



## **CWS MARKETING GROUP**

### Executive Summary

CWS Marketing Group (CWS) provides comprehensive marketing and sales services to a diverse international clientele, government agencies, real estate developers, financial institutions and other private-sector entities. With offices throughout the United States, our team of experts handle every aspect of the sale.

We conduct research, develop sophisticated advertising and promotional strategies, stock and oversee due diligence libraries, document and respond to sales inquiries, plan and execute buying seminars and sales events, as well as draft and oversee the completion of purchase contract documentation.

CWS is a fully integrated company unique to the industry. It's employee staff includes: project directors, print and web designers, web developers, marketing directors, media buyers, national licensed auctioneers, real estate brokers, public relations experts, financial consultants and closing agents.

Since 1990 CWS has held the exclusive contract to market and sell real property for the U.S. Department of the Treasury which includes Internal Revenue Service Criminal Investigations Division (IRS-CI) and Department of Homeland Security agencies U.S. Immigration and Customs Enforcement (ICE) and U.S. Secret Service (USSS). Over the past two decades, CWS has been involved in the sale of thousands of real properties valued in excess of one billion dollars. In 1990 CWS was also awarded a contract to sell personal property for the Department of Homeland Security, U.S. Customs & Border Protection.

Our marketing and sales experience encompasses a broad spectrum of assets, which include commercial and residential real estate, vehicles, aircraft, vessels, industrial and commercial equipment, household items and jewelry. In addition to the US Treasury Department, we have sold property for agencies such as the Veterans Administration, HUD, FDIC, RTC, SBA, GSA, U.S. Probation Office, Farmers Home Administration, Fannie Mae, and the U.S. Marshals Service.

CWS' e-commerce website with online auction technology has been operated by CWS for ten years. Clients who have conducted online auctions with us: U.S. Customs & Border Protection, U.S. Marshals Service, IRS-CI, Bureau of ATF, USDA, Immigration and Customs Enforcement (ICE) and other private and government entities. Our comprehensive business-to-consumer (B2C) auction system allows buyers from anywhere in the world to participate in an event. CWS offers sellers both marketing strategies and a technology platform to bring qualified buyers to the online marketplace.

CWS Marketing Group is a recognized leader in the auction industry. CWS looks forward to continuing its winning tradition of providing innovative sales solutions in the challenging and evolving marketplace.

CWS carefully selects advertising sources to create a customized marketing plan. Display and classified advertisements are placed in newspapers and specialty publications to generate interest from specific target markets. Below is a listing of some of the media sources that have proven successful in bringing bidders and buyers to our sales.

- Wall Street Journal
- New York Times
- LA Times
- Miami Herald
- Forbes
- Robb Report
- Investors Business Daily
- US News & World Report
- LA Business Journal
- duPont Registry
- Hemming Motor News
- Barrons
- Atlanta Journal Constitution
- San Francisco Chronicle
- LA Times
- USA Today
- Washington Post
- Southeast Real Estate News
- Washington Business Journal
- GlobeSt.com
- Ft. Lauderdale Sun Sentinel
- Boston Herald
- Boston Globe
- Chicago Tribune
- Buyers Guide
- New Haven Register
- Detroit Free Press
- Harmon Homes
- Kansas City Business Journal
- Orange County Register
- Connecticut Post
- Unique Homes
- Homes and Land
- Shopping Center Business
- Philadelphia Inquirer
- Houston Chronicle
- Florida Realtor
- Real Estate News
- Las Vegas Review Journal
- Las Vegas Business Pres
- Auction Hunter

**SEIZED PROPERTY AUCTION**

U.S. Department of the Treasury  
Waterfront Estate  
80 Selden Rd., Lyme, CT 06371

4 Bedrooms, 4 1/2 Bathrooms, 2 1/2 Car Garage, 1000 sq. ft. Living Room, Family Room, Laundry Room, 1 Fireplace, In-ground Swimming Pool with 184 Sides, Spa, Pool Deck with 12x12 Tiles, Full Kitchen, Separate Entrance, Full Basement, Front Porch, Backyard with 2-Car Attached Garage, 2-Car Detached Garage, Finished in Commercial Stone, Unfinished Public Storage, 100 Storage unit and 1000 sq. ft. Living Space, 5.423 of open lot and more on 3.7 AC. lots.

