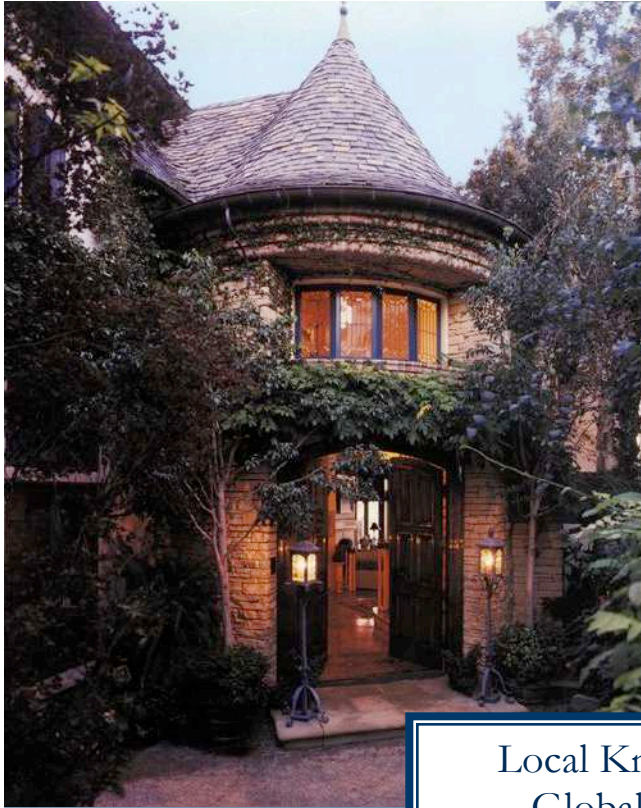


The Bartolic Team

Newport Beach
Orange County, California



Local Knowledge
Global Reach



The Bartolic Team

Number One in Corporate Transactions

Orange County, California

2000	2008
2001	2009
2002	2010
2003	2011
2004	2012
2005	2013
2006	2014
2007	2015
2016	2017

The rankings are based upon transactions at past and present Brokerages.

2016



INTERNATIONAL PRESIDENT'S CIRCLE

PROUDLY PRESENTED TO

Patrick Bartolic
The Bartolic Team
Balboa Island

IN RECOGNITION OF YOUR
OUTSTANDING ACHIEVEMENTS



JAMIE DURAN
President
Orange County, San Diego, & Desert Companies

BRAD PEARSON
Regional Vice President
Orange County, San Diego, & Desert Companies

Owned by a subsidiary of NRT LLC. Real estate agents affiliated with Coldwell Banker Residential Brokerage are independent contractor sales associates and are not employees of Coldwell Banker Residential Brokerage.

2016



INTERNATIONAL PRESIDENT'S CIRCLE

PROUDLY PRESENTED TO

Anthony Bartolic
The Bartolic Team
Balboa Island

IN RECOGNITION OF YOUR
OUTSTANDING ACHIEVEMENTS



JAMIE DURAN
President
Orange County, San Diego & Desert Companies

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Patrick Bartolic



Directing Partner The Bartolic Team

With over 35 years in real estate, Patrick Bartolic and his team have listed and sold thousands of properties in Orange County. They have received multiple awards over the years, and were named Number One for Total Sales for over 25 years. Patrick is invited to speak at real estate conferences, having spoken at the Newport Beach Board of Realtors, the Five Star Conference, the REOMAC Conference, REOCON, and seminars on the HUD process. Patrick specializes in the sale of Default, REO, Trust and Investor Owned Properties for many of the Largest National Banks, Investors, and Property Management Companies. Patrick's team also specializes in Finer Orange County Coastal Properties including: Bayfront, Oceanfront, Gated, and View Estate Homes. He is acknowledged as *Best of the Best*, recognized as the Top 1% of Agents Nationally, and recognized by both the *LA Times* and the *OC Register*. Patrick is a leader in the Short Sale Process, being CDPE, Five Star, and HAFA "Short Sale" Certified. He is a Preferred Partner with both CHASE and Bank of America's Short Sale Process. Patrick has lived in Southern California since 1961, and is familiar with the unique niche markets in Orange County. Patrick is a community leader, having been a Newport Beach City Council Candidate, Co-chair on the Newport Beach EQAC Commission, Board Director of the CdM Residents Association, Chair of the Newport Beach Library Board of Trustees, and an Elected Director of the Newport Beach Board of Realtors. Patrick continues serving his clients throughout Orange County, saying only: *"We do it the old fashioned way...hard work, honesty & integrity...it's pretty simple...we just do what we say we will, every day."*

