

MEET MIRIAM

Within the last two years Ms. Campos-Root has been turning her attention to sustainable building practices (Green building) as a means for her clients to gain greater value from their buildings and increase their return on investment. She approaches the concept of green building in the same way she has approached civil engineering and commercial real estate and that is learn as much as you can and then competently council your clients accordingly. Miram's intent is to educate her clients, whether they are developers, investors, builders, or tenants to the advantages of going green and how that affects their bottom line.

Miriam is currently working on introducing sustainable building practices and education to the Certified Commercial Investment Member (CCIM) organization. The CCIM institute and its chapters nationally and internationally comprise of over 20,000 members of commercial brokers with expertise and knowledge on investment evaluation of commercial properties. March of 2008 Ms. Campos-Root became the first female real estate agent in Nevada to earn her LEED AP designation.

'I believe we (brokerage community) have a responsibility to our building and development industry to educate and evaluate commercial buildings as they transition to the demands of sustainable development'. . Miriam

'It is critical with our diminishing resources that commercial agents are on the forefront of sustainable development education. We are typically the first contact in a project or building. We are at the hub of all parties involved including developers, building owners, lenders, contractors, title companies, insurance agencies, and attorneys'. . . Miriam



Miriam Campos-Root,
CCIM, LEED AP



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WE ARE A PROGRESSIVE, FLEXIBLE, CREATIVE, RELATIONSHIP BASED COMMERCIAL REAL ESTATE COMPANY WORKING FOR YOU.

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- Real Estate & Relocation Services
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We continue to solidify our place in the market with our experienced and knowledgeable agents, the latest technological tools, solid business relationships and our determination to be the best.

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Prudential
CRES Commercial Real Estate



Your
Sustainable
Building
Specialist ...

Miriam Campos-Root, CCIM, LEED AP



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We have achieved unparalleled success through our commitment to service and teamwork. We provide our clients with world-class service covering every aspect of our client's needs.

OUR SERVICES

LANDLORD, SELLER, DEVELOPER REPRESENTATION

Listing Services:

- Multi-Tenant/Single Tenant/Owner User Facilities
- Broker Opinion of Value Report
- Property Review and Evaluation
- Market Research: Comparables, Demographics
- Sale/Lease Price Analysis
- Cash Flow/Financial Analysis
- MAI Appraisal Sourcing
- Marketing Collateral Development
- Targeted Marketing Campaigns
- Canvassing and Cold Calling
- Propertyline, Loopnet, Catalyst, CoStar
- Proposal and Contract Preparation
- Sale/Lease Negotiation
- Sales and Leaseback Negotiation
- Escrow Management
- Green Building Consulting 

Market Reports:

- Mapping and Demographic Services
- Fee Development Opportunities
- Feasibility/Competition/Market Studies
- Zoning/Land Use Consultation
- Entitlement Consultation



"Our reputation for excellence in the real estate field has been achieved through personal integrity and the continuing working relationships that we establish with our clients and members of our community."



BUYER/TENANT REPRESENTATION:

- Property Needs Consultation
- Lease Vs. Purchase Analysis
- Buy/Lease Vs. Build Analysis
- Market Research: Comparables, Demographics
- Build-to-Suit Opportunities
- Property Tours
- Site/Building Selection
- Property Analysis and Review
- Cost Evaluation
- Proposal and Contract Preparation
- Purchase/Lease Negotiation
- Escrow Management

Sourcing:

- Property Financing Options
- Equipment Financing
- Contractor Services
- Engineering & Building Inspections
- Tenant Improvement
- Janitorial/Cleaning Services
- Land Survey
- Geotechnical/Environmental Reports
- Impact Studies



Molasky Corporate Center, Las Vegas

WHY CLIENTS CHOOSE US -

NATIONAL STRENGTH

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INNOVATIVE MARKETING

Unparalleled, innovative marketing solutions to market your property and get the exposure you need and deserve.

TECHNOLOGY

Our commitment to technology as a support system to our agents keeps us on the cutting edge and able to serve you better.

SUSTAINABILITY

Our daily business practices ensure we are doing our part to protect our planet in helping to insure that our impact on the planet is minimal.

COMMUNITY

We support local non-profit organizations, charities, education and children as well as our natural resources, history and culture.

COMMITMENT

We are committed to **honesty, fairness, integrity** and service.

PERSONAL SERVICE

Count on us for personalized, quality service and care.

MARKET KNOWLEDGE

Our agents specialize in different product types or market segments, so you receive the most comprehensive market knowledge possible.

EDUCATION

Our agents undergo continuous training to insure that everyone you work with will provide the same high level of knowledge, skills and service.

AGILITY

Our ability to be flexible and open to the changing needs of our clients is what sets us apart from our competition.