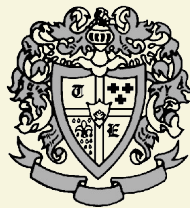


DEVELOPMENT EXPERIENCE

DUTIES AND PHOTOS OF SOME OF THEIR PRODUCTS

The Toni Everett Co. and especially Toni Everett has serviced and sold pre-sales, new construction and conversion sales of developments for over 35 years. And has total development experience in development sales, management and construction experience in anywhere from 32 to 500 units; and managed and has successfully sold up to nine developments at one time.

1. Toni and or the company can go in at any level the developer requires: (all done with developer approval always)
2. Land acquisition
3. Assistance in land planning, floor plans and development amenities needed for the market at the time
 - Market Studies
 - Comparable Studies
4. Assistance with and development of sales center if necessary (although many projects of ours are sold without advertising or sales centers (see attached projects).
5. Hiring sales staff and managing sales centers, setting up systems and policy for centers.
6. Assist with advertising campaign and will provide some advertising for developments
7. Monitoring and typing of all contracts from one central person or computer
8. In choosing sales staff we have proven producers, backups and train new sales staff for the future. Each development is cast like a movie specific for that development and developer has the right to approve
9. Conduct weekly sales meetings
 - Daily and weekly reports
 - Daily, weekly and month traffic reports
 - Advertising reports (for statistics on best place to put ad dollars)
 - Pre-sales proformas
 - Sales spread sheets
 - Accounting spread sheets for projection
 - Accounting spread sheets for closings
10. Handle, set up, prepare for all closings
11. Management and leasing
12. Association set up and take over



The TONI EVERETT Co.
Licensed Real Estate Broker