaulksmvps.com

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Bristol Station is Offering One Month Free Rent

Carteret, NJ's Bristol Station is offering new renters one month free in their new, luxury apartment.

Carteret, NJ (PRWEB) November 12, 2009 -- Bristol Station, Matzel Development's breakthrough rental community in Carteret, NJ, has announced one month free rent when visitors sign a 14-month on a spacious one or two-bedroom apartment. The community, tailor made for commuters, is just minutes from New York City and boasts innovative apartment designs with plenty of space plus a community lifestyle clubhouse.

"There is no other rental community in the area like Bristol Station," said Marge Karahuta, Vice President of Sales and Marketing for Matzel Development. "We offer convenience, state-of-the-art facilities and brilliantly designed living spaces for an amazing value. Now, with our new two bedroom home incentive program, being a part of the Bristol Station community is easier than ever!"

The [Bristol Station](#) clubhouse features a fitness/aerobics room, relaxing lounge area, a cyber café, several flat-screen televisions, a "Krayon Korner" play area for children and an outdoor swimming pool. The gated community also includes on-site parking, convenient elevator access and a helpful maintenance staff available 24 hours a day, seven days a week.

The residences at Bristol Station offer spacious living areas, complete appliance packages, and covered balconies. "Our apartments are designed with functional, open layouts," added Karahuta.

With easy access to the New Jersey Turnpike, Bristol Station is perfect for commuters and those who enjoy the shopping, dining and nightlife of Manhattan, according to Karahuta. Carteret is just 30 minutes driving distance from Manhattan and there is also train service from the Rahway, New Jersey Transit train stations located four miles away. The 80-acre Carteret Waterfront Park and Menlo Park and Woodbridge Malls are also just minutes from Bristol Station.

For more information about Matzel Development and Bristol Station please call (732) 969-9000, visit [Bristol-Station.com](#) or find them on [Facebook](#) or [Twitter](#).

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Table Rock Lake Condo Developer Enjoys Strong Sales, Starts Building 2 Despite Down Economy

Despite a reported drop of 30.8 percent in vacation home sales last year, NAR Chief Economist Lawrence Yun says fundamental demand for second homes remains favorable, as second-home buyers tend to be more confident about today's housing market. Missouri-based, Table Rock Lake condominium developer Jamie Sivils agrees, stating that developers need to be more focused than ever before on delivering the right value equation: quality product, great price, superior location. "Market conditions have swung the pendulum and as such, it's a buyer's market. There are second home buyers out there and we are selling condos. In fact, we just broke ground on our second building to ensure that we have Spring 2010 inventory."

Springfield, MO (PRWEB) November 14, 2009 -- Despite a reported drop of 30.8 percent in vacation home sales last year, NAR Chief Economist Lawrence Yun says fundamental demand for second homes remains favorable because a large segment of the population is in the prime age group for buying a vacation or investment property.

The 2009 NATIONAL ASSOCIATION OF REALTORS®' Investment and Vacation Home Buyers Survey shows that second-home buyers tend to be more confident about today's housing market: 80 percent of respondents said now is a good time to buy. Most people become interested in buying a second home in their 40s, Yun says, and there are currently 44.8 million people in the United States between the ages of 40 and 49. Another 40.7 million are between 30 and 39.

Table Rock condominium developer Jamie Sivils says the strong sales he continues to experience at [Pointe Seven Condos](#) prove out this point. "We've broken ground on our second building to ensure that we will have inventory ready for Summer 2010," says Sivils. "Otherwise, at the rate we're selling, we could be almost sold out by spring." Sivils attributes the success of Point 7 in a down economy to delivering the right value equation: quality product, great price, superior location. "Market conditions have swung the pendulum and as such, it's a buyer's market. Fortunately, buyers are seeing our lakeside development as the best value on the water."

"Pointe 7's prime location – next to the Kimberling City Bridge and the new Branson West Bypass – makes this lakeside condo development a real winner. If you are familiar at all with the lake, you know that you cannot beat our location," says Sivils. The Pt 7 condo development provides lakeside beauty and convenience with all the comforts of home. Home prices start at \$288,250. Contact Kim Sullivan at (417) 840.8670 for a personal tour or log on to www.pointeseven.com for details.

Pointe Seven is another landmark development of the Morelock-Ross group of companies. Since 1982, Morelock-Ross has been delivering quality construction, unique architecture and superior service to their clients. A proven leader in commercial and residential developments, log on to www.morelockross.com or call (417) 864-6661.

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Dubai Real Estate Market Poised to Shine on Global Cues

As the world continues to recover well from the recession, the HNI investors are eyeballing Dubai real estate market.

(PRWEB) November 14, 2009 -- With the recession almost out of sight, global investors, from the bourgeois to high net worth investors are keenly eyeing Dubai for real estate investments, given the Emirate's phase of "relative stability" in prices and affordable housing.

In a positive upturn, the latest results from the Dubai House Price Index from Colliers, indicates that real estate prices in Dubai have risen almost 7% in the third quarter of this year from the previous quarter.

'The results indicate a bounce in the market and is an indication of an excellent recovery, says Mr. Tej Kohli, visionary, real estate investor and founder of Ozone Real Estate.

As a long-term analyst in real estate, Mr. Kohli is of the opinion that stability in real estate prices is set to be steady from this point on. Given the fact that real estate prices are moving towards more reasonable levels, now is the time to strike the iron as the market enters a new stage that will help the transition into reformation.

The most encouraging sign in the Colliers report shows that transactions increased by 64% in the third quarter. To add to the rising real estate boom will be a host of new launches and openings within the emirate. By mid-December this year, the world's tallest tower, Rose Rayhaan, is all set to have a gala opening, which will dot the luminous skyline along Shaikh Zayed Road. Following shortly, the five-star Jebel Ali Golf Resort and Spa will re-open after a comprehensive renovation.

Kohli opines, "With a host of projects slated to launch along with the opening of a spanking new airport, Dubai has plenty on its plate to silence the critics and welcome its investors."

In addition, a slew of high end hotels including The Conrad Hotel Dubai and a second Ritz Carlton are also on track for an early 2010 opening. The Palazzo Versace Resort and new hotels opening on the crescent-shaped The Palm Jumeirah in 2010 include the five-star Ottoman Palace by Rixos boasting the world's largest Turkish bath will follow immediately. Close on its heels will be the launch of the five-star Royal Amwaj Resort & Spa, which will bring in a touch of the sparkling Indian Ocean to Dubai with its water villas.

The much-awaited Jumeirah Golf Estates will start operating in late 2009 and 2010 as Dubai's prime golf-themed real estate evolution. Moreover, a half an hour drive from Dubai International Airport, Tiger Wood's Al Ruwaya resort is also set to commence in 2010, boasting of an 18-hole championship course.

"The slew of launches goes to show that Dubai is well on track; with global visitor numbers up four per cent for the first half of 2009 compared to the same period last year," claims Mr. Kohli.

<http://www.ozonerealestate.com/>

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RealUp.com Partners with iProp Services to Import Property Listings

RealUp.com, a commercial, industrial and multifamily real estate listing website, has partnered with iProp Services to display their nationwide property listings.

Raleigh, NC (PRWEB) November 14, 2009 -- RealUp.com, a commercial, industrial and multifamily real estate listing website, has partnered with iProp Services to display their nationwide property listings. The recently signed agreement will provide current iProp users with additional exposure for their property listings by having them displayed on RealUp.com for free.

"We at iProp are extremely excited about our partnership with RealUp. An ever increasing number of our customers are using them for searching, and it was a natural fit for us to provide RealUp with current listing information so that our customers could participate in the market automatically and painlessly," said Kent Nielsen of iProp Services. Their site is both comprehensive and easy to use, and I expect that they will become one of the true universally known destination listing services within the next couple of years."

Headquartered in Chicago, Illinois, iProp is a sophisticated web-based real estate listing management system that allows real estate professionals to enter listing information and publish it to both their own websites as well as the leading online listing services. The service maximizes exposure for client property listings on the internet with minimum time and expense. In addition to the core publishing system, iProp Services offers consulting and development services focused on maximizing value of all sales and marketing efforts.

"Working with iProp Services provides real estate professionals with another free method to successfully exchange property listings," said Brian Randy Funk, President of RealUp. "We are dedicated to helping commercial brokers, investors and managers save both time and money."

This relationship with iProp not only generates more listings for RealUp.com but it also provides an opportunity for iProp users to benefit from additional RealUp services. RealUp offers free sales comparables and demographics. Furthermore, RealUp will add property listings for any of its users with no associated cost or obligation. RealUp loads data from many different companies including nationwide brokerages such as Sperry Van Ness and TCN Worldwide as well as industry service providers such as iProp.

About RealUp

RealUp.com, LLC is a commercial real estate website offering free information and property listings. A subsidiary of TerraServer.com, the leader in online satellite and aerial imagery, the company is based in Raleigh, North Carolina and services the nationwide commercial market. RealUp is committed to providing commercial real estate professionals with up-to-date industry listings, information and data at the best value - free.

www.RealUp.com

About iProp Services

A subsidiary of Braincannon, LLC, iProp is a tool that allows commercial real estate professionals to maximize exposure for their property listings online while minimizing time and expense. iProp offers a platform for professionals to enter property listings and push them to other listing services and MLS's. In addition to listing



services, iProp also offers web design and development, virtual tour photography and copywriting services.
www.iPropServices.com

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Brunswick Crossing to Open This Saturday, Nov. 14

Brunswick Crossing, a 552-acre planned community located in Brunswick, Maryland, will officially open for home sales and tours of its Visitors Cottage this Saturday, November 14th, 2009.

Brunswick, Maryland (PRWEB) November 14, 2009 -- Brunswick Crossing, a 552-acre planned community located in Brunswick, Maryland, will officially open for home sales and tours of its Visitors Cottage this Saturday, November 14th, 2009.

On November 14, 2009, Brunswick Crossing will celebrate the official opening of three beautifully decorated models by Advantage Homes. Models will be available for viewing from 11:00am - 6:00pm daily.

In addition to the decorated models, Brunswick Crossing will unveil the Visitors Cottage. "The Visitors Cottage is an interactive information center," said Christina May, Marketing and Community Relations Coordinator for Pleasants Development, Inc., the developer of Brunswick Crossing. "Complete with a multi-media touch screen display, 12 foot aerial map of the area, renderings and videos, the Visitors Cottage is a great resource for home buyers and visitors to the Brunswick Community. Here they can not only learn about what Brunswick Crossing has to offer but also about local services, businesses and events."

In addition to being an active information center, the Brunswick Crossing Visitors Cottage will also host a variety of events open to the public. These events include musical performances, speaker series and informative classes, many of which will feature local artists.

"We are fully committed to Brunswick and Brunswick Crossing," said Jerry Connelly, Senior Vice President of Pleasants Development, Inc. "Because of this commitment; we felt visitors needed a roadmap to learn about all the wonderful amenities and services available to them in this great community and in the Brunswick area. While some builders choose to only set up home sales centers, we felt that visitors to Brunswick Crossing should be welcomed in a relaxing and informative environment. That environment is our Visitors Cottage."

After experiencing the Visitors Cottage, homebuyers can tour progress of the community's amenities. Construction has already begun on the 26-mile network of paved trails and walkways that will meander throughout Brunswick Crossing. These trails and walkways will connect to the community's planned Marketplace, many parks and conservations areas and downtown Brunswick.

Also connected by the trail and walkways is Brunswick Crossing's Community Center. This resort-style amenity will feature a clubhouse, separate pool house, fitness center, 25 meter lap lane swimming pool with open swim area, kiddie pool, interactive splash zone, tennis courts, sports field, event lawn, outdoor fireplace, playground and more. Construction of the clubhouse is scheduled to begin in 2010. After completion of this amenity, the Visitor's Cottage will move from its present location in the Jefferson Model Home to the clubhouse.

Brunswick Crossing is located in Brunswick, Maryland, about 15 miles from Frederick, Maryland, 20 miles from Leesburg, Virginia, and 45 miles from Washington, DC. For community updates, directions, and to be among the



first to learn about new home pre-grand opening pricing and purchase incentives, please register at <http://brunswickcrossing.com/index.htm>

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Buyers Flocking to Real Estate One Property Analysis Service

Real Estate One is the first provider of free eRealAnalyzer™ service for home buyers and property investors in Michigan. Initial results have been spectacular with thousands of web site visitors using the new service in only the first few weeks.

San Francisco, CA (PRWEB) November 14, 2009 -- eRealInvestor, Inc. and the Real Estate One Family of Companies (Real Estate One, Max Broock and Johnstone & Johnstone) announced a new service for home buyers and property investors to make deciding to buy a home or rental unit easier than ever. With distressed properties making up the majority of home sales today in the Detroit Metro area, Real Estate One is leading the way in providing first time home buyers and investors with the right decision support tools in these challenging times. Initial results have been spectacular with thousands of web site visitors using the new service in only the first few weeks.