Tony Bartolic



Managing Partner The Bartolic Team

Tony Bartolic is an integral part of The Bartolic Team. With his diversified and accomplished background, Tony brings a high level of quality and service into the real estate profession. Before completing his undergraduate education at the University of Southern California and his graduate studies at Pepperdine University, Tony was raised in Newport Beach where he attended Newport Harbor High School. Prior to entering into Real Estate, he was a corporate pilot, and served his country as an officer in the U.S. Army. He earned the rank of captain and served six years of active duty, four of which deployed overseas. It is this experience that has enabled Tony to incorporate a strong code of ethics and honor into his Real Estate discipline. He continues to be a top producer in residential Real Estate including the Default, REO, Trust and Investor Owned Properties. Tony is ranked in the top 1% of agents nationally and is also a recognized luxury home and estate specialist, a designation offered to a limited number of sales executives that represent the upper tier listings. Tony specializes in properties throughout Orange County and along the coast from Los Angeles to San Diego County. In addition to his attention to detail and uncompromising commitment, he consistently earns the respect and trust of his clients. Tony is dedicated to his clients and is tireless in the pursuit of their success. *“As part of a dynamic and professional team, I commit myself to listening to my clients and acting on their behalf with candor, commitment, and credibility.”*

Who We Are



Patrick Bartolic

Recognition

Top 1% Nationwide
International President's Circle Award
35 years of Real Estate

Education

St. John Bosco Preparatory
U.C. Irvine

Background

Corporate Sales

Membership In

Balboa Bay Club

Community Service

M.L.S. Board Director
Library Board of Trustees
Environmental Quality Board
CdM Residents Association
City Council Candidate
Saint John Vianney Parishioner
NB Resident Since 1974



Tony Bartolic

Recognition

Top 1% Nationwide
International President's Circle Award
20 years of Real Estate

Education

Newport Harbor High
Undergraduate – USC
Grad School – Pepperdine

Background

Veteran United States Army
Corporate Pilot

Membership In

Balboa Yacht Club
Association of the U.S. Army
Balboa Island Improvement Association
Still Protecting Our Newport
Airport Working Group
Saint John Vianney Parishioner
NB Resident Since 1974

We are Leaders in Our Profession

Numbers talk, and ours tell quite a story. We have 55 years of combined Real Estate experience. We are closing in on 4,000 total transactions to include over 1,200 Investor Owned Properties. The Bartolic Team has the experience and a highly trained and motivated group of real estate professionals manage your Bank, Corporate, and Investor Owned Property portfolios.

Our Team

Patrick Bartolic
Directing Partner
(949)463-6328
patrick@bartolicteam.com

Tony Bartolic
Managing Partner
(949)463-6329
tony@bartolicteam.com

Robert Bents
Transaction Coordinator
(949)274-4530
submit@bartolicteam.com

Erin Bartolic
Executive Assistant
(949)274-4530
erin@bartolicteam.com

Lauren Disberger
Marketing
(949)274-4530
lauren@bartolicteam.com

Lori Rybus
Appraiser
(949)274-4530
larybus@att.net

Hector Rosales
Property Preservation
(949)274-4530

Monica Ayala
Community Outreach
Translator – Spanish
(949)274-4530

We are a Diverse Team

It is a source of great pride that our team reflects the diverse communities that we serve. By celebrating our diversity, we operate with greater understanding and empathy, for we are:

- Veterans
- Vietnamese American
- Latino
- Single Mothers
- Korean American
- African American
- Latina
- Chinese American
- Native American

We are Multilingual

- Spanish
- Korean
- Vietnamese
- French
- Chinese

Together with our corporate clients we promote and embrace the power of diversity every day in the communities where we live and work.

Our Affiliations & Designations

Altisource
AREAA – Member
ASPEN GROVE
CAR – Member
CDPE – Short Sale Certified
Co-Author “REO Best Practices”
CREON – Founding Member
DISPO-SOLUTIONS
EQUATOR PLATINUM
FANNIE MAE BROKER DIRECT
FREDDIE MAC BROKER DIRECT
FIVE-STAR – Short Sale Certified

Hafa – Short Sale Certified
HUD – LLB & Pemco
MAHREP – Member
NAR – Member
OCAR MLS – Former Elected Board Director
OCAREB – NAREB – Advisory Board Member
OPEN DOOR ELITE
REO CONNECTION – Founding Member
REOMAC – Member
RES.NET AMP – Member
Short Sale Path – Founder

Our Professional Development

Patrick attends and has been a featured speaker at national REO and Default Conferences:

- REOMAC Conference
- Five Star Conference
- Green River Conference
- Freddie Mac Training
- HSBC Conference
- Mr. Cooper/Xome Conference
- PAS Conference
- Fannie Mae Conference

Clientele and Platforms

Altisource	DispoSolutions	Keystone	ResNet
Assetlink	Equator	LAMCO	ServiceLink
ATLAS	Equity Pointe	Landsafe	Single Source
Auction.com	Fannie Mae	L.P.S.	Skyhill REO
Bank of America	First American REO	LRES	S.P.S.
Bayview Loan Servicing	Freddie Mac	NRT	Stewart
Brighton REO	GMAC	OCWEN	Suntrust Mortgage
Caliber Mortgage	Green River Capital	Old Republic	USRES
Carrington	HomeSteps	One West Bank	VRM
Capital One	HSBC	PEMCO	Wells Fargo/PAS
Citibank	HUD	Phoenix Asset Mgmt	Williams & Williams
Chase	Hudson & Marshall	PMH	24 Asset Management
Computershare (S.A.M)	I.A.S.	Prime Asset Fund	XOME
CoreLogic	iServe		

