

COMMERCIAL PROPERTY SERVICES



SPITZER
RUTLAND



A GOOD AGENT IS YOUR BEST RESOURCE



Jason Spitzer, J.D.

I was born and raised in St. Pete but I left this beautiful city after high school to experience another state and the seasons. This landed me at Elon University in North Carolina where I graduated from in 2009. I decided to continue my education attending Elon School of Law. During the summer after my second year I worked as a project manager on the acquisition of a distressed 150-unit apartment complex, which was an amazing experience that reignited my passion in real estate. Shortly after graduating from law school I followed my passion and landed a job selling commercial real estate in Greensboro, North Carolina. After eight years in North Carolina I decided to move back to sunny St. Petersburg (did you know that St. Pete holds the World Record for most consecutive days of sunshine?) I'm passionate about real estate and love the variety of ways it can be utilized.

- 4th Generation Real Estate Professional in St.Pete
- Law School Graduate
- Vast Real Estate Experience
- Expert Knowledge in Real Estate, Contracts, Legal Matters, Marketing, and the Local Area.

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MATT LANNI

REALTOR

Matt is a local Realtor®, born and raised in St. Pete Beach. With Matt being a native to the area he has a wealth of knowledge of the neighborhoods and all surrounding areas. He has spent the last 15 years in the hospitality industry notably with 13 of those years at the Historic Don CeSar Beach Resort. Throughout those years he perfected the craft of meticulously handling precise deadlines on corporate contracts as well as honed in on the fine details that made those events memorable. It is with these key components that Matt will take on and embrace all of your real estate needs.

Matt recently made the transition into real estate and joined the Spitzer Rutland team at RE/MAX Metro located in downtown St. Petersburg. His areas of focus will be in both residential sales, commercial leasing and investments, along with property management.

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TOM KELLY

Director of Operations



In February of 2020, after two years of working on the brokerage team at RE/MAX Metro, Tom joined us at Spitzer Rutland as our Director of Operations.

Additionally, Tom has 10+ years of experience as a full-time Realtor® focused on providing exceptional customer service by getting to know his clients, supplying them with the information to make the best-informed decisions, and taking care of them from beginning to end, and beyond.

Tom is a member of the National Association of REALTORS® (NAR), and the Pinellas REALTOR® Organization (PRO), and has earned the Graduate REALTOR® Institute (GRI) designation. In 2016, Tom was named one of Washingtonian Magazine's "Best Residential Real Estate Agents" for customer service. He was also named as a Five Star Professional for customer satisfaction in the Washington Post Magazine.

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PHILOSOPHY

- Personal Concierge Service
- Honesty
- Care
- Help and Guidance

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MOUNT EVEREST AND THE SHERPAS

- The Sherpa people live high in the Himalayas of Nepal.
- They are experts in the local terrain, and are exceptional mountaineers.
- They are invaluable guides to all those who have, and who desire to ascend Mt. Everest and the other peaks of the Himalayas

LIKE THE SHERPAS, SPITZER RUTLAND AGENTS APPLY THEIR SKILLS, EXTENSIVE EXPERTISE, & KNOWLEDGE OF THE LOCAL AREA TO SERVE AS INVALUABLE GUIDES TO CLIENTS SEEKING TO ACHIEVE THEIR REAL ESTATE GOALS.

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SPITZER RUTLAND'S CORE VALUES

LEGAL

We strive to always be compliant with laws, regulations and policies, We endeavor to conduct ourselves in a manner beyond reproach, and are guided by what is right.

ETHICAL

Integrity and strict ethical standards are assured with us. We support and practice the professional standards of the National Association of REALTORS.

(visit www.REALTOR.com to read the code of ethics) and the Pinellas REALTOR Organization (PRO).

PROFESSIONAL

Our team is known for qualified, skilled and committed agents that provide the exceptional, service that is expected of a real estate professional.

RESPONSIBLE

Beyond the responsibility we have to our customers, our clients, our peers, & our profession, we recognize and embrace our broader responsibility to give back to our community through charity & volunteering, to be good stewards of the environment, and to protect & promote fundamental human rights for all.

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Spitzer Rutland's commitment to excellence is best demonstrated by our track record of results that we've produced for our clients.

When you work with Spitzer Rutland, you aren't simply hiring a realtor, you're hiring a dedicated team, and a company with an extensive global network of professionals.

CORE DISCIPLINES

SALES & LEASING OF:

- Retail & Restaurant
- Office
- Industrial
- Land
- Investment Properties
- Multi-Family

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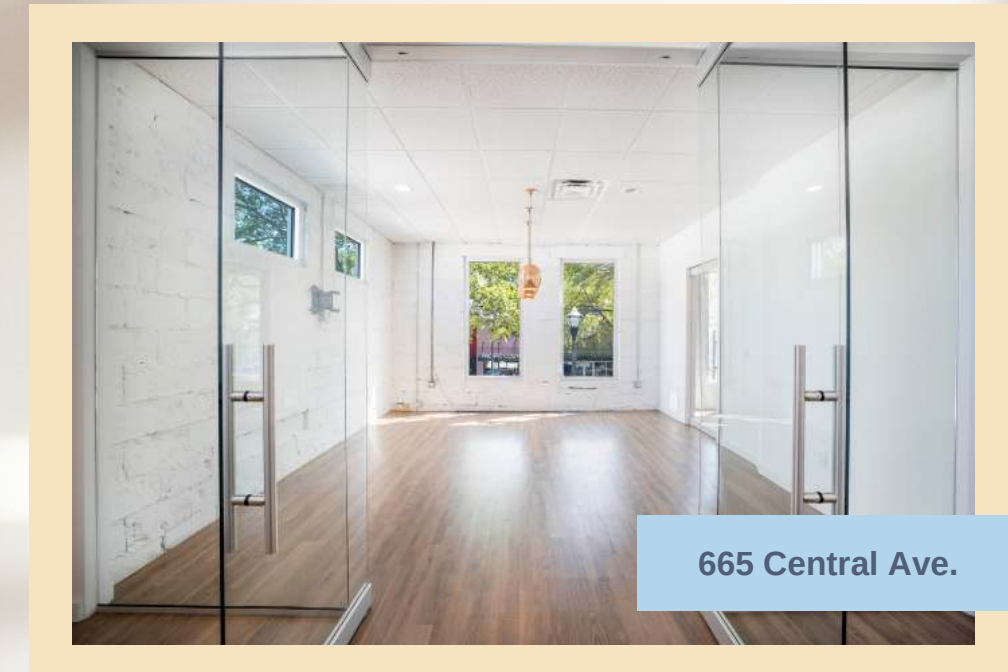
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RETAIL & RESTAURANT



