



# THE GEM REAL ESTATE GROUP

*There's Only One Gem in Real Estate*

*...Inside Every Great Deal, There's a Gem.*

At **Gem Real Estate Group**, we have the expertise and resources to meet all your commercial real estate needs all under one roof. Our professionals bring more than 200 years combined experience to every job, complemented by strategic partnerships that allow us to provide information, recommendations and unsurpassed quality.

We value our good name, our reputation, and our solid relationships with our clients. They are the foundation of our service, and what we bring to each engagement. No matter your need, you can be certain that your success and satisfaction will always be our focus. *There's only one Gem in Real Estate.*



*Dayton Daily News Headquarters, Dayton, OH*

## Team Concept

The knowledge and creativity of our experts, combined with our small-firm flexibility, allow us to customize our services to suit each project. We strive to ensure that you receive the service and attention you deserve. Our services include Property Management, Leasing/Sales, Appraisal, Litigation Support/Consulting and Public Sector Consulting. These services can be delivered on an individual basis or integrated into a comprehensive program to provide for complete real estate services. Gem provides a breadth and depth of experience that represents the talent of multiple firms, all in one place.

## First-hand Market Knowledge

We have purposely assembled a widely-diverse team that brings strengths and talents unique to our market. Additionally, Gem's **market research** is a strong benefit that separates our organization from other commercial real estate firms. You will be provided clear, comprehensive real estate data that is market-tested and accurate. In short, you receive the benefits of multiple firms, all under one roof.

## Client-focused Representation

Our team recognizes that the appraising, consulting, managing, leasing or the sale of real estate is more than a service - it impacts your bottom line in many ways. When you work with Gem Real Estate Group, you can be certain that your objectives are our focus. We have the experience and the flexibility to design an approach that best suits your needs, not ours. We work with you on an individual basis to ensure that you receive the personalized service and attention you deserve.

## Client-Services

### Property Management

Managing your real estate assets is important business. It should be managed and maintained in a manner that reflects this. Gem Real Estate Group provides a comprehensive perspective on your property as a financial asset, as a tax benefit or detriment, as a functional piece of real estate, as a component of your overall strategic goals. We offer a range of integrated real estate services that are unique within our industry.

### Brokerage—Leasing/Sales

In today's real estate market the sale, purchase or lease of real estate is more than an acquisition, it impacts your bottom line in many ways. The professionals at Gem Real Estate Group have a comprehensive knowledge of the real estate market, and the regional market. Our professionals understand all aspects and implications of a real estate transaction. Our combination of experience and success in the areas of commercial and industrial sales and leasing are valuable assets to our clients.

### Appraisal and Consulting

Gem Real Estate Group provides you with experience in all areas of appraisal and litigation valuation support. Our market-based research allows us to offer recommendations that reflect not only solid analysis, but the most current, accurate data available within the marketplace. We understand value and recognize its relevance to lawyers, accountants, lenders, businesses and investors. Our team is proficient, experienced, and complete in our approach to researching and determining value.

### Public Sector Consulting

Gem Public Sector Services (GPSS) is a real estate consulting practice focused on offering townships, villages, cities, counties, and public agencies, a comprehensive range of services designed to enhance community planning and real estate development, redevelopment, and reuse decision-making. GPSS offers a **"reality-based, market tested"** approach to the analyses of the marketplaces for real estate, current and planned land uses, and specific development, redevelopment and re-use projects, **"focused on results"**.

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