Corporate Client References

Allen Seelenbinder – Bank of America
Tamiko Broms – PEMCO (HUD)
Lynn Carder – Fannie Mae
Pamela Rosenhouse – Freddie Mac
Bryce Fendall – State Bridge Company
John Burnett – Phoenix Asset Management

Mike Pinto – Xome
Linda Seale – 24 Asset Management
Eric Nelson - Caliber
Margie Fagan – Computershare (Specialized Asset Management)

What We Do

Patrick Bartolic provides a full service real estate team to serve the institutional client and their unique and timeline driven requirements. The largest financial institutions and local property disposition company portfolio managers and asset managers alike share a common goal: they select Patrick Bartolic and his team whenever they can. These managers and their companies depend on Patrick and his team's extensive knowledge and expertise to handle all aspects of managing and marketing their portfolio of REO properties. Patrick Bartolic is recognized nationally and locally as a leader in the selling of Default, REO, Trust and Investor Owned Properties. The team that Patrick has assembled is a very disciplined and experienced group of professionals. Our clients choose us because they know their property will be handled with the utmost in professionalism, and that we will sell their property one transaction at a time.

A System Based on Experience

The experience of having sold close to 1,200 Default, REO, Trust and Investor Owned Properties has taught us that in order to provide our clients with the best service, you need to devise and implement a systemic approach to managing their files. We have developed and put into practice a system that though constantly being refined provides our clients with the highest level of quality, efficiency, and effectiveness.

Our Office

We start with the basics, a convenient location, good space planning, and a private office. The location is central to our service area so that we are able to easily get to our property assignments, and more importantly the location allows agents easy access to our operations.

Our Staff

Our staff has been together for over 7 years. The team is comprised of seasoned real estate professionals to include: an appraiser, escrow officers, loan officers, underwriters, book keepers, transaction coordinators, property inspectors, a general contractor, and realtors. Our clients appreciate that they have a familiar voice and more personal relationship to help them manage the frenetic pace of the web based property management systems.

Our System

We have implemented a system that incorporates a detailed workflow that begins with the property assignment notification and ends with final billing reimbursement. Our system relies upon a division of labor approach to the workflow. We have subject matter experts that are responsible for each segment of the process and then pass the work along. To ensure continuity of our operation, we do extensive cross training of the staff, and then rotate them through the different departments. Because the REO business is so reliant on technology, we are constantly upgrading our systems to compliment the platforms and technologies of our clients. The office is fully staffed Monday through Friday, 7:00am to 5:00pm. We understand the needs of real estate in general and the unique needs of the Default, REO, Trust and Investor client specifically, therefore we are available Monday through Saturday starting at 7:00am through 7:00pm. When our office is closed, the office mainline is directed to one of the on call partners.

How We Communicate

The cornerstone of our success is that we communicate in a timely, relevant, well crafted, clear, and concise format. We go to great lengths to ensure that every file is “touched” every day, and that our clients are updated as they dictate, or as needed. We have a full time receptionist, and a communication network that ensures that when an asset manager calls, or a Broker needs help, we answer the phone, or return the email quickly. We utilize major bank’s web-based platforms, like Equator and Resnet, to communicate with the banks that we are proficient and certified to use. Our customer service goal as it pertains to operating in the different web based platforms is to conduct our business in “real time.” By integrating cloud-based technology such as an auto-attendant in concert with a receptionist, our team awareness within the entire operation is enhanced. Our system allows us to provide information in real time for our clients.

The Brokers Price Opinion

As we are all fond of saying in Real Estate, *“the market may not be kind, but it is always right.”* Pricing the property is the single most important factor in the marketing matrix. That is why we have a full time appraiser on our team, and the marketing team comes to a consensus on value prior to submitting the BPO to the client. Bartolic REO’s success in the selling of Default, REO, Trust and Investor Owned Properties starts with the basics: getting the price right.

Attention to Detail and a Wealth of Experience

Implementing a dynamic marketing plan is never easy. It is about putting all the pieces together and integrating the process. Bartolic REO excels at marketing and we have the systems in place to ensure that your properties sell quickly and for the highest possible net.

Service Area



Due to the compact nature of Orange County, we are able to service the entire county from our centrally located base of operations. We are also able to service the border cities of Los Angeles County along the **605 Freeway Corridor** as well as the San Bernardino and Riverside border cities along the **91 Freeway Corridor**. The Orange County market is unique, and is made up of cities that are the most expensive in the United States, and cities that are the most affordable in Southern California.