Through an agreement with eRealInvestor, Real Estate One is the first Michigan-based provider of eRealAnalyzer™, a one-click property financial analysis application. Real Estate One, a member of The Leading Real Estate Companies of the World network, is offering the service immediately with all online listings. When buyers search for Michigan properties on RealEstateOne.com, MaxBroock.com, or JJRealtors.com, including properties listed through other realty companies, they can now access information that will automatically calculate a wealth of relevant financial information. By clicking on the “Investment Analysis” box on any listing detail page on any of the web sites, homebuyers can set their offer price, down payment percentage, mortgage rate, and other financial factors into the system, and eRealAnalyzer will present monthly mortgage payments and equity calculations in an intuitive, graphical format. The service also compares the financial ramifications of different purchase scenarios – lower down payments, various offering prices, interest rates, etc. With a few more clicks of the mouse, property investors can obtain rental data, create a cash flow analysis of a potential investment property, and view more than 15 charts and graphs.

“Our solution is particularly valuable in today’s environment, as new types of buyers and sellers, with different motivations, have emerged over the past twenty-four months. All buyers and sellers are required to consider as many factors as possible as they evaluate transactions relative to their personal financial criteria,” said Mike Genstil, founder and CEO of eRealInvestor. “We are extremely pleased to be partnering with Real Estate One, a clear market leader, to bring this new analytical resource to Michigan for sale properties.”

“We’re very excited to offer this feature on our web sites,” said Dan Elsea, president of brokerage services Real Estate One. “We needed a way to ensure that our website provided the most valuable, engaging resources to today’s buyers, so we partnered eRealInvestor. The eRealAnalyzer solution is a great tool not only for real estate investors, but for any home buyer who would like to compare the investment qualities of the homes in which they are interested.”

About eRealInvestor

eRealInvestor, Inc. (www.erealinvestor.com) is a San Francisco-based firm that offers a leading web-based suite of software solutions for investment-minded buyers and the professionals who serve them. The company’s products are adopted on thousands of real estate, media, and investor-focused web sites. Led by executives with



decades of real estate investment and software development expertise, the firm is partnering with leading real estate and financial organizations to deliver the most compelling online financially driven search and analysis experience in the real estate business.

About Real Estate One

Since its inception in 1929, Real Estate One has grown to 67 offices around Michigan. Realestateone.com has attracted 1.2 million unique visitors in 2008 and continues to grow at a rapid pace. In 2008, we were involved in over 15,000 transactions generating \$1.9 billion in home sales. Real Estate One operates under the Real Estate One (RealEstateOne.com), Max Broock (MaxBroock.com) and Johnstone & Johnstone (jjRealtors.com) brands in Michigan.

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Priority One Roofing Launches 3DRoofingEstimates.com to Highlight Advantages

Priority One set out to improve cost estimates for customers and developed two unique software systems in the process. They launched 3DRoofingEstimates.com to help spread the word.

Toronto, ON, (PRWEB) November 13, 2009 -- Leading Toronto and GTA roofing company, Priority One Roofing, is pleased to announce the launch of 3DRoofingEstimates.com, which highlights the company's unique technical achievements.

The 3D roofing estimate software is the second major technical advancement developed by Priority One, following their Infrared Roof Survey system. The new site outlines the benefits of both.

“We developed Infrared Roofing Survey first. It lets us use the latest infrared technology to remove the guess work from estimates and have pinpoint accuracy in diagnosing leaks on commercial [Flat Roofs in Toronto](#), saving our customers substantial costs,” says Priority One Roofing Vice President, Trevor Edwards. “Having developed the Infrared Roofing Survey, the residential 3D roofing estimate was not a stretch for us technically,”

Priority One is the first and only Ontario roofing company to offer 3D imaging in its client proposals. The 3D roofing estimate was the culmination of a two-year process to provide more detail in roofing proposals. “Many roofers were giving customers little more than a scribbled note and we saw an opportunity to set ourselves apart by giving them total transparency in a more detailed proposal,” says Edwards.

The new site carries over 15 pages of content describing the features and benefits of all of Priority One's residential and commercial roofing services and a Resources section with information helpful to anyone interested in a new roof, roof repair or roof maintenance. There are plans to add web pages to the site on an ongoing basis. But, with specific pages for each system, the site features Priority One's technical advancements prominently, including in the web address – 3DRoofingEstimates.com.

“We want to emphasize what makes us different to other roofing companies and 3D roofing estimates and Infrared Roofing Surveys are a big part of that, so they are a big part of the new site,” explains Edwards. “But there's a lot of other roofing information too.”

About Priority One Roofing

Priority One Roofing specializes in the installation, maintenance and repair of residential and commercial roofs. Developers of the comprehensive 3D Roofing Estimate, Priority One Roofing sets itself apart by giving customers a clear idea of everything involved in their roofing project before work begins.

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News Image



One Of Georgia's Most Historically Significant Properties To Be Sold

Site to be auctioned is 450 acres near the center of "Old Agency Reserve," one of the first non-coastal plantations founded in 1796 by Colonel Benjamin Hawkins, one of George Washington's chief advisors. "Old Agency Reserve" was a successful demonstration center for agriculture and ranching techniques to the Native Americans.

Taylor County, GA (PRWEB) November 13, 2009 -- River Bluff, historically known as, "[Old Agency Reserve](#)," contains approximately 450 acres on the Flint River and is one of the most important historical and recreational properties in the state of Georgia. Bidding starts Thursday, November 12, and it is to be immediately sold via sealed bid auction on November 19, 2009. [Plantation Auction Group, LLC](#) is offering this unique property and provides the premier format for auctioning plantations and high quality land.

River Bluff was originally founded in 1796 by Col. Benjamin Hawkins, one of George Washington's chief advisors and member of the Continental Congress. Washington asked the Colonel to serve as a commissioner to reduce hostilities with settlers and to demonstrate agriculture and ranching techniques to the Native Americans. He gladly spent the rest of his life dedicated to this endeavor. He founded "Old Agency Reserve" of which River Bluff is near the center of, and what was once 10,000 acres of one of the first non-coastal plantations in Georgia. This was a role model property and a highly successful demonstration center for the Creek Nation. The Colonel's private residence was on a bluff across the Flint and he is buried nearby.

River Bluff is one of the most beautiful, fertile, and geologically unique properties in Georgia. The property has the rare combination of being at the edge of both the Piedmont and Upper Coastal Plain. The result is the beauty found in north Georgia with the wildlife and fertility of SW Georgia. Today, the property contains two miles of one of the highest bluffs on the Flint River and is one of the leading recreational legacy properties today.

"This auction will provide a recreational investor an incredible buying opportunity. Not only is the hunting and fishing spectacular, but this property has real roots; there's an incredible story," said Jon Kohler of Plantation Auction Group, LLC.

Few know the market as well as Kohler. With sales of over \$215,000,000 in this recent market, his sister firm, [Jon Kohler & Associates, LLC](#), is the leading plantation brokerage. The firm recently closed a 1,600 acre quail plantation in Southwest Georgia for \$7,800 per acre.

Nestled into the landscape on a bluff overlooking the river is a beautiful lodge included in this offering. With 185 year-old hand hewn beams, river recovered pecky cypress, heart pine floors, and Tennessee field stone, the components of this lodge, though assembled recently, truly have a history, as well. It is professionally decorated.

The River Bluff property is located about 30 miles WSW of Macon, Georgia.

"During economic periods like this," adds Jon Kohler, "One thing that continues to hold true is that opportunities come at the most inconvenient of times. Someone out there will buy this property next week; a property that normally wouldn't even be on the market."



Plantation Auction Group, LLC has developed a unique auction program that has become the premier format for auctioning plantations and high quality land. Our proprietary sealed bid auction makes bidding on these unique and rare properties a very convenient, safe and professional process for sophisticated investors. To learn more about Plantation Auction Group, visit www.PlantationAuction.com.

Photo credit: M.L. Atwater

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Going-Out-Of-Business Real Estate Auction For Planetta Custom Homes With J. P. King Auction Co.

Third-generation building company in the Gulf Coast Area, Planetta Custom Homes, is going out of business, and J. P. King Auction Company will auction its remaining properties at a real estate auction in Biloxi, Miss., on November 21.

Biloxi, Miss. (Vocus) November 12, 2009 -- Planetta Custom Homes, a prominent third-generation builder in the Gulf Coast area, will offer 166 residential and commercial properties through a real estate auction conducted by J. P. King Auction Company, the nation's leading real estate auction marketing firm. Planetta Custom Homes, which is going out of business, will close out its inventory of single-family homes, commercial properties, waterfront properties and residential and commercial lots on November 21 at 11 a.m. at the Treasure Bay Casino in Biloxi, Miss.

Planetta Custom Homes owns properties that will sell throughout Louisiana, the Mississippi Gulf Coast and Florida. Mississippi locations include Biloxi, Gulfport, Bay St. Louis, Pass Christian, Long Beach, Waveland and Diamondhead. Properties in Pensacola, Fla., and Slidell, La., will also be auctioned.

“J. P. King will offer 166 properties for Planetta Custom Homes, and there are opportunities for a variety of investors or end-users in this auction,” said Craig King, president a CEO of J. P. King Auction Co. “With the first-time home buyer tax credit being extended through April, the houses provide an excellent opportunity to buy a waterfront home, and the commercial properties and lots are great investments for developers to take advantage of.”

Some of the homes being offered on auction day are built to withstand 160-mph winds and are built with exceptionally strong foundations. The residential properties are in excellent locations near great school districts, shopping, interstates and beaches. Many homes are also newly-constructed.

Several properties will also offer GoZone credits.

“When we decided to close our business, we looked at four or five different auction companies to help sell our inventory,” said Vic Planetta, president of Planetta Custom Homes. “The people at J. P. King were, by far, the most professional and most friendly to work with. I was blown away with the credibility and representation they've had all over the country, with the great work they've done, and I'm proud to have them represent me.”

The Treasure Bay Casino is located at 1980 Beach Boulevard and tours are available for many of the properties. For more information about the upcoming auction, individuals may contact J. P. King Auction Co. at 800.558.5464 or visit the company's Web site at <http://www.jpking.com>.

J. P. King, based in Gadsden, Ala., is the nation's leading real estate auction firm specializing in high-value properties such as condominiums, land, luxury homes and ranches. J. P. King has marketed upscale properties in



49 states and six countries with recent sales in, Florida, California, Tennessee, Georgia, South Carolina, Texas, Oregon and Alabama.

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You can read the online version of this press release [here](#).

News Image





TenantAccess Provides Nationwide Coverage with More Than 300 Local Property Managers

Leading REO, residential property management and leasing company expands footprint and offers unmatched services to maximize portfolio returns.

(PRWEB) November 13, 2009 -- TenantAccess, a leading provider of property preservation, management and leasing services, today announced the company has expanded its presence with 348 property managers located throughout the United States. With the responsibility for maintaining the property, paying bills, collecting rents and communicating with tenants about other local issues, TenantAccess property managers offer customers peace-of-mind that their property will be supported and maintained 24/7, no matter where it's located.

Today's housing crisis is causing increasing numbers of foreclosures nationwide. RealtyTrac reported a record high 937,840 foreclosures in Q3 2009, a 23 percent increase over 2008. The opportunity to bring financial stability to the market relies on the industry's ability to quickly occupy the surplus of foreclosed properties. TenantAccess is taking hold of this opportunity and has uniquely created an all-inclusive turnkey solution for property owners, renters, communities and government agencies to more easily and rapidly qualify, rehab, lease and manage residential properties.

"TenantAccess was born out of the industry's need for a single residential rental and property management company," said Paul Hayman, President of TenantAccess. "Our mission is to maximize portfolio returns for our clients by eliminating the worries of property management. Through our services and dedicated team of local property managers, our clients can quickly rent their properties while providing an optimal lessee experience. It's been proven that if renters are happy they are more likely to maintain the property, pay their bills on time and have greater potential to be the ultimate property buyer."

TenantAccess scrutinizes prospective property managers before they are added to the roster. The property management firms must show proof of general liability insurance, E&O insurance, and be licensed per local requirements. TenantAccess also performs a rigorous background and reference check. "The firms that meet our standards are really an all-star team of property managers," said Hayman. "On average they have more than 19 years of relevant REO experience and add tremendous local credibility and knowledge to our team."

End-to-End Suite of Services Creates New Standard for the REO Market

As a subsidiary of FirstService Corporation and in partnership with Field Asset Services, TenantAccess offers clients more than 30 years of industry leading REO, residential property management and leasing experience. In addition to a national presence of local property managers, TenantAccess provides a robust suite of services that cover the entire set of requirements for residential property preservation and management. Each of TenantAccess' solutions is completely comprehensive enabling customers to focus on portfolio management, not on property management. These solutions include:

- Tenant Protection Response Program (TPRP) is a turnkey solution for banks, servicers and property managers to face the challenges of responding to the Protecting Tenants at Foreclosure Act. The TPRP is a scalable



program that handles the complex case by case reviews and decisions that are required by the Act.