**AUCTION**  
NOVEMBER 6, 2009  
12:00 NOON

**OPEN HOUSE**  
OCTOBER 27 & NOVEMBER 3  
10:00AM - 4:00PM  
BY APPOINTMENT

**DEPOSIT:** \$10,000  
(CASHIER'S CHECK PAYABLE TO THE AUCTIONEER)

TAKE A VIRTUAL TOUR AT [www.treas.gov/auctions/customs](http://www.treas.gov/auctions/customs) or call 977.903.5553, ext. 279

SALE # 03-06-129

**Directly On The Gulf Of Mexico**  
St. George Island, Florida  
13000 sq. ft. on 100 acres, total living space in 1412 sq. ft. open lot. Total site area is 15,000 sq. ft. open lot. Three bedrooms, 2 bathrooms, regular, 2 car attached garage, stone kitchen, coffee bar, stone island.

**AUCTION**  
NOVEMBER 6, 2009, 11:00AM CEST/EST  
PREVIEW ONLY

**VACANT LAND 139+/- AC**  
Hawthorne, Florida  
Located off U.S. Hwy 191 approximately four miles west of Seville on 100 acres. The site contains 139+/- vacant acres. Property has excellent, well-draining - approximately 2000 covered acres with 11,000 sq. ft. of building.

For these two properties, Call 703.373.7773 ext. 1  
[www.treas.gov/auctions/customs](http://www.treas.gov/auctions/customs)

**ASPEN COLORADO AREA** Real Estate - Public Auction

2% Broker Participation  
2% Buyer Premium

**Auction Date**  
September 7, 2009

**Auction Times**  
West Slope Mt. - 11:00 am MST  
Old Snowmass - 1:00 pm MST

**Open House Dates & Times**  
August 25, 26 - 10am-2pm  
September 1, 2 - 10am-2pm

**Phone Bidding Available**

**Deposit:** \$50,000 Cashiers Check  
See virtual tours on our website.

**West Slope Mountain Ranch Area**  
2000 Stone Road, Basalt, CO 81621  
A lovely 4,200 sq. ft. 4 bedroom log home situated on 35+ acres of land. Unsurpassed 360° views. A short drive to Aspen and Basalt.

**Old Snowmass Area**  
89 Haystack Lane, Snowmass, CO 81654  
Nicely and cozy, totally finished 4 bedroom log home. Entire second level dedicated to the Master Suite. Adjacent logs subdivide home a balcony overlooking the living room.

For more information call: 1-888-343-1313 ext. 264  
email: [trinnoughan@aol.com](mailto:trinnoughan@aol.com) or visit our website:  
[www.cwsmarketing.com](http://www.cwsmarketing.com)

**Public Auction**  
*Grand Cayman Island Residential Properties*

Phone Bidding Available

**Auction Date**  
August 28, 2009 - 12:00 Noon

**Auction Location**  
Sale to be held in Miami, Florida at the Marriott Hotel, Miami Airport

**Open House**  
April 12, 13, 18, 20 10:00am - 2:00pm  
**Registration Date & Time**  
April 28, 2009 10:00am - 12:00 Noon

**Run Point East**, with spectacular ocean view

**FURNISHED CONDOMINIUM**  
6561 Concourse, Unit 750  
Bloomington, Minnesota 55437

**Grand Cayman Island, Yacht Club**  
3 vacant lots in the Light House Point Area of the Grand Cayman Yacht Club

For more information call:  
**1-888-343-1313**

2% Broker Participation

U.S. Department of the Treasury  
in conjunction with IRS-CI

**PUBLIC AUCTION**  
SEIZED REAL PROPERTY

**Auction**  
Wednesday, January 29, 2009  
12 noon (EST)

**Inspection**  
Wednesday, January 29  
12 noon - 12 noon

**Open House**  
Sunday, January 25 & 26  
12:00pm - 4:00pm

**Deposit**  
\$30,000 cashiers check  
(Cashiers check payable to the bidder's name) 1% ESCROW fee included

**FURNISHED CONDOMINIUM**  
6561 Concourse, Unit 750  
Bloomington, Minnesota 55437

For more photos, Virtual Tour and Terms of Sale visit our website:  
[www.treas.gov/auctions/customs/realprop.html](http://www.treas.gov/auctions/customs/realprop.html)