Orange County Zip Codes

90620-90621-90622-90623-90624-90630-90631-90632-90633-90680-90720-90721-90740-90742-90743-92602-92603-92604-92605-92606-92607-92609-92610-92612-92614-92615-92616-92617-92618-92619-92620-92623-92624-92625-92626-92627-92628-92629-92630-92637-92646-92647-92648-92649-92650-92651-92652-92653-92654-92655-92656-92657-92658-92659-92660-92661-92662-92663-92672-92673-92674-92675-92676-92677-92678-92679-92683-92684-92685-92688-92690-92691-92692-92693-92694-92697-92698-92701-92702-92703-92704-92705-92706-92707-92708-92709-92710-92711-92712-92725-92728-92735-92780-92781-92782-92799-92801-92802-92803-92804-92805-92806-92807-92808-92809-92811-92812-92814-92815-92816-92817-92821-92822-92823-92825-92831-92832-92833-92834-92835-92836-92837-92838-92840-92841-92842-92843-92844-92845-92846-92850-92856-92857-92859-92861-92862-92863-92864-92865-92866-92867-92868-92869-92870-92871-92885-92886-92887-92889

Orange County Cities (36)

Aliso Viejo	Irvine	Orange
Anaheim	La Habra	Placentia
Brea	La Palma	Rancho Santa Margarita
Buena Park	Laguna Beach	San Clemente
Corona del Mar	Laguna Hills	San Juan Capistrano
Costa Mesa	Laguna Niguel	Santa Ana
Cypress	Laguna Woods	Seal Beach
Dana Point	Lake Forest	Stanton
Fountain Valley	Los Alamitos	Tustin
Fullerton	Mission Viejo	Villa Park
Garden Grove	Newport Beach	Westminster
Huntington Beach	Newport Coast	Yorba Linda

Los Angeles County Cities (9)

Bell Flower	La Habra Heights	Long Beach
Cerritos	La Mirada	Norwalk
Downey	Lakewood	Whittier

San Bernardino and Riverside County Cities (3)

Chino Hills	Corona	Norco
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Marketing the Property

We are successful at selling your portfolio of REO properties because we coordinate the integration of all available marketing assets into a successful campaign. We employ technology, print ad, and direct marketing while exploiting the success of Broker-to Broker communiqués. Our success at selling properties ensures that your properties will sell in the shortest amount of time, and at the highest net attainable while reducing your exposure to litigation.

Our Greatest Asset – The Selling Broker and Agent

Selling a property quickly is dependent upon enabling as many Agents and Brokers as possible to write an offer for their client. Though it is common sense to do all we can for the selling agent, too many Listing Agents do not extend even common courtesy to what they consider competition; they are too focused on “double-ending” the sale. Our approach is very different and is appreciated by the Real Estate community. We send as much information to the Brokerage community as quickly as we can. Brokers and Agents know that our properties are entered into the MLS as soon as we get approval to go active. Agents are confident that our properties are easy to show, and that our process of handling their client’s offer or transaction is thorough, easy to execute, and transparent. Brokers continually tell us how great it is that we answer the phone, that they can get the answers, and that we have the staff to help them through the transaction.

Assisting Buyers and Agents

Buying Default, REO, Trust and Investor Owned Properties is often viewed as difficult by agents without experience. Our entire team is dedicated to providing agents with the information they need to feel confident and comfortable. Our system allows us to take the time needed to explain the process to buyers and agents. By educating agents and buyers we expand the pool of potential REO clients.

Our Commitment to Realtors

- Access to the property
- Informative and timely MLS information
- Explain the special requirements
- Advertising
- Internet marketing
- Disseminate to web based aggregator sites
- Website
- Broker Preview
- Open House
- Answer the phone
- Be transparent
- Be a partner
- Make it easy

Print Advertising

We generate interest from first time buyers and seasoned investors by creating print advertisement that promotes the features and benefits of the property. The ads are strategically placed in the real estate sections of Orange County's most recognized publications.

Internet

80% of active homebuyers and investors use the web as their first look at the marketplace. Therefore, it is imperative that the property be readily found in all relevant web based real estate venues. We feature the property on our own site, and of much greater significance it will be entered into the real estate website aggregator LISTHUB. This site will add the property to more than thirty real estate sites to include Realtor.com and more. Additionally, the property will be integrated into and appear on ColdwellBankerHomes.com, OCRegister.com, and other traditional print advertisement to web based advertisement data sharing connections.

Email

We conduct our email campaign using direct email from our Broker and Agent contact lists; we do not send out junk email in a blast. Our email is executed as though it was first class mail, meaning it is addressed to the recipient; it is personable, purposeful, and meaningful.

Professional Photography

A good photograph can be more powerful than a good description. That is why we employ the service of a professional photographer to create a montage of the property.

Video

We believe that providing a well-edited video to brokers, agents, and buyers also benefits the marketing of the property.

Brochures

Our color brochures are old school. The brochure is made with quality card stock and contains multiple photographs. The photos are complimented with a well-written narrative that is based upon an honest depiction of the home, and more importantly is tempting.