- Deed In Lieu (DIL) Lease enables mortgage holders to approach at risk homeowners proactively with the option to convert their lien into a lease and to stay in their home as a tenant. This allows the lender to avoid costly foreclosure expenses and allows the homeowner to avoid damages to his financial and personal well being.
- Lease and Hold (L&H) Program provides a simplified means for investors and lenders to generate cash flow from their portfolios of distressed properties. The L&H Program is designed to help these investors as well as traditional mortgagors to generate rental income through the management of the entire process.
- Rehabilitate and Resell (R&R) Program enables qualified investors an easy means to buy, rehabilitate, and ultimately sell large quantities of distressed properties. TenantAccess brings the scale and experience to manage a large number of projects which require evaluation, initial rehabilitation work, and ongoing property maintenance.

About TenantAccess

The TenantAccess team has more than 30 years of industry leading REO, residential property management, and lease experience. The company provides a full range of services, with a national presence of local property managers. TenantAccess integrates the resources and capabilities of the nation's leading property preservation, REO maintenance and repair company, Field Asset Services. TenantAccess and FAS are subsidiaries of NASDAQ listed FirstService Corporation. This strong ownership enables significant operational capacity and infrastructure to support current volume, as well as provide additional scaling capacity for our clients' incremental property realization strategies. For more information about Tenant Access visit www.tenantaccess.com.

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Online Web 2.0 Version

You can read the online version of this press release [here](#).



The Surrey Debuts In New York's Upper East Side

Luxury Hotel Reopens November 12 Upon Completion of a \$60 Million Dollar Renovation

New York (Vocus) November 12, 2009 -- Denihan Hospitality Group announced today the official grand opening of the [Upper East Side's newest luxury hotel](#) re-creation, [The Surrey](#). The property has completed a 14-month gut renovation returning the hotel back to the splendor of its Beaux-Arts origins with modern touches. The hotel debuts with a Grand Opening Offer, including a third complimentary night with every two nights booked from now until March 31, 2010.

Located on East 76th Street between Madison and Fifth Avenues, The Surrey sits in the epicenter of New York's finest cultural institutions and premiere fashion boutiques. The 190-salon luxury hotel encompasses 30 suites, including one-bedroom suites, a Penthouse and Presidential suite. Adding to the cultural magnificence of the neighborhood, the property houses a vast collection of contemporary modern art, including works by Jenny Holzer, William Kentridge, Jimmy Martin, Helen Amy Murray, Donald Sultan, Richard Serra, Cecily Brown and Imogen Cunningham, among others.

Designed by interior architect Lauren Rottet, The Surrey captures the ambiance of an elegant townhouse infused with contemporary urban cognizance. The hotel celebrates the traditions and heritage of the neighborhood while also delivering edgy details such as the grand entry antique rug formed entirely out of mosaic tiles and a turn-of-the-century armoire displaying poetry in bold graffiti.

"The Surrey represents the next generation of luxury hotels for Denihan Hospitality Group," said, "said co-CEO Brooke Barrett of Denihan Hospitality Group. "Like the customized design of each and every detail of hotel, The Surrey embodies the same philosophy when providing individual and customized services and experiences for our guests. It's our vision to see the hospitality industry return to the standard of excellence that reflects the elegance of the 20s and 30s.

Salons & Suites

With accommodations ranging from 350 to 4,500 square feet, the classically appointed salons and suites overlook Central Park and Upper East Side rooftops. Guests of the hotel enjoy access to Cafe Boulud's 3-star in-room dining, robes designed specifically for The Surrey by Mrs. Pratesi, Sferra linens, Duxiana beds, Denon iPod docking station, bedside lighting control panels, LCD TVs and custom bath amenities by Laura Tonatto.

The Spa at The Surrey

Developed by Spa Director Cheryl Jacobs, The Spa is a private sanctuary, offering customized treatments specifically designed to guests' needs and goals. The facility is free of a public dressing room, as discretion is of utmost importance. Three intimate treatment rooms and two spa suites are elegantly appointed with Sferra robes & linens, a dressing armoire, vanity and rain shower.

The Spa at The Surrey's philosophy honors ancient Aboriginal healing practices as well as advanced technology



and technique. The Spa's two product lines, Darphin and L'ITYA are introduced for the first time on the Upper East Side at The Surrey. Signature treatments include the Darphin's Rose and Pomegranate Age Reversal Facial and L'ITYA's Mala Mayi.

Dining & Entertaining

The Surrey is the original home of Daniel Boulud's first New York City restaurant, Daniel. In 1998, the space was relaunched as Café Boulud with a menu guided by the chef's contemporary approach to classic French cuisine and his flair for seasonal delicacies and worldly flavors. Helmed by Executive Chef Gavin Kaysen, the menu reflects Daniel Boulud's four muses: La Tradition (French tradition), La Saison (seasonal cooking), Le Potager (the vegetable garden) and Le Voyage (culinary travels). Guests at The Surrey enjoy 24-hour, in-salon dining and rooftop dining by Café Boulud.

Café Boulud's new Bar Pleiades is located on the lobby-level of The Surrey, adjacent to the lobby and restaurant, and serves globally inspired cocktails by mixologist Cameron Bogue. Lauren Rottet drew inspiration from Coco Chanel as well as a 1930s Art Deco bar cart for the design of the 1,200-square-foot space. The bar is framed by a black lacquered wood box with white lacquer inlay, referencing a Chanel makeup compact. French doors and mirrors outline the lounge, where an L-shaped banquette invites seclusion in intimate spaces surrounded by beige quilted, Chanel handbag-inspired walls and seating covered in white leather. Chandeliers light the lounge area while a sumptuous carpet rests beneath patron's feet revealing a poem by Dean Blehert entitled Central Park, 1974.

Reservations

For reservations, contact The Surrey at 1-800- 978-7739 or visit www.thesurreyhotel.com.

About The Surrey

Reflecting a Beaux-Arts-designed residential townhouse that has evolved over time, The Surrey is an Upper East Side hotel where traditional meets contemporary. The property was re-created by architectural and interior designer Lauren Rottet, and features 190 salons and suites, The [Spa at The Surrey](#), [Café Boulud](#), Bar Pleiades and a private English rooftop garden. Situated in New York's Upper East Side, The Surrey affords direct access to Madison Avenue's upscale boutiques & restaurants, Museum Mile, iconic landmarks and Central Park. The Surrey is operated by Denihan Hospitality Group, a privately owned company with more than 40 years of hospitality management expertise. For information and [Upper East Side hotel reservations](#), please contact The Surrey at 1 (800) 978-7739 or visit the Web site, thesurreyhotel.com.

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Online Web 2.0 Version

You can read the online version of this press release [here](#).

News Image





Closing.com Introduces Real Estate Agent Service Center at NAR Conference

New Service Center Offers iPhone App for Calculating Closing Costs

San Diego (PRWEB) November 13, 2009 -- Real estate professionals have a new set of free online tools to help their clients save time and money when creating home [closing cost](#) estimates and searching for real estate closing services.

Closing.com, the Web's only one-stop-shop for real estate closing and agent services, has created a new online Real Estate Agent Center to help real estate professionals calculate detailed closing costs instantly based on their clients' specific transactions. The service also allows users to search for local closing service providers in the area where a property is located and view vendors' rates and service details.

With Closing.com's [Real Estate Agent Center](#), professionals can create a list of service providers from their preferred network with just a few clicks, attach a personalized cover letter and e-mail it directly to a client, or send helpful articles from Closing.com's interactive [learning library](#) with their contact information to educate clients about the closing process.

By adding Closing.com's simple SmartClosingSM Calculator tool to their Web site, branded with their logo and colors, agents and brokers can attract and retain clients who want to stay apprised of their closing costs. The SmartClosing Calculator, which won the prestigious Inman award for Most Innovative New Technology in August, also makes it handy for clients to estimate their monthly payments, closing costs and net proceeds.

Professionals can now download Closing.com's new iPhone application that allows them to calculate closing costs and net proceeds anywhere in the field as well as locate suppliers when they are on the go. A similar application will be launched shortly for the Blackberry as well as Android-based phones.

In the popular ClosingTalk community, real estate professionals and closing service providers can answer consumers' questions and cultivate client prospects. "The Closing.com Real Estate Agent Center is designed to help real estate agents add more valued services with their brand to every client relationship," said Tony Farwell, CEO of Closing.com. Additional tools and services will be added to the Real Estate Agent Center in the coming months.

About ClosingCorp

ClosingCorp, an independent real estate information services company based in La Jolla, Calif., owns and operates Closing.com®, the most comprehensive source for real estate closing services on the Web. The site empowers consumers and real estate professionals to shop, compare and evaluate real estate closing services in their area. Visitors to Closing.com can estimate their monthly payments and closing costs, learn more about a real estate provider's products, services and rates and make inquiries online. The company does not own, sponsor or endorse any company that is listed on www.Closing.com.

About the SmartClosing(SM) Calculator

The SmartClosing Calculator, developed by ClosingCorp, enables users to quickly estimate closing costs based



on specific transaction data. By entering information about their property and the transaction, buyers (and their agents) can estimate their monthly payments, closing costs and total cash needed to close, while sellers can estimate sale proceeds and homeowners can calculate the cost to refinance their home in a few simple clicks. Using Closing.com's proprietary technology, the calculator automatically determines which party in the transaction is responsible for costs like title insurance, transfer taxes and recording fees based on local customs and practices.

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You can read the online version of this press release [here](#).



Call for Articles for the 4th Quarter Edition of the Construction Lending News (CLN)

Granite Loan Management (GLM), the experts in fund control and construction lending risk mitigation services is accepting articles for the 4th Quarter 2009 edition of the Construction Lending News.

Denver, Colorado (PRWEB) November 13, 2009 - Granite Loan Management (GLM), the experts in fund control and construction lending risk mitigation services is accepting articles for the 4th Quarter 2009 edition of the Construction Lending News.

This quarterly publication covers news and articles related to the construction lending industry and has a circulation of more than 5,000 readers throughout the United States. CLN also discusses mechanics' lien law for a given state in every issue. GLM, a company that specializes in fund control and risk mitigation for both residential and commercial construction lenders, publishes the free CLN newsletter.

Third Quarter 2009 edition highlights included: Builders, Financial Service Companies Partnering to Stimulate Regional Economy; U.S. Housing Starts, Permits Rise in August; Iconic Skyscrapers Invigorated by Going Green; Granite Commercial Management's SBA Deferment Site Visit and Liquidation Site Visit Services; and a residential construction lending conference call to take place December 23, hosted by the National Association of Residential Construction Lenders.

To read archives of the Construction Lending Newsletter, submit an article, or to register to receive periodic Granite E-News updates, visit www.constructionlendingnews.com.

To learn more about fund control or Granite Loan Management's third-party oversight, construction lending risk mitigation, and workout services, visit www.graniteloan.com .

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You can read the online version of this press release [here](#).



Paul Caparas Introduces Local Demographics for San Diego Homes for Sale Search

You don't just get information about the home when searching for San Diego Real Estate on www.PaulCaparas.com; you will also get Local Demographics such as amenities, schools and neighborhood information.

(PRWEB) November 13, 2009 -- Searching for homes for sale in San Diego on www.PaulCaparas.com just got better. Local Demographics information is now included with all the listings.

This new added feature of Local Demographic makes it the premier home search website for San Diego. When buying a home, the home characteristics isn't enough. Buyers would like to know the school situation, amenities, crime rate, etc. and now all this great information will be provided all in one website.

It is also really easy to use. Go on a particular listing and then click "Get Local" tab. Buyers will get the first page of information of the Local Demographics which is "Nearby Amenities". In this section, buyers will get to see how far is shopping, food/dining, health care services, banks and much more from that particular home. With all this information, it will save time from driving around the neighbor and wasting gas.

Now if that is not enough information, click the button "Nearby Schools". This is a great way to get School information for a particular home. Buyers will be able to see which school the kids will be going to and the distance from the home. As well as if the school has a website, there will be a link to it too!

Lastly, next button is the "Neighborhood Information" where buyers will have access of information like crime rate, population statistics, financial statistics and more. This is perfect if the buyer doesn't know much about a particular neighborhood and this section has great information to keep in mind when buying a home.

Buying a home isn't just knowing how many bedrooms and baths, buyers have to consider about the location, amenities, schools, crime rate and much more and at www.PaulCaparas.com, buyers will have it all.

For more information about this new Local Demographics feature, contact Paul Caparas or visit www.PaulCaparas.com

About Paul Caparas:

Born and raised in San Diego, Ca, Paul Caparas is a successful Broker Associate/ REALTOR with Weichert Realtors Elite. He is among one of the top Realtors in the Weichert Realtors Elite office.

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You can read the online version of this press release [here](#).



Akron's Business Center Gains New Foreclosure & Debt Counselor with Small Business Background

Terry Phillips of the greater Akron area will utilize a strong background in business management and translate it into facilitating help for those in financial trouble due to their burdening home loan status.

Akron, OH (PRWEB) November 13, 2009 -- AmericanBusinessDirect.com, one of the nation's fastest growing sources for foreclosure relief information, has added to its resources with the addition of Akron affiliate manager Terry Phillips. Sure to be a valued asset in the informational resource division for ABD, Phillips is a longstanding member of the Akron business community and will be utilizing the resources and knowledge base that over a decade of service in a municipal job brings with it. With an extensive background in business management and a sturdy work ethic those who use Phillip's site, freedebtinfo@americanbusinessdirect.com, will find an informational resource which will help them to navigate the difficult paths of foreclosure, bankruptcy and other issues related to a failing economy and financial hardship.

