

**Brian Cassingham**  
**REO Broker, Twin Palms Realty**

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Website: <http://www.TwinPalmsRealty.com>  
California Broker License #01230655

Full time REO Specialist. Service oriented Real Estate Broker with extensive experience in move-out negotiation, eviction, clean-up, management, sales, and accounting of REO properties.

**POSITION** Broker Owner of Twin Palms Realty, Central Orange County, California

**EXPERIENCE**

- o Licensed Broker for 6 years, with 10 years of REO experience and 20 years of total experience in all facets of residential real estate – hundreds of transactions completed.
- o Successfully managed and sold dozens of REO properties.
- o 18 years of residential property management experience, managing properties for both myself and very satisfied clients.
- o Foreclosure experience - have foreclosed on several defaulted notes, working directly with the Trustee from NOD filing to the Trustee's Deed Upon Sale.
- o Experienced in dealing with former owners of properties, successfully negotiating numerous Cash for Keys agreements.
- o Significant experience managing property clean-up and renovation projects – have completed hundreds of projects utilizing established network of licensed and bonded contractors, offering full asset preservation services.

**SERVICES**

- |                                |   |
|--------------------------------|---|
| o BPOs – 72 hours or less      | o Occupancy Inspections – 24 hour reporting |
| o Property Inspections         | o Cash for Keys                             |
| o Evictions                    | o Secure Property                           |
| o Board Ups                    | o Clean Outs                                |
| o Contractor Negotiation       | o Project Management                        |
| o Ongoing Property Maintenance | o Budget and Expense Reporting              |
| o Monthly Status Reporting     | o Frequent Asset Manager Updates            |
| o MLS Listing Services         | o Internet Listing Services                 |

**SERVICE AREA** Serving Central Orange County, California. See below for cities and 50+ zip codes served.

**REO MARKETING** All REO listings are immediately marketed to internal client and investor database, listed in the MLS, and uploaded to the top 15 internet showcase sites. Listings include expanded descriptions and photo presentations.

**FINANCING** FHA 203K Rehab financing, first time buyer programs, and a wide range of additional buyer financing options.

**BANK REFERENCE** Stephen Rouse, Branch Manager, Wells Fargo Bank, 714 545-5543

**EDUCATION / AFFILIATIONS**

- |                                     |   |
|-------------------------------------|---|
| o RDCPro Certification              | o Member, American Society of REO Specialists |
| o MBA and BA in Business Management | o Member, NAR, CAR, SoCal MLS                 |
| o Fluent in Spanish                 |   |

**CITIES AND ZIP CODES SERVED**

<u>CITY</u>	<u>ZIP CODE</u>	<u>MASTER LIST</u>	
Costa Mesa	92626, 92627, 92628	92602	92659
		92603	92660
Fountain Valley	92708, 92728	92604	92661
		92605	92662
Garden Grove	92840, 92841, 92842, 92843, 92844, 92845, 92846	92606	92663
		92612	92683
		92614	92701
Huntington Beach	92605, 92615, 92646, 92647, 92648, 92649	92615	92703
		92616	92704
		92617	92705
Irvine	92602, 92603, 92604, 92606, 92612, 92614, 92616, 92617, 92618, 92619, 92620, 92623, 92650, 92697, 92709, 92710	92618	92706
		92619	92707
		92623	92708
		92625	92711
		92626	92712
Laguna Beach	92651, 92652	92627	92725
		92628	92735
Newport Beach	92658, 92659, 92660, 92661, 92662, 92663	92646	92780
		92647	92781
		92648	92782
Newport Coast	92657	92649	92799
		92650	92840
Santa Ana	92701, 92702, 92703, 92704, 92705, 92706, 92707, 92712, 92725, 92735, 92799	92651	92841
		92652	92843
		92655	92844
		92657	92845
Tustin	92780, 92781, 92782	92658	
Westminster	92655, 92683		