



MADISON COMMERCIAL REAL ESTATE SERVICES™

WHEN YOU THINK REAL ESTATE, THINK MADISON.



Our Values: Integrity, Adaptability,



Our Services

Madison Commercial Real Estate Services offers commercial real estate clients:

- Nationwide title services
- A Qualified Intermediary for §1031 exchanges
- Customized lease abstracts
- Cost segregation studies
- Executive recruiting

Your Choice

If you want top quality services from people who are truly experts in their fields and you want them at affordable rates, Madison is the choice for you.

Our corporate structure affords us tremendous flexibility and allows us to customize our services to fit any circumstances. Because each company operates independently, we can respond quickly to your specific needs without going through layers of bureaucracy. At the same time, because of our affiliation we can tap into expertise beyond our individual specialties if and when the situation demands it.



Madison Commercial Real Estate Services™

Madison Commercial Real Estate Services™ is an umbrella organization that offers an array of specialty services for the commercial real estate market through a group of independent, but related companies. Each company excels in a specific, highly specialized service.

Our Mission

We strive to anticipate and fill the needs of the commercial real estate market with precisely targeted support services delivered by highly skilled, experienced professionals.

Talent, Dependability & Hard work.

Our Companies

We are always exploring real estate trends, looking for new opportunities to fill a market niche. As of this writing, our separate, but related companies are:

- **Madison Title Agency, LLC** is a full-service, nationwide title agency. Our national department does business in all 50 states. We handle more than 10,000 transactions a year and facilitate deals in the billions of dollars. We also provide a full range of closing and escrow services.
- **Madison Exchange LLC**, has become the leader in the area of §1031 exchanges. We are known, not only for our up-to-the-minute knowledge of the regulations and

best practices, but also for our creativity—our unique ability to structure even the most complex projects to qualify under the IRC §1031 guidelines.

- **LeaseProbe, LLC** produces customized commercial lease abstracts with speed and precision. LeaseProbe is the only company in the United States devoted solely to the production of commercial lease abstracts.

Other companies offer lease abstracts as a sideline. That difference in focus makes a big difference when it comes to results. LeaseProbe produces abstracts that are not only more accurate, but are completed in a fraction of the time.

- **Madison SPECS, LLC** (Specialized Property Engineering & Cost Segregation) does cost segregation studies—that's the evaluation of a building or other real estate properties with the aim of separating out the assets that qualify for accelerated depreciation. The result is a reduction in taxable income and lower taxes.
- **Madison Executives, LLC**—specializes in executive recruiting in the real estate industry. We know the real estate industry from the inside out. It's our business. So, we understand your recruitment needs in a way that other search firms cannot. What's more we have a huge network in the industry. That means we can help you find someone who is truly the right fit for your organization.





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