With ABD's core function to deliver time sensitive information to those in need, it is comforting that the Akron area will now have the ability to take part in ABD's success. Just consider the company's model for those who are facing bankruptcy and foreclosure: "Time is of the Essence - those in need must act fast to protect their rights and that is the foundation of American Business Direct and its daily operations".

For ABD's clients, if their home payments are more than a month behind, and their lender has already started foreclosure proceedings, we can help get everyone back on track. Spearheading this effort for the greater Akron area is the Ohio College Northeast alumni Terry Phillips.

About American Business Direct

American Business Direct corporate headquarters is located in Chandler, Arizona and from this central location; ABD is able to service our clients nationwide.

American Business Direct has proven itself in the Mortgage community as a top company with high standards and goals. We use the latest technology to effectively communicate between clients and motivated companies. We help our clients every step of the way through finding the right foreclosure prevention option.

Our goal is to become more than a mere foreclosure relief company, and we hope to be a trusted business partner with whom clients can form a long-term and mutually beneficial relationship. As such, we apply the highest standard of ethics and integrity to every aspect of our operations. We fully understand and respect the needs of our customers and pursue solutions for those needs with passion and commitment.

Aside from the plethora of informational service tasks for those in real estate related financial distress, ABD is also a top level service provider of transaction based client services. By offering more in depth information on related subject, ABD is able to provide an all encompassing information stream to its clients for all their needs now and in the future.



For additional information please contact Terry Phillips at 800-395-4047 ext 1883 -
freedebtinfo@americanbusinessdirect.com or visit www.americanbusinessdirect.com.

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You can read the online version of this press release [here](#).



Resident Screening and Tenant Screening Franchise Operation Launched

On Target Screening has launched a unique franchise opportunity that will allow creative landlords, real estate investors and multi-family property managers to start own their own resident screening and tenant screening business based on a proved franchise model.

Indianapolis, Indiana (PRWEB) November 13, 2009 -- On Target Screening has launched a unique franchise opportunity that will allow creative landlords and multi-family property managers to start own their own resident and tenant screening business based on a proven franchise model.

Since launching the franchise opportunity just one month ago, Steven Foster, President of the company says the company has already fielded inquiries from across the county. "To the best of our knowledge there is no other franchise on the market quite like what we are offering the ability to offer accurate, affordable background screening services, including resident screening, tenant screening, and volunteer Screening services for churches and non-profit organizations. Franchisees will have the opportunity to launch volunteer screening and employment screening services next year."

On Target's resident screening and tenant screening business model is built upon a proven track record and our unique expertise in screening rental applicants and building solid long-term relationships with our clients. Clients who depend on these services include the single unit property owner, real estate investors with multiple rentals and property managers responsible for small and large apartment communities.

On Target's experience and proven track record offers selected franchisees the opportunity to work under the umbrella of a well-established, experienced resident screening and tenant screening business model -with a safety net.

Foster says prospective franchisees are most likely to be creative and driven real estate investors or multi-family property management professionals who want to start their own business. "The statistics prove that a good franchise model is much more likely to succeed than a start-up company so it's a good option for them. And we're only taking on a few new franchises every year so that we can work with them closely and ensure their success," says Foster.

About On Target Screening, Inc

On Target Screening, Inc., is the leading provider of online background checks and risk management services to the apartment industry. On Target Screening launched services to help landlords, real estate investors, multi-family property managers/owners harness the power of statistical credit scoring over the Internet to increase net operating income, reduce risk and improve operational efficiency.

On Target is headquartered at 55 Monument Circle, Suite 1334, Indianapolis, Indiana and is adding local offices nationwide. The company can be reached at (317)423-0470. Additional information is available on their website at <http://residentscreening.us/Partners/tabid/234/language/en-US/Default.aspx>. or www.OnTargetScreening.com.



On Target Screening, Inc is a member of the National Association of Property Managers, Indiana Apartment Association, Central Indiana Real Estate Investors Association, National Apartment Association, Greater Cincinnati Northern Kentucky Apartment Association, Apartment Association of Fort Wayne, Kentuckiana Real Estate Investors Association and the Greater Dayton Real Estate Investors Association.

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Housing Market Hasn't Made a True Recovery, According to Wealth Management CEO

Although newspapers are touting a housing market recovery, a closer look at the numbers reveals the news is nothing to shout about, according to Dennis Tubbergen, CEO of USA Wealth Management Inc.

Grand Rapids, MI (PRWEB) November 11, 2009 -- Although newspapers are touting a housing market recovery, a closer look at the numbers reveals the news is nothing to shout about, according to Dennis Tubbergen, CEO of USA Wealth Management Inc.

In a recent blog post on www.dennistubbergen.com, Tubbergen explains why reports of a housing market recovery are being viewed by many with skepticism.

Tubbergen cites a recent article written in September by Chris Martenson, a writer and commenter on economic matters.

Martenson explains that when a prospective homeowner wants to purchase a home, he or she typically needs to get that loan from a mortgage lender. That lender, after loaning the new homeowner the needed funds, typically sells the mortgage to another institution who sells it to yet another. This process continues until at some point there is an 'end holder' of the mortgage.

The lending bank rarely holds the mortgage. Instead, the modern banking model is far more profitable making loans and selling them, freeing capital to make additional loans instead of holding them as part of the bank's portfolio.

According to Martenson, year to date through August of 2009, 3.2 million existing homes were sold at an average sale price of \$217,000, and 263,000 new homes were sold at an average price of \$264,000. Assuming all of these properties were purchased with a 20% down payment, there was new mortgage volume through the first 8 months of the year of about \$611,066,000,000, or \$611 billion.

The Federal Reserve's website reports the central bank purchased \$624 billion worth of mortgage backed securities so far in 2009.

What does this mean? The Federal Reserve isn't just playing a role in the housing market - it HAS BECOME the housing market. It appears the government is spending more money than it's taking in.

Where does the Fed get the money to do this? The Federal Reserve holds a portfolio of US Treasuries, or government IOU's. So basically the US Government, or rather the US Taxpayer, is behind the housing market recovery, Tubbergen explains.

Which makes any rejoicing about the Housing Market "Recovery" premature.



To learn more about Tubbergen's views on the market, read www.dennistubbergen.com.

USA Wealth Management, LLC, is a federally registered investment advisory company. The opinions expressed herein are those of the writer and not necessarily that of the above noted company. This update may contain forward-looking statements, including, but not limited to, statements as to future events that involve various risks and uncertainties. Forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause actual events or results to differ materially from those that were forecasted. Information obtained from third party resources is believed to be reliable but the accuracy cannot be guaranteed.

This information is educational in nature and, therefore, is not intended to constitute investment advice and should not be interpreted as a recommendation to purchase, sell or hold a particular security. Prior to making any investment decision, the services of an appropriate professional should be sought as investment related recommendations are dependent upon the personal situation of each individual investor. Investing in market related securities involves a risk of principal loss.

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You can read the online version of this press release [here](#).



Junk Trash Removal in Miami, FL, Helping Home Owners and Foreclosed Property Owners with Trash and Debris Removal

After 3 years in business, Junk Trash Removal has re-launched their web site. Available at <http://www.junktrashremoval.com>, the site contains a list of junk removal services, links to Miami Trash Services and answers frequently asked questions about Miami house clean outs.

(PRWEB) November 13, 2009 -- After 3 years in business, Junk Trash Removal has re-launched their web site. Available at <http://www.junktrashremoval.com>, the site contains a list of junk removal services, links to Miami Trash Services and answers frequently asked questions about Miami house clean outs.

Established in 2006, Junk Trash Removal is a family-owned business that offers junk removal for commercial and residential properties in Miami, FL. As part of their customer service package, Junk Trash Removal offers free estimates, a manager on site for every job and weekly discounts. In addition to rubbish removal, Junk Trash Removal services include appliance removal, debris clearing, foreclosure clean-outs, yard waste removal, bulk pick ups and general junk removals.

Damien Wright of Junk Trash Removal.com stated, "Our goal is to be the # 1 junk removal service for commercial and residential properties in Miami, Florida. Assisting all Miami homeowners with their junk and debris cleaning needs. The resources and services at www.junktrashremoval.com are simple and offer every homeowner and business information about living clutter free."

Established by Damien Wright, in 2006, Junk Trash Removal has been serving Miami and surrounding cities for the last 3 years. The business specializes in:

- Miami junk removal
- South Florida debris removal
- Appliance removal
- Furniture removal
- Trash removal
- Rubbish removal
- Home clean outs
- Yard waste removal
- Foreclosure clean outs
- Eviction clean outs
- Demolition services
- Bulk pick-up

"As a small family owned and operated junk removal business", says Damien, "we are able to offer you the personal service and attention you are looking for when having your junk removed. From the moment that we arrive to clean out your home or business, it will be obvious that you've made the right choice."

Junk Trash Removal is located at 9660 SW 103 Avenue Road Miami, Florida 33176. Phone: 305-542-8719



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You can read the online version of this press release [here](#).



Allied Modular Has Been Awarded and Recognized as one of the "Hot 100" Fastest Growing Companies by Business Tennessee Magazine

Fast-growing, emerging or simply full of promise, the "Hot 100" represent the best Tennessee has to offer in terms of entrepreneurial vision and growth. From startups getting their financial legs beneath them to more established companies whose mature growth is remarkable, this patchwork of companies--big and small, highly profitable and increasingly profitable, full of dreams or realizing their dreams--is perhaps best described as a list of companies to watch.

Nashville, TN (PRWEB) November 12, 2009 -- [Allied Modular Building Systems, Inc.](#) has been awarded and named in Tennessee's "Hot 100" Fastest Growing Companies list. Published by Business TN Magazine, the "Hot 100" is comprised of Tennessee's top companies to watch for in 2010. "Our team is very proud to be named on the "Hot 100" list published by Business TN, magazine. We worked extremely hard these last couple of years and we look forward to the continued achievements ahead," says Kevin Peithman, President of Allied Modular.

The [Tennessee Hot 100](#) selection is based on numerous factors, ranging from revenue and employee growth to growth over a period of years, growth as compared to industry average, projected growth and projected pitfalls, among other criteria. But the Hot100 also involves editorial judgment. While most of the companies reflected here applied to be considered for the list, many were chosen by BusinessTN staff based on awareness of a company's success or references from knowledgeable sources about area companies performing well.

Allied Modular Building Systems manufactures [various modular buildings](#), as well as walls and offices, touting them as efficient, cost-saving and environmentally friendly. The company maintains a LEED AP-certified staff, and through its commitment to a "go-green attitude"--as well as its ability to adapt to consumer ideas--Allied Modular Building Systems has secured contracts with NASA, Nike, Toyota, Boeing Co., and the U.S. government. The company has spent more than \$1 million on [Microsoft](#) software, which, combined with custom project management software, allows it to track a product from start to finish. It services all 50 states with manufacturing facilities in California and Tennessee, with the goal of adding more facilities in the future.

Since its founding in 1989, Allied Modular has become a leader in innovation in its industry. Today, Allied Modular Building Systems has broken the mold for [green modular construction](#). Allied Modular is finding better ways to build offices, cleanrooms, guardhouses and 100's of other products for businesses around the United States and abroad.

You can visit their website at www.alliedmodular.com or call them at (888) 836-7580

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Contact Information

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Online Web 2.0 Version

You can read the online version of this press release [here](#).



New Prince William County Townhomes Showcase A Contemporary And Open Design

Miller & Smith opens the Crimson Collection--new townhomes for sale at Victory Lakes in Bristow, Virginia.

McLean, VA (PRWEB) November 12, 2009 -- [Miller & Smith](#), the Washington region's most award-winning homebuilder, announces brand new townhomes for sale at Victory Lakes in Bristow, Virginia.

Priced from \$289,990, the all new Crimson Collection features up to 4 bedrooms, 2.5 baths, and over 2,200 square feet of living space on three finished levels.

[Miller & Smith](#), known for creating innovative home designs that fit the way people live today, is putting a fresh new spin on traditional townhome design with the Crimson Collection.

While many three level townhomes feature the primary living spaces on the second level, in the Crimson Collection homeowners enter directly onto the main living level, which is open, airy and full of natural light.

"The first thing people think when they see this design is 'Wow, I love this contemporary, open floorplan,'" said Kim Ambrose, Vice President of Marketing, Miller & Smith. "And it's a complete bonus when they realize that they don't have to lug their groceries upstairs. The Crimson Collection truly emphasizes ease, comfort and flexibility on every level."

These townhomes feel warm and welcoming whether you enter through the front door or through the enclosed rear courtyard, which adjoins the one or optional 2-car garage. Tailor made for both indoor and outdoor entertaining, the main level features a spacious kitchen and center island that is flanked by a great room on one side and an enclosed courtyard on the other.

Traditionally, recreation rooms are incorporated into lower levels. Once again, Miller & Smith flips the expected on its head and puts the recreation room on the second level, adjoining a full bath and two bedrooms. This recreation space can also be enjoyed as an optional fourth bedroom.