Whether you are looking to purchase or lease a restaurant facility, a single retail shop, or a complete strip center, Spitzer Rutland agents have the substantial experience, expertise and skills, in the retail sector, required to help you achieve your goal.

OFFICE



Spitzer Rutland agents know that finding the right office space is more than just finding the right location. Finding the right location and getting it at the right price requires knowledge of local market conditions, trends, an understanding of the existing tenant base, and exceptional negotiating skills to successfully structure a client's purchase or lease document.

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INDUSTRIAL



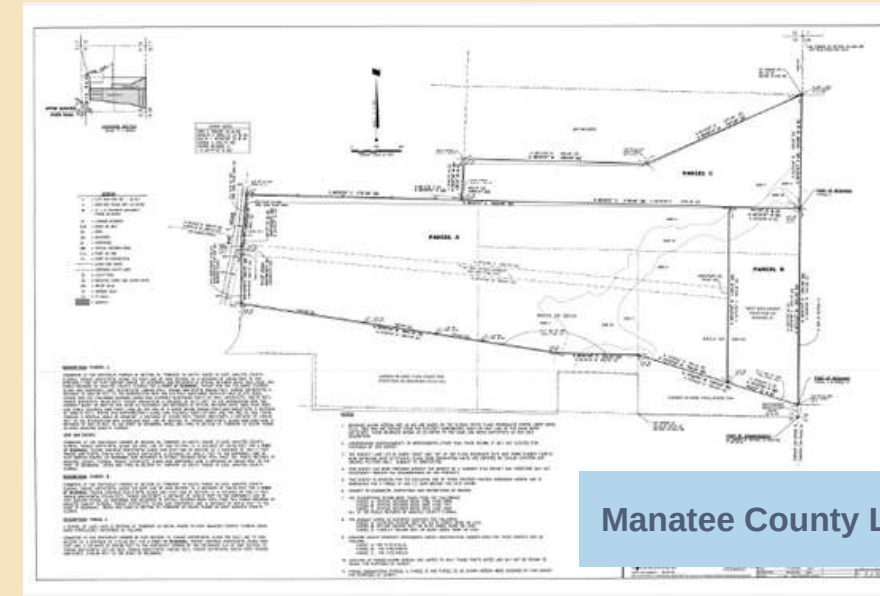
3201 28th St.

County & city planning, accessibility and environmental concerns are just a few of the considerations involved with the sale, purchase or lease of industrial properties. Spitzer Rutland agents have access to a wide network of resources to gather the information that our clients need to make well informed decision.

Spitzer Rutland agents also have the resources to market industrial properties to ensure that they sell as quickly as possible and for the best prices & terms.

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LAND



Manatee County Lots

Spitzer Rutland agents help our clients to understand the complex factors that influence land brokerage transactions. These include:

- What are the demographics and surrounding land uses of the area?
- Where is the growth around the property headed? Is development headed towards this property or is this area dying, or possibly redeveloping?
- Where will future customers come from?
- Area amenities such as schools, parks, businesses, transportation, and other infrastructure that could impact the real estate holding.

Our land brokerage services offer a solid and well-rounded approach to land acquisition and disposition

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INVESTMENT PROPERTIES



5254 3rd Avenue S.

Whether you are purchasing an investment property as a rental property, or to fix it up and sell it, you'll need an agent with market knowledge, knowledge of financing instruments, property valuation, cash flow & cap rates. Spitzer Rutland agents have the knowledge, gained from experience, and the connections to ensure that your process goes smoothly.

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MULTI-FAMILY



1060 18th Avenue N.

When considering the purchase of multi-family properties, Spitzer Rutland agents will provide you with in-depth market analysis to help you identify and acquire properties which meet or exceed your investment goals.

After your purchase is complete, Spitzer Rutland's property management team stands ready to welcome you to our extensive portfolio of satisfied clients.

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THE PLAN

PRICING

We utilize Strategic Pricing and complete extensive research so your property is priced right.

PRESENTING

We'll present your property, highlighting its best attributes, through high quality photos and virtual tours.

PROMOTING

Our marketing reach will ensure that your property reaches the widest possible audience of potential buyers.

PERSONAL CONCIERGE SERVICE

We seek to excel, exceed & astonish!

Consistent Communication

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MARKETING REACH

We market your commercial property 24/7 through the most popular commercial real estate websites on the web.



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THE RE/MAX DIFFERENCE

- RE/MAX is the most recognized name in real estate. Nine out of ten buyers and sellers know the RE/MAX brand.
- RE/MAX has a global reach with over 7,880 offices, 119,000 Associates, in 100+ countries.
- REMAX.com receives over 90 million visits, making it the #1 most visited real estate franchise website. This dominant position provides exceptional local and national exposure for your property.



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CONTACT US

WE SEEK TO EXCEL, EXCEED & ASTONISH!



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