Postcards

We produce a postcard based upon the brochure. The postcard is in essence a truncated version of the brochure.

www.Bartolicteam.com

Our website provides "real-time" market information, property information, and relevant community resources. We provide a platform that introduces the property to potential buyers and their agents as well as providing as much information and guidance as we can. Our website ensures that Brokers and Agents are team members by providing them with the tools and information on how best to navigate the process of buying the property whether it is their first time in an REO transaction or if they are seasoned REO Agents.

Property Website

We create a property specific website. (i.e. www.1600PennsylvaniaAve.com)

Signage Emplaced at Exterior

- Client & Municipal required signage
- Our sign
- Sign rider (i.e. www.yourpropertyaddress.com)
- QR Code linked to property website
- Brochure box (Brochure box & brochures are printed on 8.5"x 11" paper stock)

Signage Emplaced at Interior

- Brochure stand
- Special property notes
- Visitor logbook with comments section

Distributing Marketing Materials

The marketing pieces will be staged at the property and distributed throughout the neighborhood as well as to local Real Estate Offices.

Multiple Listing Service (MLS)

The property will be entered into the MLS within hours of your decision to "Go Active."

Broker Preview

This is the first opportunity for the Real Estate community to view your property in person, so we will do all we can to have good attendance and to present the property in the best possible way.

Open House

The property shall be held open one day per weekend as a minimum, and we will have open houses during the weekday as well.

Showing the Property

It is critical that the property is accessible. We ensure that agents have as near to unlimited access as possible with minimum restrictions based upon Health & Safety requirements.

Keeping You Informed

Keeping you up to date is critical. Our goal is to deliver the information you require as per your timelines. We do not want you to experience any "surprises," but we are also mindful not to burden you with excessive or frivolous communication. To be certain, the information we send to you will be clear, concise, and purposeful.

Print Advertising

When your property requires Local & Regional print advertising to complement the marketing plan we contact the following Publishers.



Orange County Register
Circulation 157,850

Los Angeles Times
Circulation 628,910

Ultimate Address (L.A. Times)
Circulation 55,000
(Spring, Summer, Fall)

Daily Pilot
Circulation 109,464

Wall Street Journal
Southern California Circulation 118,553
U.S. Western Edition Circulation 330,546
U.S. Circulation 1,356,291
Global Edition Circulation 1,495,108

Unique Homes Magazine
Print Circulation 100,000+
Digital Distribution 500,000+
(Listings over \$1,000,000)

View Magazine
Annual Circulation 15 Million+

Social Media Marketing



Bartolic & Bartolic Website

<http://www.bartolicteam.com>



Facebook

Bartolic & Bartolic

<https://www.facebook.com/pages/Bartolic-Bartolic/294572153900701>



Twitter

@bartolicteam

<https://twitter.com/bartolicteam>



Instagram

@bartolicteam

<https://instagram.com/bartolicteam/>



YouTube

InsideHouseTour

<https://www.youtube.com/user/InsideHouseTour?feature>



WordPress

Bartolic & Bartolic

<https://bartolicteam.wordpress.com>

Internet Marketing – Listing Syndicates

Bartolicteam.com
HotPads.com
UniqueHomes.com
Realtor.com
OCRegister.com
Trulia.com
Yahoo!Homes
Home Finder.com

ColdwellBanker.com
ColdwellBankerHomes.com
NYTimes.com
Homes.com
WSJ.com
Zillow.com
Google.com
ListHub