Homeowners enjoy even more flexibility and choice with the master suite. The entire second level, boasting over 790 square feet of space, can be transformed into a dramatic master retreat. Or, for a more traditional plan, the master suite can be enjoyed on the third level with an optional loft dormer.

"The Crimson Collection is large enough and flexible enough to appeal to a wide range of lifestyles, from first time homebuyers, to young families, to single professionals," added Ambrose.

Anyone considering new townhomes for sale in Prince William County is encouraged to visit Victory Lakes today. Miller & Smith is now previewing the Crimson Collection from the high \$200's. For information, contact



Eric Hansen, Sales Manager, at 571-229-9292.

Victory Lakes is an award-winning planned community developed by Miller & Smith on approximately 580 acres in Bristow, Virginia. Recognized as the region's first "Family-Active Community," Victory Lakes boasts a fabulous array of amenities including a clubhouse with full-time activities director, multiple pools, ball fields, fishing lakes, over 75 acres of green space, and a new elementary school located right in the neighborhood. The community is convenient to Sudley Manor Drive and offers quick access to I-66 and Manassas.

Miller & Smith is the third largest private homebuilder in the Washington Metropolitan region. Founded in 1964, it has built over 5,000 single family homes, 8,000 townhomes and 2,000 condominiums, and developed 12,000 homesites in 87 communities throughout Maryland, Virginia and Delaware. Along the way, Miller & Smith has earned a reputation for creating homes and communities that stand out for their inventiveness and imagination.

Miller & Smith is currently selling single family homes, townhomes and condominiums in Maryland, Virginia and Delaware from the \$200's to the \$600's. For information on immediate delivery homes and directions to its communities, please visit <http://www.millerandsmith.com/index.php>

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Contact Information

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Miller & Smith

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Online Web 2.0 Version

You can read the online version of this press release [here](#).



BidClerk Reports New Construction Projects Up For Bid in the Los Angeles, CA, Area

BidClerk's daily update of new construction projects coming up for bids and starting construction in the next 90 days.

(PRWEB) November 12, 2009 -- BidClerk, the Construction Industry Search Engine, reported today that the following building projects are planning to go out for [bids](#) or start [construction](#) in the next 90 days in the Los Angeles, CA, Metro Area. Businesses interested in providing services relative to these projects should visit www.BidClerk.com and reference the Project ID listed below to obtain direct contact information for each job:

Azusa, CA – Target #2627, 150 W. 9th St., 154,629-square-foot retail store, December 2009, \$11 million.
Project ID : 1067268

Mira Loma, CA – Eastvale South – Shop Building #1, Limonite Avenue and Hammer Avenue.,
12,200-square-foot retail shell building, December 2009, \$750,000. Project ID : 1100534

Huntington Beach, CA – 7-Eleven, 19731 Beach Blvd., 2,300-square-foot retail store, December 2009, \$100,000.
Project ID : 1100646

Hemet, CA - Inland Eye Specialists, 3953 Stetson Ave., 12,982-square-foot medical facility, December 2009, \$1 million. Project ID : 1070814

Anaheim, CA – Canyon Point, Miraloma Avenue and Miller Street, 121,891-square-foot industrial complex,
December 2009, \$15 million. Project ID : 1056492

About BidClerk.com

BidClerk.com is the only Search Engine dedicated to providing businesses with in depth information on thousands of construction projects coming up for bid all throughout the United States. Our daily updates of commercial and residential construction projects are available to [contractors](#), subcontractors, general contractors, architects and businesses in related industries that are seeking bid opportunities. For more information on bidding construction projects in your area, visit BidClerk online or call 877-737-6482.

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Online Web 2.0 Version

You can read the online version of this press release [here](#).



Senior Quality Lifestyles Corporation Announces Completion of \$164,855,000 in Financing for The Stayton at Museum Way

Senior Quality Lifestyles Corporation (SQLC), a Texas-based nonprofit developer of senior living communities, announces that financing has been completed for its latest project, The Stayton at Museum Way. A 501(c)3 nonprofit life care retirement community, The Stayton at Museum Way will be constructed on 2.5 acres of land located at Stayton Street and Museum Way in the Fort Worth Cultural District. Financing was completed through the sale of \$164,855,000 in revenue bonds. Ziegler Capital Markets served as bond underwriter for the transaction. The announcement was made by Charles B. Brewer, president and CEO of SQLC.

Fort Worth, TX (PRWEB) November 12, 2009 -- Senior Quality Lifestyles Corporation (SQLC), a Texas-based nonprofit developer of senior living communities, announces that financing has been completed for its latest project, The Stayton at Museum Way. A 501(c)3 nonprofit life care retirement community, The Stayton at Museum Way will be constructed on 2.5 acres of land located at Stayton Street and Museum Way in the Fort Worth Cultural District. Financing was completed through the sale of \$164,855,000 in revenue bonds. Ziegler Capital Markets served as bond underwriter for the transaction. The announcement was made by Charles B. Brewer, president and CEO of SQLC.

“We are pleased to complete the successful financing of The Stayton in the face of what has been not only a very difficult financing period, but one of the most challenging economic periods for our economy in my business career,” said Brewer. “I believe it reflects very favorably on the concept and design of this retirement community, the talented team that has brought it to the market, and truly the market itself – Fort Worth – which has embraced the project.”

A premier residential address, the 11-story community will serve 188 families seeking an active lifestyle in the heart of the West 7th Cultural District. Construction is underway, and the community is scheduled to open in 2011.

“The financing of The Stayton at Museum Way in these challenging economic times speaks highly of the reputation of Senior Quality Lifestyles Corporation within the financial community,” said Rich Scanlon, managing director, Ziegler Capital Markets, Senior Living Finance. “It is a testament to the organization’s track record of successful development and management of senior living communities across Texas.”

SQLC sponsors similar communities in Dallas (Edgemere), Houston (The Buckingham), and Austin (Querencia at Barton Creek). A fifth community, located in Corpus Christi (Mirador), is currently under development with construction expected to begin by the end of the year.

According to Greystone Communities, the Irving, Texas-based development partner, the economic impact of the project for the Fort Worth community will be significant.

“The Stayton will support the Fort Worth economy in a big way with a \$78,000,000 construction contract,” said Burt Derr, vice president, development for Greystone Communities. Derr projects that, at the peak of



construction, Andres Construction will employ more than 500 construction personnel.

The level of service that will be provided to residents of The Stayton means an influx of jobs for the Fort Worth community as well. “A hallmark of all of the SQLC communities is an emphasis on quality and hospitality. After The Stayton opens, more than 150 full-time staff members will serve the residents,” said Harold Weyand, vice president, management services for Greystone.

Residences are available in one-, two- and three-bedroom floor plans ranging in size from 850-square feet to more than 2,500-square feet. The Stayton at Museum Way will be the only full service life care community serving Fort Worth with priority access to onsite assisted living, memory support and private skilled nursing at a predictable cost. Over 75 percent of the available residences have been reserved. For information, visit www.thestayton.com, or call (817) 439-6936.

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Online Web 2.0 Version

You can read the online version of this press release [here](#).



Bathroom Refinishing is Now Being Offered with Custom Tub and Tile Refinishing in Addition to Kansas City Countertop Refinishing

NuLook Custom Finishes offer Kansas City Countertop Refinishing, Tile Refinishing, and Tub Refinishing in both Kansas City, Kansas, and Kansas City, MO. This inexpensive alternative to a complete bathroom remodel is done in less than 24 hours and makes countertops, tile, and bathtubs look brand new for a fraction of the cost. Countertops look like granite without the expensive and inconvenient replacement that occurs with most Kansas City granite countertop installations.

Stillwell, KS (PRWEB) November 12, 2009 -- NuLook Custom Finishes, Inc has announced it is offering an alternative to a complete bathroom remodel. They note that many people are not able to afford getting their bathrooms completely redone, and because of that, the company has created refinishing technology that creates a new looking bathroom at a fraction of the cost of remodeling.

NuLook is currently providing its refinishing services to people in the Kansas and Missouri areas. The product the company provides goes right over the existing [Kansas City tubs](#) and tiles. What this does is creates a new look for the tub and tile without actually removing them. By using the existing tub and tile, homeowners are able to remodel without physically replacing items in their bathrooms.

The company coats the tub and tile with primer and then uses another coat that changes the look in order to make it look like new. This allows people that don't have the budget for a complete remodel to still get a new looking bathroom. The primer covers up any imperfections before the final coat is put on. Because of that, older tubs and pieces of tile can be updated to look like new.

The company offers ninety color options for those that want to refinish their bathrooms. The color options can be picked by the client, or, for a limited time, clients can use a free designer courtesy of NuLook. The designer will help clients pick out colors and will also provide free estimates.

NuLook notes that it has a wide range of clients in the Kansas and Missouri areas. It has refinished bathrooms from Kansas City, Missouri to Overland Park, Kansas, as well as many places in between.

NuLook services both commercial and residential clients. Among its list of customers are homeowners, realtors, and professional contractors that are looking for a way to remodel the homes they serve at a low price. In addition to the price that is available from NuLook, many clients like the speed of the service. NuLook states they can complete a bathroom in less than 24 hours, and they can also do the same for a kitchen. The reason they are able to work so quickly is because construction is not required.

Thus far, NuLook has worked for a large number of satisfied customers. One such customer, Shelby of Overland Park, KS, stated, "We were just blown away with how good the bathtub looks. The transformation was incredible."

NuLook also offers [Kansas City Countertop refinishing](#) giving old countertops the look of [Kansas City Granite](#)



Countertops.

NuLook Custom Finishes, Inc was founded by Dan Allen. Allen has spent the last thirteen years perfecting the technology that allows him to refinish bathrooms and kitchens. He is able to bring bathrooms and kitchens up to date and give them a new look without going through the construction process. To find out more about NuLook or to sign up for a free design consultation, visit the company online at <http://www.nulookfinishes.net/>

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Online Web 2.0 Version

You can read the online version of this press release [here](#).



SoothingWalls.com Intros Distinctive Wall Signage That Soothes; Unique Logo Water Fountains Provide Impact and Serenity to Office Environments

SoothingWalls.com, a leading online water features retailer of floor and wall fountains for home, office and garden, has introduced a line of logo wall fountains that utilize the senses of sight and sound to create highly impactful office environments.

Camas, WA (PRWEB) November 12, 2009 -- SoothingWalls.com, a leading online water features retailer of floor and wall fountains for home, office and garden, has introduced a line of logo wall fountains that utilize the senses of sight and sound to create highly impactful office environments.

Designed to generate an immediate visual impact as well as supply the soothing sound of trickling water, the SoothingWalls.com logo wall fountains are available in a number of different trim colors and finishes, including copper metal, antiqued black copper and stainless steel. A company's name or logo is permanently etched into the wall fountain's surface, which is available in a variety of different colors and materials, including slate, mirrored glass, marble and light weight Featherstone.

The logo water fountains include built-in lighting that highlights the vibrant colors of the stone and illuminates the gently falling water. Each logo wall fountain also acts as a natural humidifier, cleaning and purifying the air through the constant movement of water.

“These logo [wall fountains](#) are inspired by Feng Shui, the ancient art of placement; when located in a business environment, they represent prosperity,” said Loren Taylor, owner of SoothingWalls.com. “Customizing the wall fountains with a logo or business name draws immediate attention while creating a positive environment of serenity and calm.”

Logo wall fountains are available in a wide range of both horizontal and vertical styles and sizes. SoothingWalls.com offers free shipping throughout the U.S.; some models are also available for shipment to Canada. Each logo wall fountain carries a one-year warranty and is easy to assemble and install.

For more information on logo wall fountains as well as other indoor wall water features and fountains, outdoor wall fountains, outdoor [water fountains](#) and garden fountains, visit www.SoothingWalls.com or call toll free 888-839-3597.

About SoothingWalls.com

Based in Camas, Washington, SoothingWalls.com is a leading online retailer of floor and wall fountains for home, office and garden. The company's [water features](#) include indoor wall fountains that include logo wall fountains, slate wall fountains, marble wall fountains, galaxy art wall fountains, mirror wall fountains, glass wall fountains and pebble wall fountains; floor fountains, tabletop fountains, outdoor water fountains, custom water fountains, garden fountains and commercial water fountains. SoothingWalls.com offers free shipping for its water features throughout the U.S.; some models also qualify for free shipping to Canada. The company's website is www.SoothingWalls.com.



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You can read the online version of this press release [here](#).



RealPage Acquires Propertyware

RealPage of Carrollton, Texas, has acquired Propertyware, the leading on-demand property management software provider to managers of single-family rentals and low density, centrally-managed, multifamily housing.

Carrollton, Texas (PRWEB) November 12, 2009 -- [RealPage Inc.](#), a leading provider of on-demand software and services to the multifamily industry, today announced the acquisition of Propertyware, enabling RealPage to better serve its multifamily clients with mixed portfolios that include smaller, centrally- managed apartment communities. The move also vastly expands the breadth of products Propertyware will make available to its residential property management customers who manage diversified portfolios that include, commercial properties, single-family homes, condominiums, town homes, duplexes, and small apartment buildings.

