

## **How Mark David Will Find Your Ideal Place To Live In New York City** *Here's the Buying Advantage We Will Give You...*

**When you are looking for that inspiring, amazing and "just right" place to live in New York City, it can sometimes be daunting, exhausting and stressful.** Let's face it, buying that "special" place that you want to live in New York City or anywhere, is ONE of the largest financial transactions and most overwhelming you can make in your lifetime.

### **Why So Many Buyers Rely on Mark David's Buyers Advantage Service.**

Whether you're looking for a an apartment, co-op, condominium or brownstone home in New York City, our highly trained, savvy, professional agents will skillfully guide you through an exciting and hassle-free home buying experience.

### **Access to the Best & Exclusive New York City Property Sales**

Successful home buying starts with having full access to every home for sale on the market, including private sales as well as properties represented by an agent. We are a savvy "in the know" agency, when it comes to what properties are available in and around New York from west village apartments to battery part and the upper east and west sides. When you're looking for your ideal place to live, you'll have immediate access to all listed and non-listed properties for sale, including new construction, in all the specific neighborhoods that you want consider.

## **How We'll Help You Find THE Best Place To Live In Your Most Ideal Neighborhood**

- **Our agents are organized, responsive, savvy and know New York**, which enables them to help you list, buy and rent apartments, co-op or condominiums more quickly.
- **We use the latest in technology extensively**, from accessing property databases to notifying clients of available apartments by email.
- **Our advertising managers have well built and savvy media contacts.** They understand the demographics of the New York City area and this will help you maximize your results.
- **As member of the Manhattan's Multiple Listings Service (MLS), known as the Manhattan Association of Realtors (MANAR),** Mark David insures we have access to the best and most up-to-date properties, as well as our listings get the absolute greatest possible exposure..

- **In addition to being featured on Mark David's website** (which is ranked the #7 highest trafficked website by The Real Deal, in August 2007) **MANAR guarantees Broker Reciprocity** which means our properties will immediately be featured on 46 other real estate companies' websites of other MLS participants, while still having us be the point person for all phone calls, showings, questions, negotiations, and closings
- **As member of the National Association of Realtors (NAR)**, all our exclusive listings are immediately presented on [www.realtor.com](http://www.realtor.com), the premier #1 real estate website on the internet that receives 7-10 million visitors every single month from all over the world. Plus we have access to a larger range of properties and more access with our membership.
- **Our properties will be showcased on the international website for distinctive properties** [www.WorldProperties.com](http://www.WorldProperties.com)

**Together we'll view every listing you're interested in-** Our philosophy is to help you make decisions that are in **your best interest**, not ours. What is the true market value of that co-op, condo, apartment or home you're interested in? Is it priced low or too high? Is it an opportunity that you should jump on? We help buyers make decisions like that every day, and we'll make sure that you're getting the most home for your money, too.

**Our intimate knowledge of Manhattan is invaluable-** Every neighborhood has its own trends and opportunities and you'll find our intimate knowledge of New York City's neighborhoods and buildings invaluable. From Battery Park to the Upper West Side, we can guide you toward the best neighborhood that matches your lifestyle and your budget.

**Here's what some of our highly valued clients had to say about working with us:**

*"To Neely Moore,*

*Thanks for all your work. You made the process of finding a place for Kirsten and I a lot of fun by making us feel very comfortable, never overselling or pressuring to take a place, and you figured out exactly what we were looking for by being a great listener. I would recommend you to any of my friends looking for a new place to live in NYC, and if we move again someday you'll be the first person I look up."*

*"To Cara Rosenblon,*

*Previous brokers whom I have worked with left much to be desired. However, Cara Rosenblon is a diamond in the rough and greatly exceeded all of my hopes and expectations. She is a hardworking and energetic broker who, unlike many brokers,*

*never put pressure on me as a client. Most importantly, she listened carefully to what I wanted in a home and saved me precious time by only showing me properties that met my specific needs. She navigated the daunting world of New York real estate with ease-her thorough knowledge of my desired neighborhood allowed her to show me great apartments that I otherwise would have missed.*

*She is an honest, reliable person who is a pleasure to work with, and I highly recommend her to anyone on a quest for their new home.”*

**As a client of Mark David your interests are fully represented by our office** and we'll empower you to make wise and informed decisions. We'll gather information, help you identify, evaluate risk, and thoughtfully consider options.

Find out your buying advantage when you buy a home through Mark David by contacting us at 212.775.6100, it's the best way to buy your ideal NYC place.