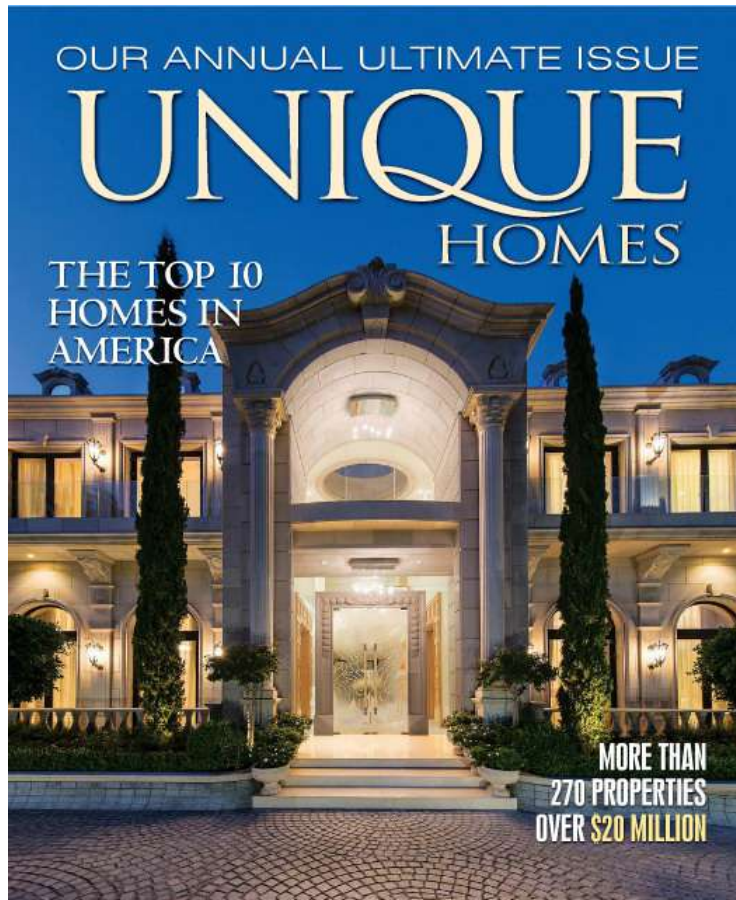
Internet Marketing Aggregator Sites

ListHub

AdWerx	HomeTourConnect	Property Shark
All Acres	HomeWinks	PropertyDigg
ApartmentHunterZ.com	Househappy	RadPad
ApartmentList	HouseHunt.com	RE/MAX
Apartments.com	Housely	RealEstateCentral
century21.com	HousingBook	The Real Estate Book
Chase My New Home	Hubdin	RealQuest Express
Close2Homes.com	HUD Seeker	RealSavvy
ColdwellBanker.com	ImagesWork by CirclePix	RealtyExecutives.com
CommercialSearch	Investability	RealtyStore
CondoCompare.com	Juwai	RealtyTrac
DODHousingNetwork	Kahping	Realy
eLookyLoo	LakeHomesUSA	RentalRoost
eppraisal	Lands of America	RentHop
FindaNewHouse.com by Obeo	LandAndFarm	RentRage
FindAPlace4Me by VisualTour	LandWatch	SearchALLProperties by L2L
FindTheBest Homes	LearnMoreNow.com	Showing Suite
FixFlip	Lifestyled Listings	skupit
Foreclosure.com	LivingOnH2O	Trulia
FreedomSoft	LotNewtwork.com	USHUD.com
Guidance Realty	LuxeListHome	Vast
Harmon Homes	MoveTube	Ventura County Star
Home2.me by TourFactory	NestBuilder	VisualShows
HomeBidz	New Home Source	WikiRealty
HomeFacts	Open Real Estate Community	XiLi Mobile
HomeFinder.com	OpenHousesAmerica.com	Ylopo
Homes.com	Point2 Homes	Zillow
HomeSteps	PreApprovalLetter.com	Zumper

National & International Advertising

When the property requires National and International presence to compliment the marketing plan, we employ *Unique Homes* and the *Wall Street Journal*.



Unique Homes

Unique Homes is one of the recognized source books luxury homebuyers turn to when they are ready to buy. Each issue of Unique Homes contains a section showcasing Luxury Properties in beautiful full-color photography and descriptive text. Unique Homes has a paid circulation of over 100,000 (domestic and international). The publication is distributed to Fortune 500 CEO's and major Pacific Rim corporations, as well as resorts from Sun Valley to St. Moritz, Palm Springs to the Amalfi Coast, and is found onboard luxury cruise lines and air carriers.



View Magazine

A magazine exclusive to Coldwell Banker Residential Brokerage in Southern California and Arizona. The visually engaging, full-color magazine is distributed to consumers through news publications each month, reaching thousands of potential buyers in targeted, affluent zip codes.



SAN CLEMENTE | \$889,000
 Four bedroom, three bath home with exceptional upgrades and views.
 MICHAEL BADRAN (949) 683-6337



SAN CLEMENTE | \$859,000
 Charming, updated 4 bedroom, 3 bath home in the Highland Light Village community.
 CHERI ROMIG (949) 422-4829



SAN CLEMENTE | \$639,900
 Seascape Village. Single level, 2 bedroom, 2 bath. Bamboo flooring. Beach close.
 PATRICIA "TRISH" RAGLAND (949) 291-1774



ALISO VIEJO | \$454,800
 Elegant Light & Bright 2 Bedroom, 2 Bath Condo with Lots of Upgrades!
 REZA SALEMI (949) 229-0011



COSTA MESA | \$1,199,000
 Craftsman 3 br in historic Eastside CM, huge approx 10,000+ SF lot for entertaining.
 OLGA HALLACHIAN-CHITJIAN (949) 887-1009



COSTA MESA | \$1,135,000
 Eastside 4 br, approx 2,356 sq ft. home on spacious lot. Flowing open concept floor plan.
 PATRICK BARTOLIC (949) 463-6328



COTO DE CAZA | \$5,998,000
 Extensive remodel inside & out, tennis court & horse facilities along with guest quarters.
 JEANA KEOUGH (949) 466-6772



COTO DE CAZA | \$2,549,000
 Ultra-private, panoramic view estate on approx. 1.3 acres in guard-gated Rancho Colinas.
 TIM SMITH (949) 287-4189



IRVINE | \$3,798,000
 6 br 5.5 ba Hidden Canyon home on premium lot with breathtaking views.
 EJ JAMES (949) 552-2000



IRVINE | \$2,188,000
 5 br 4.5 ba in Arbor Crest Community of Northwood.
 RACHEL SWARDSTROM (949) 552-2000



IRVINE | \$1,528,888
 Cortona Plan One - balances state-of-the-art floor design with stylish interior finishes.
 RACHEL SWARDSTROM (949) 552-2000



Wall Street Journal – National & International

Acknowledged as the premier international newspaper of the affluent and the engaged. The Wall Street Journal is uniquely positioned to expose the property to North America as well as International subscribers throughout Asia, Latin America, and Europe.