“This acquisition will enable managers of single-family rentals and smaller apartment communities that are centrally managed, to leverage the infrastructure, controls, financial backing, and integrated services offered by RealPage,” said [Steve Winn, CEO of RealPage](#). Virtually all of the on-demand services offered by RealPage including tenant screening, renters insurance, eProcurement, group purchasing, contact center, and billing will be tightly integrated into the Propertyware platform over the next 6 to 12 months.

The current management team will continue to operate Propertyware, with the addition of significant sales and service resources to support the rapid growth both companies are experiencing. RealPage also plans to move the Propertyware data center into its SAS70 and PCI compliant, cloud computing infrastructure in Dallas.

“This will tremendously benefit a segment of the real estate market that has largely been underserved from a technology standpoint,” said Sina Shekou, president of Propertyware. “Our integration with RealPage will enable property managers, wherever they are based, to ‘plug in’ to the most powerful property management platform available today in an efficient, uncomplicated manner, so they can focus on generating new business versus spending endless hours managing properties and filling vacancies.”

[Propertyware solutions](#) enable individual property owners, regardless of their technical expertise, to effectively manage any number of single-family or multi-family rental properties from a remote location anywhere in the world using a web browser. This segment of the real estate market has grown exponentially creating a bigger demand for self-provisioning property management software.

According to Kirk McGary, president of Real Property Management, the largest property management franchise in the U.S., “The U.S. inventory of foreclosed rental properties now includes pools of thousands of properties held by institutions that simply don’t have the systems at hand to manage properties effectively. The combination of Propertyware and RealPage will fill that gap and deliver the technology they need with the financial stability of a leading national company.”

“We have plugged into the Propertyware platform and customized a solution that captures our unique process and 20-plus years of experience in managing thousands of properties in both the U.S. and Canada,” McGary added. “We intend to use Propertyware as we expand into other foreign markets, and the backing of RealPage



will certainly help us.”

Propertyware was founded by SaaS veterans Shekou and Adam Silverthorne. “They are visionaries who understood the significance of leading edge cloud computing and built their on-demand platform using the latest scalable cloud computing technology,” said Dirk Wakeham, president of RealPage. “They are a great fit with our on-demand delivery model and have some of the most advanced Internet marketing campaign solutions available anywhere. We intend to adapt these for our enterprise property management systems over time.”

To learn how Propertyware delivers property management integration and improves efficiency visit www.realpage.com/pwnewsrelease. For more information about the Propertyware acquisition, or to schedule an interview with a Propertyware or RealPage executive, please contact Karen Dodge at karen.dodge@realpage.com or 972.820-3718.

About Propertyware

Located in San Francisco, California, Propertyware pioneered property management solutions for single-family and low density rental units through a full suite of on-demand property management tools that are self-provisioning. More than 2,000 companies in seven countries utilize Propertyware which comprises a full suite of integrated property management services: a real-time customized, hosted website, online payment processing via credit/debit cards and eChecks, work order management, customer portals, and accounting – all in one easy-to-use solution. For more information or a no obligation free trial visit Propertyware at www.propertyware.com.

About RealPage

Located in Carrollton, Texas, a suburb of Dallas, RealPage provides Software-as-a-Service products and services to more than 30,000 apartment communities across the United States. Its six on-demand product lines include OneSite® property management systems that automate the leasing, renting, management, and accounting of conventional, affordable, tax credit, student housing, military, and senior living properties; CrossFire® sales and marketing systems that boost occupancy and build retention; YieldStar® asset optimization systems that maximize asset valuation and investment return; Velocity™ utility management systems that accelerate payments for resident charges; LeasingDesk® risk mitigation systems that reduce a community's exposure to risk and liability; and OpsTechnology™ spend management systems that help owners manage and reduce operating expenses. In addition, RealPage now offers Infrastructure-as-a-Service to multifamily owners and operators to help reduce IT costs and dramatically improve integration performance and reliability. For more information, call 1-87-REALPAGE or visit www.realpage.com.

All statements other than statements of historical fact included in this press release regarding the Company are forward-looking statements. These forward-looking statements are based on our current expectations and projections about future events. There can be no assurance that those expectations and projections will prove to be correct. We undertake no obligation to publicly update or revise these forward-looking statements, whether as a result of new information, future events or otherwise.

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Online Web 2.0 Version

You can read the online version of this press release [here](#).

October Sales of California's Small Businesses Show Improvement

Sales of small and mid-sized businesses in California showed improvement in October, demonstrating turnaround of key factors that impact the market, and corresponding to growth in other economic indicators. This impacts business buyers, business owners/sellers, [business brokers](#) and other professionals serving this market.

(Vocus) November 11, 2009 -- The total of 1,314 small and mid-sized California businesses sold last month, as reported by BizBen.com -- [business for sale listings](#) in California, could signal a turnaround from the lackluster sales activity of last summer.

“October was the strongest sales month we’ve had since May, and I think it’s an indication that some of the factors we saw dragging down this market are now becoming more robust,” said Peter Siegel, MBA, founder and CEO of BizBen.com

“This is encouraging news for the industry,” he added. “It corresponds to the brighter picture suggested by some of the leading economic indicators that are moving in a positive direction.”

Among the factors Siegel cited as “coming around and contributing to the growth in [small businesses for sale](#),” are increased willingness of lenders to participate in the market, and less uncertainty on the part of entrepreneurs who were hesitant to move forward.

“When the banks are starting to lend and buyers are ready to make commitments, it means the business of business sales can start getting healthy,” according to Siegel.

He also noted that industry observers believe some of the movement can be attributed to pent-up demand.

“Buyers who are serious about getting into a business become more realistic about what is available and at what price. They get off the fence and start to make offers.”

Siegel said people who are interested in [selling a business](#) “get more motivated as time goes on and as they become more and more interested in retiring or moving into another enterprise.

“We’re learning that owners who are ready to turn the business over to someone else are learning what the market will bear, and they are getting more realistic.”

The improved October ‘09 figures still fall short of the sales total for the same month last year, when 2,323 enterprises changed hands.

And the 12,130 sales total for the ten months of 2009, is a 35% drop from the 18,665 completed deals during the same 2008 period, according to the BizBen.com figures.



October mid-sized and [small business sales](#) by California county are as follows:

Alameda: 62, Amador: 1, Butte: 5, Calaveras: 1, Contra Costa: 42, El Dorado: 8, Fresno: 37, Imperial: 1, Kern: 18, Kings: 1, Lake: 1, Lassen: 1, Los Angeles: 379, Madera: 1, Marin: 5, Mendocino: 1, Merced: 7, Mono: 3, Monterey: 13, Napa: 3, Nevada: 6, Orange: 99, Placer: 11, Riverside: 23, Sacramento: 64, San Bernardino: 58, San Diego: 129, San Francisco: 61, San Joaquin: 10, San Luis Obispo: 14, San Mateo: 32, Santa Barbara: 25, Santa Clara: 59, Santa Cruz: 7, Shasta: 11, Solano: 14, Sonoma: 26, Stanislaus: 16, Sutter: 7, Tehama: 1, Trinity: 1, Tulare: 9, Tuolumne: 3, Ventura: 30, Yolo: 7, Yuba: 1

In addition to monitoring and reporting on small business sales BizBen.com provides California's most active and popular online marketplace for small and mid-sized companies being bought and sold, with 7000+ offerings promoted on the site and 200 additional for-sale postings daily. The site also features a number of resources, articles, news items, practical tips and a blog page, all providing valuable information, ideas and opportunities for small business owners/sellers, business buyers and the professionals serving this market.

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BizBen.com - Businesses For Sale In California

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Online Web 2.0 Version

You can read the online version of this press release [here](#).

News Image





Webinar to Give Credit Unions Inside Scoop on Mortgage Compliance

Attendees will get up to speed on latest regulatory changes, learn what's on the horizon and gain practical tips for remaining compliant.

Madison, Wis. (PRWEB) -- QR Lending, Inc. announced today that it is conducting a complimentary webinar for credit unions on November 18 at 2 p.m. ET titled [Mortgage Compliance: The Inside Scoop](#). This online event will give attendees the knowledge and all of the crucial details they must have to effectively manage mortgage compliance and generate income in today's complex mortgage market. QR Lending will tap into its breadth of experience helping credit unions alleviate the burden of compliance to provide this valuable insight.

Credit union executives will learn about the latest compliance changes, including Regulation Z and the Home Valuation Code of Conduct (HVCC), hear tips for minimizing their impact and gain insight into what they can expect ahead. They will also obtain pointers that can help them address rapidly evolving federal compliance regulations—with confidence.

Credit union attendees will:

- Obtain important information about 2009 regulation changes and truly understand their impact
- Hear what additional regulations are planned for 2010, including pending FHA changes
- Learn how they can make substantial gains—even if they've never offered mortgages before
- Find out how they can augment internal resources or outsource the origination, processing, servicing, closing and funding of their loans
- Discover how they can easily adapt to the regulatory changes that are wreaking havoc on the industry—without hiring additional staff

Credit unions may register for this event at www.qrlending.com/webinar, or for immediate assistance contact Tom Pisapia, Executive Vice President, QR Lending, Inc. at 888.766.4734.

About QR Lending

QR Lending is a nationwide provider of residential mortgage services for community financial institutions, offering a quality resource for handling everything from originating to servicing mortgage loans. The QR Lending services are as flexible as they are comprehensive, allowing customers to select the areas of involvement that best fit their business needs. QR Lending works as an extension of a credit union's internal team, and delivers the personal, reliable service required to help institutions meet the mortgage needs of their members. For more information about QR Lending and its services, visit qrlending.com or contact us at 888.766.4734.

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Online Web 2.0 Version

You can read the online version of this press release [here](#).



Webinar to Give Community Banks Inside Scoop on Mortgage Compliance

Attendees will get up to speed on latest regulatory changes, learn what's on the horizon and gain practical tips for remaining compliant.

Madison, WI (PRWEB) November 12, 2009 — QR Lending, Inc. announced today that it is conducting a complimentary webinar for community banks on November 17 at 11 a.m. ET titled [Mortgage Compliance: The Inside Scoop](#). This online event will give attendees the knowledge and all of the crucial details they must have to effectively manage mortgage compliance and profit in today's complex mortgage market. QR Lending will tap into its breadth of experience helping community banks alleviate the burden of compliance to provide this valuable insight.

Bankers will learn about the latest compliance changes, including Regulation Z and the Home Valuation Code of Conduct (HVCC), hear tips for minimizing their impact and gain insight into what they can expect ahead. They will also obtain pointers that can help them address rapidly evolving federal compliance regulations—with confidence.

Community bank attendees will:

- Obtain important information about 2009 regulation changes and truly understand their impact
- Hear what additional regulations are planned for 2010, including pending FHA changes
- Learn how they can make substantial gains—even if they've never offered mortgages before
- Find out how they can augment internal resources or outsource the origination, processing, servicing, closing and funding of their loans
- Discover how they can easily adapt to the regulatory changes that are wreaking havoc on the industry—without hiring additional staff

Bankers may register for this event at www.qrlending.com/webinar, or for immediate assistance contact Tom Pisapia, Executive Vice President, QR Lending, Inc. at 888.766.4734 or tpisapia@qrlending.com.

About QR Lending

QR Lending is a nationwide provider of residential mortgage services for community financial institutions, offering a quality resource for handling everything from originating to servicing mortgage loans. The QR Lending services are as flexible as they are comprehensive, allowing customers to select the areas of involvement that best fit their business needs. QR Lending works as an extension of a community bank's internal team, and delivers the personal, reliable service required to help institutions meet the mortgage needs of their borrowers. For more information about QR Lending and its services, visit <https://www.qrlending.com> or contact us at 888.766.4734.

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FREC Endorses Foreclosure.com Certified Foreclosure Agent Training Program

Approval in Florida signals the start of nationwide acceptance for industry-leading continuing education curriculum for real estate professionals

(PRWEB) November 12, 2009 -- Foreclosure.com today announced that the Florida Real Estate Commission (FREC), which administers and enforces real estate license law in the “Sunshine State,” has endorsed its Certified Foreclosure Agent training program, validating the exceptional educational opportunities offered through Agent University.

Real estate professionals who complete the coursework and earn “Specialist” designations will now also receive seven continuing education credit hours from the state agency authorized to monitor the industry.

The Certified Foreclosure Agent live online curriculum, which includes a three-course certification bundle, as well as a certification at the culmination of the training, ensures agents will:

- Close more deals and earn higher commissions
- Garner national marketing exposure
- Learn lifetime skills and tools to thrive in any market
- Attract more leads to grow their businesses
- Become preferred listing agents among lenders and other financial institutions

“Distressed real estate is where the money is right now for agents everywhere,” said Foreclosure.com Director of Education, Linda Yates. “Agents who recognize the opportunities in the foreclosure space are enjoying tremendous success. There has never before been a time when buyers and sellers understand the distressed real estate alternatives than they do today.”

Distressed real estate sales, which include foreclosures and short sales, are big business in today’s market, accounting for more than 40 percent of transactions in the first quarter of 2009, according to the National Association of Realtors® (NAR).