**CWS** Marketing has extensive experience in the sale of commercial properties such as championship golf courses, operating businesses, apartment complexes, retail and residential developments and building lots. Over the past 20 years, the average sales price for residential and commercial properties has exceeded 100% of independent third party appraisals. The following is a representative sample:



- 7.95 Acres Commercial Land, Medley, FL  
**Sold \$1,650,000**

Indian Wells Country Club & Golf Course  
Indian Wells, CA  
**Sold \$25,500,000**



- 10 Apartment Complexes  
(822 units each), Toledo, OH  
**Sold \$25,407,000**

Timberwolf Lodges 42 Condo Units, Park City, UT  
**Sold \$15,200,000**



- Patio Garden Apartment Complex, Miami, FL  
**Sold \$1,300,000**

- 178,000 sq.ft. Warehouse, Miami, FL  
**Sold \$1,850,000**

35 Duplex Development, Boston, MA  
**Sold \$5,853,000**

- Royal Kenfield Public Golf Course, Henderson, NV  
**Sold \$11,500,000**



**CWS** Marketing has extensive experience in the sale of commercial real estate properties. Sales have included: commercial warehouses, golf courses, country clubs, land, operating businesses, apartment complexes and more.



- Service Station, Las Vegas, NV  
**Sold \$790,000**

Commercial Buildings, Irvine, CA  
**Sold \$3,200,000**

- Airplane Hangar, Las Vegas, NV  
**Sold \$48,000**



- Commercial Buildings, Los Angeles, CA  
**Sold \$1,360,000**

Four Seasons Club, Miscoano Island, Pembine, WI  
**Sold \$1,600,000**

- Industrial Warehouse & Offices, Lindenhurst, NY  
**Sold \$285,000**



- Storage Facility, Sedalia, MO  
**Sold \$375,000**

24-Unit Strip Mall, Tacoma, WA  
**Sold \$6,100,000**

- 776 Acre Cattle Ranch, Gadsden County, FL  
**Sold \$1,000,000**

**CWS** Marketing has been involved in the sale of a wide variety of residential properties for more than 20 years. From luxury estates and single-family homes to condominiums, the average sales return for residential and commercial properties has exceeded 100% of independent third party appraisals. The following is a representative sample:



- Luxury Home with Pool, Beverly Hills, CA  
**Sold \$1,800,000**

- Luxury Home in Spanish Trail, Las Vegas, NV  
**Sold \$1,350,000**

- 5 Acres Residential Land, Littleton, CO  
**Sold \$1,350,000**



- Single Family Home, Detroit, MI  
**Sold \$560,000**

Turnberry Pl Penthouse Condo, Las Vegas, NV  
**Sold \$5,200,000**

- Single Family Home, Branford, CT  
**Sold \$264,000**

- Single Family Home, Chula Vista, CA  
**Sold \$630,000**



Luxury Home on 5ac Equestrian Property  
Boca Raton, FL  
**Sold \$2,250,000**

- 55 acre Historic Plantation, Fredericksburg, VA  
**Sold \$891,000**



**CWS** Marketing has been involved in the sale of a wide variety of residential properties from bungalows to exclusive mansions. Detailed information with photos and virtual tours are available at [cwsmarketing.com](http://cwsmarketing.com).



- 4 Condos in back bay, Boston, MA  
**Sold \$1,795,000**

Historic Redstone Castle, Redstone, CO  
**Sold \$4,000,000**

- Single Family Home, Rum Point Reef, Grand Cayman  
**Sold \$450,000**



- Lakefront Condo, Bloomington, MN  
**Sold \$565,000**

Single Family Home, Lyme, CT  
**Sold \$3,400,000**

- East Sopris Rd, Snowmass, CO  
**Sold \$1,510,100**

- Single Family Home on 14ac, Pound Ridge, NY  
**Sold \$1,500,000**



Single Family Home, Lighthouse Point, Grand Cayman  
**Sold \$600,000**

- Single Family Home, Key Biscayne  
**Sold \$2,300,000**