Luxury Property

Direct Mail and Email Based Marketing

We aggressively solicit Brokers and Agents that have the resume, and a demonstrated propensity to represent well-qualified clients. We also include organizations and businesses that have a need to access real estate information within Orange County. Our direct mail & email efforts are based on careful evaluation of market penetration. We utilize first class mail as well as UPS and FEDEX to deliver your properties printed marketing material. The email is delivered as though it were a first class letter; the email is always to an individual or a specific office, never a group or mass email.

List of Recipients:

- Executive Search Firms
- Professional Sports Teams (Office of Player Personnel)
- Local Brokers & Agents specializing in the Luxury Portfolio
- Regional Brokers & Agents representing the Luxury Portfolio
- Qualified National & International Brokerages
- CEO's, CFO's, and COO's of Fortune 500 Companies locally, nationally, and internationally (Mail is addressed to the individual at the place of business, no email is delivered)
- FIABCI* & English proficient Brokers
- Coldwell Banker International Offices

www.Bartolicteam.com

We have created and maintain a comprehensive Real Estate Website that provides “real time” market information, property information, and relevant community resources. Our goal is to provide a platform that introduces the property to potential buyers, and provides those buyers with as much information and guidance as we can. To be certain, the desired outcome is to entice buyers to call us, or their own agent to arrange for a showing of your property. We view the Brokers & Agents as our internal clients. That is, we want an environment in which thousands of Brokers & Agents know that they are part of our team and all of them are trying to sell your property. Our website ensures that Brokers and Agents are team members by providing them with the tools and information on how best to navigate the process of buying the property.

Brochure Examples



3004 Ocean Boulevard, Newport Beach | www.3004oceanboulevard.com

Architecturally significant residence set upon the cliffs of Ocean Blvd. The design embraces and celebrates the lifestyle of the Amalfi Coast – and for those whom seek it here along the California Coast your elusive search is over. The home features three stories with four bedrooms, six bathrooms, powder room, library, penthouse Master retreat, media room and a roof top deck of unprecedented size all serviced by elevator. Views abound from all stories to include: White Water, Ocean, Harbor entrance, coastline, San Clemente Island, Santa Catalina Island, Palos Verdes Peninsula, Piers and so much more. All of this set within a very short stroll to the sand, shopping, dining, and entertainment along Pacific Coast Highway.

Presented at \$6,998,900



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Balboa Island Bayfront Home

544 SOUTH BAY FRONT | NEWPORT HARBOR

- Lot size approx. 2,500 sq. ft.
- Two story 2,300 sq. ft. residence
- Attached two car garage
- Four bedrooms
- Four bathrooms
- "Country" kitchen
- Breakfast area
- Dining area
- Formal living room
- Laundry room
- Fireplace
- Outdoor decks
- "Beach" shower
- Large attic
- Automated awnings



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42 Smithcliffs, Laguna Beach | www.42smithcliffs.com

Welcome to this Mark Singer architectural masterpiece celebrating contemporary design. The main house features close to 5,300 sq. ft. dedicating the entire second floor to the master suite, and a very private and detached media room accessed through a secret passage. The first floor is configured with three bedrooms all Ensuite, an open floor plan featuring soaring glass walls, steel, concrete, repurposed antique cabinetry and artisan distressed limestone. The pool house is close to 700 sq. ft. with a wet bar, fire place, and a full bathroom. This coastal estate is situated behind the association gates and encompasses three lots totaling close to 27,000 sq. ft. with a park sized manicured lawn, gated carriage yard, service entry, pool, spa, and a half basketball court.

Presented at \$4,750,000



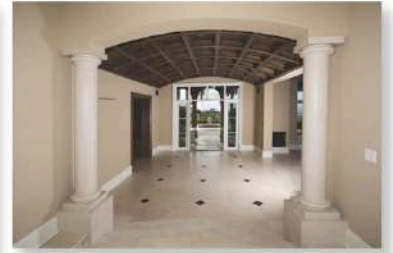
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22 Fairway Point, Newport Coast

Ensnconced within the guard-gated community of Pelican Hill, the residence features intimate views of play along the 4th fairway and all the action surrounding the 4th green of the Ocean North course at Pelican Hills. You will treasure the sight of the East end of Catalina Island, the elusive San Clemente Island, and spectacular panoramic views of the Pacific Ocean. Architectural correct, the design celebrates the art and flair of sophisticated and formal Italian entertaining found among the Amalfi Coast. Accomadations include five bedrooms, five bathrooms, two powder rooms, and poolside bathroom. Rooms of note include: office, library, formal dining room, fomral living room, family room, chef's kitchen, breakfast room, media room, wine tasting room, maids quaters, foyer, a formal entryway complete with rotunda, and a grand staircase.