The Certified Foreclosure Agent program -- with its intensive training and testing process -- is leading the charge to educate agents to take greater advantage of this current market trend, connecting them with multiple buyers in their areas.

It’s important to note that all licensed real estate agents nationwide are eligible to receive Certified Foreclosure Agent training -- it is not limited to Florida professionals only.

Implicit in this requirement, however, is that the Certified Foreclosure Agent maintain at least a minimum number of hours of Continuing Professional Education (CPE) each year and conduct him or herself within the ethical mandates established by the profession.



“Florida agents are required to receive 14 hours of continuing education every two years,” said Yates. “This curriculum is timely and critical in today's environment. Survive or die is the realty that agents are faced with today.”

For more information regarding the Foreclosure.com Certified Foreclosure Agent program please visit agentuniversity.foreclosure.com/cfa/index.html or call us at (866) 382-2439.

About Certified Foreclosure Agent program from Foreclosure.com:

The Certified Foreclosure Agent program offered through Agent University is the latest in a long line of truly innovative continuing education opportunities that Foreclosure.com offers to expand the practice and knowledge of real estate professionals nationwide. The training curriculum is delivered in a candidate-friendly format that comprises live and pre-recorded online sessions that agents participate in from the convenience of their homes and offices. This career-building certification program goes hand-in-hand with the Foreclosure.com Broker Network — the most authoritative directory in the industry used by lenders, asset managers and homebuyers alike to handpick the most qualified agents for the job.

On the Web:

Certified Foreclosure Agent Program: agentuniversity.foreclosure.com/cfa/index.html

Community Expert Program: <https://www.foreclosure.com/realestateleads.html>

Broker Network: <http://www.foreclosure.com/brokernetwork.html>

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Realtor Finds His Mojo: Learn How Power-Dialing and Lead Management Technology Can Help Brokers Thrive in America's Toughest Sales Markets

Using the #1 power-dialer and lead management software available today, Tucson realtor Curt Stinson easily increased his total business this year by 20 percent in one of the worst real estate markets in the U.S.

(PRWEB) November 12, 2009 -- Despite the gorgeous sunsets and picturesque cactus landscapes, there's something ugly going on in Tucson, Arizona. Property values have recently plummeted by 45 percent, making the area one of the worst hit cities in America alongside nearby Las Vegas and Phoenix.

Despite it all, real estate broker Curt Stinson, a 15-year industry veteran, is smoking with leads from cold calls. For the past four months, he's operated a call center with five telemarketers using a power dialer and lead management tracking program from Mojo Selling Solutions, The Mojo Sales Engine, which automatically qualifies prospects after a phone call and moves the data to the next stage of the deal flow.

"As more and more agents drop out of the business, we're picking up their customers," says Stinson. "And all my business is coming from prospecting. I don't pursue bank referrals because those will eventually dry up when the market comes back."

Stinson's call team dials more than 2,000 numbers a night and goes with this basic script: "We recently just sold a home in your area and we're checking if you might be interested in selling your home."

"It's amazing how many people say yes," he notes. "It's hard for me to follow up on all the leads I generate and that's a great problem to have."

The Tucson broker credits Mojo's Triple Line Power Dialer, which minimizes downtime by never stopping its dialing and only giving you live connects, for boosting his results from generating 8-9 contacts per hour to 30-40 contacts per hour.

Real estate is a pure numbers game. Making more contacts = more appointments = more listings = more sales.

Stinson credits Mojo software and power dialers for increasing his total business by 20 percent this year – again without the artificially inflated numbers from the foreclosure glut. Mojo Selling Solutions is especially geared toward the specific needs of real estate agents.

Our Live Lead Feed system automatically tracks Internet leads without having to manually re-enter data, allowing brokers to do more selling and less typing. And Mojo's Lead Store gives agents instant access to updated public phone listings based on state, city, zip code or street address. Gathering this same information on-line or with the phone book is tedious and inefficient.

For our Realtor clients, the Lead Store has truly transformed the lead prospecting universe, offering cheap and plentiful data to generate new lists with ease.



More phone numbers = more contacts = more sales.

It's that simple!

About Mojo Selling Solutions:

Mojo Selling Solutions is the leading provider of on-demand lead acquisition and management services. Based in the White Mountains region of New Hampshire, we have developed our services and software with extensive customer input over the past eight years. With over 700 customers and more than 1,400 agents from a variety of industries, we are on the cutting edge of pre-sales technologies and services. For more information, visit www.mojosells.com

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You can read the online version of this press release [here](#).



Spherexx.com® Releases New Market Survey Online Application

MarketSurveyTools.com™ brings big benefits to turbulent real estate marketplace.

(PRWEB) November 12, 2009 -- Web designer, application developer and online marketer Spherexx.com just launched a new web based market survey program at www.MarketSurveyTools.com. The real estate market analysis tool is designed especially for apartment owners and managers. It is now available for \$39.99 per community per month.

The sleek online application provides an efficient alternative to popular desktop-generated market surveys. Vital marketing data can be easily lost, corrupted and miscalculated in spreadsheet formats. MarketSurveyTools.com permanently secures competitive surveys and compares historical market data. It compares pricing, space, floor plans, amenities, occupancy rates, leasing policies, location ratings, features and utilities. The program incorporates integral quality control procedures that assure accurate, automatic square foot and net effective rate calculations (rates calculated less concessions and incentives). Its flexibility and instant reporting options greatly diminish the need for manual input and review. No special training is required for setup and data entry. An apartment market analysis can be created in a few steps.

"Investors, owners and managers rely on market survey data to make critical investment decisions. Access to crucial market data is more important than ever considering our hard-hit economy," says Becca Wilson, President and CEO of Spherexx.com. "The national vacancy rate is 7.5%, the highest it has been since 1986. Our clients have to utilize every technological tool available to maintain a competitive posture without sacrificing value. That requires constant monitoring of accurate marketing data in order to make timely, strategic pricing adjustments. We developed MarketSurveyTools.com to equip our clients with the best possible tools to maintain an educated advantage in the marketplace, and we have made it available for a great price."

MarketSurveyTools.com offers essential marketing information in presentation mode around the clock. It can be accessed and maintained from any geographic location. The subscriber determines access controls; therefore data can be immediately distributed through intercompany channels or beyond corporate borders. An apartment community can be studied in brief overview or precise detail, singularly or collectively.

The subscriber can set up a companywide database so that unique features can be tracked in variable markets. As an example, the subscriber may add anything from boat slips to health care options as tracking features. Competitive properties may be added as the market area expands or becomes redefined. Pricing is very easily updated, archived and summarized. Reports include colorful graphs displaying occupancy versus rates per floor plan, trend reporting, net effective rates and optimum rate trends that are all vital elements in determining the direction of a real estate investment.

About www.Spherexx.com ®--Interactive Marketing Solutions

Established in 2000, Spherexx.com has offices located in Tulsa, Dallas and Houston. The company has been distinguished as one of the Leading Web Designers of the south and central regions for three consecutive years by Goldline Research. It has been recognized in Forbes and Entrepreneur magazines. Spherexx.com offers a wide



selection of professional services including web design and development, touch-screen kiosks, Internet lead generation tools, online advertising, apartment leasing consulting, advanced mobile technology, apartment lease-up marketing consulting, and search engine performance. They provide branding services, video/multimedia production, print media, and copywriting as well as website and email hosting, database solutions, pay per click, e-commerce solutions and custom programming. The company has developed CRM (customer relationship management) products and lead generation tools that allow clients to better manage and convert leads to leases and sales. These applications are branded under www.GotNoVacancy.com™, www.MarketSurveyTools.com™, www.ApartmentWebsites.com™ and www.MessageKast.com™. Spherexx.com provides web-based prospecting, marketing, advertising management, and support services. Request additional information at: <http://spherexx.com/pages/request-a-quote.asp>.

Spherexx.com has provided services to innovative real estate companies like Trammell Crow, Lincoln Property Company, Riverstone Residential, Essex Property Trust, Greystar, ZOM Residential Services and Tarragon LLC. The company represents a collective seventy years of direct, executive level property management experience that readily identifies with the challenges and solutions of multi-family property management professionals.

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You can read the online version of this press release [here](#).



Blvd Suites Corporate Housing Director of Sales Shelly Bishop Named to Detroit Regional Relocation Council Board of Directors

Shelly Bishop, director of Sales for Blvd Suites Corporate Housing, has been named to a one-year term on the Detroit Regional Relocation Council's Board of Directors.

Oak Park, MI (PRWEB) Nov. 12, 2009 — Shelly Bishop, Director of Sales for Blvd Suites Corporate Housing, a provider of fully furnished temporary housing, has been elected to the Board of Directors for the Detroit Regional Relocation Council (DRRC).

As a member of the board, Bishop will assert her vast experience in the hospitality industry toward the DRRC's mission of providing corporate human resources and service managers the tools to effectively address the complex issue of domestic and international relocations. In addition, the council strives to facilitate a forum for council members to share best practices.

"I am honored and excited at the opportunity to serve on the DRRC board for this upcoming term," says Bishop. "The organization has provided me some wonderful friendships and opportunities and I look forward to making a contribution to Detroit's mobile workforce."

David Foess, VP Sales of Relocation America has known Bishop for many years. "Shelly is a tireless worker and has served on many of the DRRC committees. Her industry knowledge, along with her problem solving skills will help us tremendously," says Foess.

Bishop will serve a one-year term on the board.

About Blvd Suites, Inc.

Blvd Suites, Inc. (www.blvdsuites.com) is a national provider of fully furnished temporary housing. Established in 2003, the company is based in Metro Detroit, with satellite offices in Grand Rapids, Mich., northern Indiana and central Ohio.

The company was named Company Member of the Year (less than 300 units) by the Corporate Housing Providers Association in 2009, and was a finalist for the award in both 2007 and 2008.

About the Detroit Regional Relocation Council

Recognized as a regional group by Worldwide ERC (Employee Relocation Council), Detroit Regional Relocation Council (DRRC) is a professional organization providing a forum for sharing the latest information and resources available in the corporate mobility arena. Focusing on the needs of its members, DRRC's goal is to give corporate human resource managers and service providers the tools to effectively address the complex issue of domestic and international relocations.

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You can read the online version of this press release [here](#).



New Atlanta Area Data Center Campus Property Offered for Sale

40+ acre property for sale perfect for a data center campus buildout. Site has ample supply of power and a great location 35 minutes north of Atlanta away from traffic congestion.

Atlanta, GA (PRWEB) November 11, 2009 -- Living in the twenty first century has made us aware of the ever-growing demand for what we once took for granted, abundant water, ample supply of electricity and other resources that never seemed to diminish, but today every one agrees that great changes have come about. For those companies that are relying heavily on electricity, demand and supply have become a key issue.

To many consumers of electricity it is often surprising that data center facilities are almost always the largest consumers of electrical energy among all energy users in the area. Data centers are perhaps the most susceptible operations, demanding absolute continuity of both electrical power and network connectivity. Many global enterprises encounter both shortage of space, and limited power and connectivity limitations that are insufficient for upscale utilization of existing facilities.

Josef Stollenwerk, Chairman of Atlanta Headquartered Vandiver Group, states that the company has the most suitable property for construction of a data center campus, easily capable of supporting up to four 100,000 square foot LEEDs data centers, or one enterprise mega-center exceeding 500,000 square feet. Two nearby substations with abundant unutilized power capacity serve the area already. The site is unique, with over 400 megawatts of power overhead in the transmission lines running along the edge of the property providing the option of a substation being located on the site if desired.

Located just 35 minutes North of Atlanta City Center, the site is outside of Atlanta's hustle and bustle of commuter traffic. Stollenwerk cites the friendliness and family oriented nature of the community as a significant advantage. "Whatever your interest, Atlanta has so much to offer," notes T. Martini, Marketing Vice President for Vandiver, "Top schools, outstanding sports venues, arts and culture...you name it, Atlanta has it all, there is something for every interest." Martini notes that the incentives offered by State and local agencies are substantial, and Georgia has both ideal weather and a global business community. She sites low taxes, and low cost of living as additional advantages that make Georgia attractive to foreign Corporations. She concludes, "Atlanta is a wonderful place for families, and we are just hours from Florida's exciting vacation opportunities".

Stollenwerk notes that, "Atlanta has become home to enterprise data centers operated by many companies with global presence. Many incentives are offered by City, County, State, and Municipal power providers. Stollenwerk has worked with government officials and utility providers to organize a top-level response team that can address pressing questions for parties interested in this property. He concludes, "Atlanta is as a world class business city, without the crowding associated with many others on the world stage. We hope to contribute to Atlanta's legacy of positive growth, and we invite other global companies to enjoy all that Atlanta has to offer."

More information on their website at <http://www.vandiverpartners.com>.

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You can read the online version of this press release [here](#).



Spring Mill Self Storage Grand Opening Event Helps Feed The Hungry and Get Families Ready For The Holidays

On Saturday, November 14, Spring Mill Self Storage will celebrate its grand opening with a ribbon cutting presided over by Westfield Mayor Andy Cook. For every new lease signed during the Grand Opening, Spring Mill Self Storage will make a cash donation to local organizations that feed the hungry in Hamilton County.