Presented at **\$8,285,000**



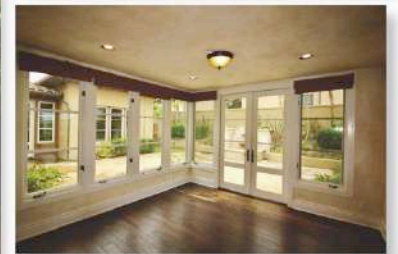
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23 Overlook Drive, Newport Coast

Magnificent ocean view property ensconced within the guard-gated community of Cassis at Ocean Heights, Newport Coast. Situated on a single loaded street high above the harbor, this luxurious home features spectacular panoramic ocean views from Newport Beach to the Palos Verdes peninsula to Mounty Baldy. Architectural correct Mediterranean design featuring French doors throughout. Five bedrooms, four bathrooms, powder room, front patio complete with pergola, inner courtyard, foyer, sweeping staircase, living room, formal dining room, library, dedicated breakfast room, and a large family room that conjoins a chef's kitchen. The main floor Master Suite presents outstanding Westerly views and features oversized dual walk-in closets and a substantial bathroom. The professionally designed rear yard is rather large and includes a custom grill area complete with built-in grill and prep station, and an elevated outdoor dining area in which to enjoy spectacular sunsets.

Presented at **\$3,000,000**



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Sold Gallery



22 Fairway Point – Newport Coast
Pelican Hill – Ocean Views
Sold at \$8,815,000



1038 West Bay Avenue
Outstanding Bayfront Location with Large Dock
Listed at \$5,225,000



1907 Bayadere Terrace – Corona del Mar
Spectacular Views of the Bay and Ocean
Listed at \$4,655,000



939 Via Lido Soud – Newport Beach
Bayfront on the tip of Lido Island
Listed at \$3,850,000



633 Bayside Drive – Newport Beach
Bayfront with Private Dock
Listed at \$3,975,000



544 South Bay Front – Newport Beach
Balboa Island Bayfront Home
Listed at \$3,700,000



406 Emerald Bay – Laguna Beach
Forever Ocean Views – Gated Beach Enclave
Listed at \$3,500,000



23 Overlook Drive – Newport Coast
Cassis at Ocean Heights – Ocean Views
Sold at \$3,505,000



2 Wayside – Newport Coast
Pienza at Pacific Ridge – Ocean Views
Sold at \$2,500,000



31 Village Way – Irvine
Amberhill at Turtle Ridge – Ocean Views
Sold at \$2,812,200



116 35th Street – Newport Beach
Balboa Peninsula – Steps to the Beach
Listed at \$2,549,000



32271 Peppertree Bend – Gated Estate
San Juan Capistrano
Listed at \$2,450,000



7 Narbonn – Newport Beach
Exclusive Harbor Ridge – Ocean Views
Listed at \$2,200,000



627 Bay Avenue – Newport Beach
Peek View of Harbor – Steps to Beach & Bay
Listed at \$1,900,000



1821 Toyon Lane – Newport Beach
Dover Shores – Steps to Back Bay
Listed at \$1,875,000



25 Harbor Pointe Drive – Corona del Mar
City Lights View – Pool & Spa
Listed at \$1,829,900



2815 Harbor View Drive – Corona del Mar
Fantastic Views – Courtyard with Pool
Listed at \$1,600,000



2037 Seville – Newport Beach
Perfect Beach Bungalow – Steps to the Sand
Listed at \$1,599,000



921 West Bay Avenue – Newport Beach
Outstanding Location Steps to the Beach & Bay
Listed at \$1,560,000



1826 Toyon Lane – Newport Beach
The Best of the Back Bay
Listed at \$1,540,000



450 Bellvue Lane – Newport Beach
A Classic Balboa Residence
Listed at \$1,530,000



1851 Bayport Way – Newport Beach
Custom Pool – Walk to the Bay
Listed at \$1,300,000



15352 Hanover Lane – Huntington Beach
Pool & Spa – Bike to the Beach
Listed at \$920,000



50 Sconset Lane - Irvine
Community of Carlyle at Lands End
Listed at \$855,900



8332 E Star Pine Road - Orange
Community of Meadow Creek – Designer Pool & Spa
Listed at \$670,000



815 N Kintyre Drive - Orange
Gated Community of Stratford
Listed at \$520,000

Transactions while affiliated with present and past Brokers.

My Personal Guarantee



I guarantee that the properties you have entrusted to me will be handled with the utmost care. I will ensure transactions are executed under the strict guidelines and protocol of your requirements. I promise that my team will conduct your business professionally, honestly, and in your best interest.

Being selected to sell your property is a great honor. I will do what needs to be done, every day until your property is sold at the highest net attainable.

Thank you for considering our service for your property,

Patrick J. Bartolic