Westfield, IN (PRWEB) November 12, 2009 -- On Saturday, November 14, Spring Mill Self Storage will celebrate its grand opening with a ribbon cutting presided over by Westfield Mayor Andy Cook. For every new lease signed during the Grand Opening, Spring Mill Self Storage will make a cash donation to local organizations that feed the hungry in Hamilton County.

The event takes place from 9 a.m. to 1 p.m., and visitors will be eligible for prize drawings such as \$100 Kroger gift cards and 5' x 5' Santa's Closet storage units for use during the holiday season. Owned and managed by the Gene B. Glick Company, Inc., Spring Mill Self Storage is located on SR 32, just west of Spring Mill Road.

Feeding the Hungry

In the current economic climate, organizations that provide food aid are seeing increased need for their services. In response, for every new lease signed through December 1, 2009, Spring Mill Self Storage will make a cash donation equal to one-month's rent to help feed the hungry of Hamilton County. Renters may designate the donation to either Meals on Wheels of Hamilton County, Inc. or the food pantry at Our Lady of Mt. Carmel Catholic Church.

"In our community, there is a growing need for home-delivered meals to reduce hunger among the elderly, disabled and homebound residents," said Marti Lindell, executive director of Meals on Wheels of Hamilton County. "We need everyone's help to deliver 'the next meal' and eradicate senior hunger in Hamilton County."

Santa's Closet

During the Grand Opening event, visitors may enter to win free storage units for three months, a perfect way to store presents during the holiday season. Spring Mill Self Storage will give away two 5' x 5' Santa's Closets and one 10' x 10' Santa's Workshop. (Some restrictions apply.)

"Santa's Closets are great for more than just hiding presents from the kids," said Bruce Sklare, director of Spring Mill Self Storage. "You can use them to stash a big-screen TV for Dad or other large items that don't quite fit under the bed. Businesses can also take advantage of this kind of temporary storage when they have extra inventory around the holidays."

Free Shredding; Donate Computers and Monitors to NetLiteracy

In addition to prize drawings, Spring Mill Self Storage will offer free shredding of unneeded documents during the Grand Opening. Visitors may drop off up to one banker's box full of papers, binders and CDs to be destroyed by IndyShred (locked bins will be provided). Also, NetLiteracy will be on hand during the event to receive your used, but still functional, computers and monitors for use in schools.



Event Details, Spring Mill Self Storage Grand Opening

Date: Saturday, November 14, 2009
Time: 9 a.m. to 1 p.m.
Ribbon cutting: 10 a.m. at the gate; Westfield Mayor Andy Cook will preside
Prize drawings: Kroger and Pizza Hut gift cards; "Santa's Closets" storage units
Address: 613 West SR 32 (just west of Spring Mill Road)
Parking: Drivers will be directed to park inside the facility's gates
Web site/phone: www.springmillstorage.com, 317-867-2800

For media inquiries, please contact Jodi Wright at 317-469-5784.

About the Gene B. Glick Company, Inc.

Founded in Indianapolis in 1947, the Gene B. Glick Company is a property management and development company with more than 18,000 apartment units in 10 states. The company currently has 64 properties in Indiana.

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RE/MAX Executive Lauds Extension of Home Buyer Tax Credit Will Help Chicago Real Estate Market, Especially Condos

The extension and expansion of the tax credit for home buyers that was signed into law by President Obama should help the metropolitan Chicago real estate market continue its recovery, according to Jim Merrion, regional director of the RE/MAX Northern Illinois real estate network. The credit will be especially helpful for the battered condominium market, which has experienced a dramatic reduction in activity over the last 12 months.

(PRWEB) November 11, 2009 -- The extension and expansion of the tax credit for home buyers that was signed into law by President Obama should help the metropolitan [Chicago real estate](#) market continue its recovery, according to Jim Merrion, regional director of the RE/MAX Northern Illinois real estate network. The credit will be especially helpful for the battered condominium market, which has experienced a dramatic reduction in activity over the last 12 months.

"In the Chicago area, condominiums are often the first type of home that people buy, especially singles and young couples," Merrion said. "Extending the \$8,000 credit for first-time buyers and raising the income limits to \$125,000 for singles and \$225,000 for couples will broaden its impact. In order to claim the credit, a home must be under contract by the end of April and closed by the end of June. That should provide the incentive needed to get the 2010 housing market off to a strong start."

Merrion says that a new provision, offering a credit of up to \$6,500 to existing homeowners who have owned their residence for at least five years, also will boost the local housing market.

"This portion of the credit will motivate those who already own a condo or other home and are interested in upgrading," he said. "Many in that situation have been watching the opportunities available in the housing market, and the tax credit will give them the added resources required to make the move they have been contemplating."

In Merrion's view, opponents of expanding the tax credit are off the mark when they contend that its effect is merely to subsidize those who would have purchased anyway and to add additional inventory to the market for existing homes.

"The first-time buyer tax credit has done a great job of getting those who have considered buying but always found other things to do with their money off the fence and into the entry-level end of the market. Now, some [RE/MAX agents](#) tell me that their market actually has a shortage of inventory suitable for entry-level buyers," he said.

"By offering the credit to existing homeowners, we should get more of that entry-level housing on the market as existing owners move up to larger homes. That beneficial impact should eventually work its way up to the higher priced segment of the housing market, where the pace of sales has declined markedly this year."

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Anthony Morena Making New York a Better Place to Live

Anthony Morena, licensed architect and principal of the REDD Group is making New York a better place to live. That is spreading sustainability one building at a time in New York.

New York, NY (Vocus) November 11, 2009 -- Anthony Morena, licensed architect and principal of the REDD Group is making New York a better place to live. That is spreading sustainability one building at a time in New York. With this mission, the top-notch architect and mastermind behind the REDD Group has recently built a new green, eco-friendly building in Brooklyn's trendy Vinegar Hill.

Anthony Morena has been involved in the design and development over 1,200 residential apartments in Manhattan at a total capitalization of over \$650 million including the luxury residential loft conversion at 18-20 West Street (formerly the Downtown Athletic Club), The Atelier (635 West 42nd Street) - a 478-unit residential condominium tower, and 95 Wall Street, a former 21 story office building converted into 500 luxury rental units. He also oversaw the development and construction for a \$50 million landmark loft building that has been restored and converted to high-end residential condominiums in uber chic Tribeca.

Anthony Morena has built an ultra sleek and modern condominium in Brooklyn, New York. The much talked about from fashionistas to eco-friendly celebrities and reality starlets is this boutique condominium 100 Gold in Vinegar Hill that has the environmentally conscious design along with green amenities that any eco-friendly, responsible New Yorker would desire such as the use of sustainable materials to energy efficient central air and heating to water conserving fixtures to even the rooftop where the rooftop pavers are made of 100% recycled tires.

The now ready for occupancy 10-unit boutique condominium is the first green building in Vinegar Hill, which consists of (6) one-bedrooms, (2) duplex studios-one with a private yard, and (2) penthouses-duplex apartments with one bedroom and loft, and private terraces. Resident amenities include free storage units, bicycle storage, virtual concierge, 24-hour security, private terraces, and beautiful private rooftop gardens.

ABOUT REDD

100 Gold was developed by the REDD Group. Established in 2004 by Anthony Morena, REDD is a collaborative firm that designs, develops and manages the properties it builds. The group has collectively been involved in the adaptive re-use or new development of over 1 million square feet of residential real estate in New York. REDD prides itself on delivering responsible and thoughtful design to the market with innovative concepts, sustainability and efficiency.

For more information or to arrange for an interview, please contact Tamara York at [tamara\(at\)tamarayorkpr.com](mailto:tamara(at)tamarayorkpr.com). For additional information on 100 Gold and or The REDD Group, visit www.onehundredgold.com and www.reddl.com.

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Real Estate Report: October Home Prices Slide Down 0.4%

The November 2009 National Real Estate Market Report, published by real-time real estate market data firm Altos Research, finds asking real estate prices declining in 23 of 26 metro markets. While lagging housing market indicators are just starting to report home price increases from the first half of the year, real-time data shows that prices have resumed their decline.

Mountain View, CA (PRWEB) November 10, 2009 -- The Altos 10-City Composite Price Index decreased by 0.4% during October and is down 0.9% for the most recent three-month period. Prices of properties listed for sale fell in 23 of 26 major markets and rose in just 3 markets according to the Real-Time Housing Market Report, the premier source for real-time statistics on the [real estate market](#).

The [Housing Market Report](#) is available for free download.

Listing prices rose at the fastest rate in the Bay Area markets of San Francisco and San Jose - up 1.1 % and 1.0% respectively. Asking prices fell at the fastest rate in Salt Lake City with a decline of 3.3% during October and 5.2% for the most recent three-month period.

“After a strong first half of the year, housing prices have continued on a general, gradual downward trend,” said Michael Simonsen co-founder and chief executive officer of Altos Research. “Rising unemployment and high foreclosure rates combined with seasonal weakness will likely extend the trend through at least the end of the year.”

For the month of October, listed property inventory declined in 23 of 26 markets tracked. Inventory declined by 3.4% across the 10 markets composing the Altos Composite index during October and 5.1% during the past three months. Inventory grew by the largest amount in San Diego - up 2.9% - and fell by the largest amounts in San Jose and San Francisco with drops of 7.4% and 5.6% respectively.

“The contraction of inventory across most major markets is in line with seasonal trends and should moderate future price declines,” said Stephen Bedikian, partner and research director for Real IQ. “We’ve seen a sustained decrease in listed inventory during the past three-month period not a flood of pent-up supply. If mortgage rates remain low and federal tax credits are extended, demand should hold up.”

During October all markets except San Francisco had a median days-on-market of 100 or more. By far, the market with the slowest rate of inventory turnover was again Miami, now at a median of 244 days-on-market or more than eight months. San Francisco experienced the fastest rate of inventory turnover with a median days-on-market of 85.

Data in the Real-Time Housing Market Report is based on analysis of over one million properties currently listed for-sale in 26 metropolitan statistical areas (MSAs): Atlanta, Austin, Boston, Charlotte, Chicago, Cleveland, Dallas, Denver, Detroit, Houston, Indianapolis, Las Vegas, Los Angeles, Miami, Minneapolis, New York, Phoenix, Portland, Salt Lake City, San Diego, San Francisco, San Jose, Seattle, Tampa, and Washington, DC. The first report was published December 7, 2007 and is released every month.



About Altos Research

Altos Research LLC pioneered real-time real estate research. Founded in 2005, the company's information products serve investors, traders, and thousands of real estate professionals. Because real estate data is traditionally obscure and highly latent, Altos built the Real-Time Market Intelligence(TM) platform to monitor dozens of [housing market statistics](#) as they are right now in local markets across the country. The company publishes real estate statistics for thousands of local markets around the country.

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You can read the online version of this press release [here](#).



First-Class Equestrian Complex Opens in Gunter Texas

Equestrian complex, just north of Dallas, Texas features boarding stables, indoor and outdoor arenas, paddocks and more than 10 acres of horse riding trails.

(PRWEB) November 11, 2009 -- [The Bridges at Preston Crossings](#), a master-planned community developed by [Bluegreen Communities](#), is set to open their first-class equestrian complex on Saturday, November 21, 2009. This brand new equestrian complex, located in Gunter, Texas, just north of Dallas, features boarding stables, indoor and outdoor arenas, paddocks and more than 10 acres of horse riding trails.

Jeff White, The Bridges Equestrian Center operator, recently talked about the new equestrian complex: "We are so excited to bring first class equestrian activities to the residents of The Bridges, Gunter and the surrounding areas. We are looking so forward to meeting the people and bringing them the opportunity to experience all that horses have to give."

Mr. White went on to talk about what the are has to offer. "The many miles of groomed trails that we have access to, with lovely wooded areas, rolling hills and beautiful surroundings make The Bridges Equestrian Center a premier facility. When you add the top notch facilities, including the wonderful barns and arenas and the superlative care, this facility is beyond compare."

The Bridges at Preston Crossings will hold a grand opening event on Saturday, November 21, 2009 from 10 a.m.-4 p.m. at The Bridges, located at 17970 FM 121 in Gunter, Texas. Event activities include Equestrian Center tours, hay rides, horseback riding, fishing on the 24-acre lake and more.

During the event, The Bridges will offer tours of its exclusive gated neighborhood, Timber Creek, which features one-half to 1 acre wooded and golf homesites. The equestrian complex and former ranch was the site of two Dallas Cattle Baron's Balls. The facilities have also hosted polo matches and events attended by celebrities, political dignitaries, Grammy award-winning musicians and international royalty.

Perfect for daily living or a weekend retreat, The Bridges at Preston Crossings offers a variety of amenities for everyone. Home of the new Fred Couples Signature Golf Course, The Bridges caters to golfers and non-golfers with its spectacular 18-hole course, 6,000-sf clubhouse and bar and grill onsite. The community also features an Amenities Complex with swimming pool, tennis courts and fitness area; a 17-acre Equestrian Center; 11 miles of walking and riding trails; and a 24-acre lake for fishing and canoeing. With seven other private parks onsite, living at The Bridges is like being at a resort every day.

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