



## F.C. Tucker/Scott Lynch Group

430 Washington St.  
Columbus, IN 47201  
(812) 418-8522

May 7, 2013

Heather Pope  
Director of Redevelopment  
123 Washington St.  
Columbus, IN 47201

Dear Ms. Pope:

Thank you for the opportunity to submit a proposal for the marketing of the space at 310 Washington St. FC Tucker/Scott Lynch group is excited to have the opportunity to market this space on a national and local level. Our office provides an experienced staff with the goal of offering the highest level of customer service. We plan to use a team approach to find the best tenant available.

Our Commission Schedule:

We would charge 4% of the total lease value if paid at lease signing. If you choose to spread payments over the life the lease we would charge 6% of the monthly payments.

Our Qualifications:

FC Tucker/Scott Lynch Group operates as your Downtown Columbus Real Estate Marketing team. Scott Lynch and Laura DeDomenic would lead this team effort. Scott Lynch is an industry veteran with 25 years of experience in the Real Estate Industry. Scott has extensive experience managing, selling, and marketing commercial real estate. His commercial clients include Mainsource Bank, CVS, Walgreens, Lowes, and Wendy's. Laura DeDomenic has over 11 years in commercial real estate as a property owner/manager and 3 years as a licensed Real Estate Broker. Laura has over 5 years of experience providing business consulting to small businesses including several in the restaurant industry. Her clients include FARMbloomington Restaurant, Zaharako's, and El Nopal.

Scott and Laura both have a vested interest in helping the Columbus community grow and thrive. They both own businesses and real estate located in the downtown area. Scott owns a home, and Laura is the owner of a commercial real estate building with over 20 tenants.

Our Marketing Approach:

1. Work with Columbus Chamber of Commerce and Columbus Economic Development Commission to identify desirable businesses to enhance our community with their presence
2. Market the space at the largest commercial real estate convention in our country, RECon. Recon is the global convention for the shopping center industry and provides networking,

deal making and educational opportunities for retail real estate professionals from around the world. With over 30,000 attendees and 1,000 exhibitors it is the largest industry convention, making it an unparalleled opportunity to do a year's worth of business in just four days. Thousands of franchises and businesses attend this convention to find the best locations for their businesses. We have three people from our office attending this convention. For more information: <http://reconlasvegas.icsc.org/2013RECON/>.

3. List in Columbus and Indianapolis multiple listing services
4. List in Loopnet Commercial Listing service
5. Develop professional marketing brochures and materials, including photographs by a professional photographer
6. Provide online marketing on our websites
7. Print Advertising local publications such as the Homes Guide, and the Republic
8. Utilize our local, geographical and national connections in the hospitality and restaurant industry to market the space.

I have included samples of the brochures we have prepared for other properties we market. We look forward to partnering with the City of Columbus on the opportunity to bring a new business to the downtown area. We feel local representation is one of the keys for successfully marketing this property. We are local and literally drive or walk by this site daily.

Sincerely,



Scott Lynch  
FC Tucker/Scott Lynch Group  
430 Washington St.  
Columbus, IN 47201  
(812) 418-8522 Office  
[Scott@fctucker-lynchgroup.com](mailto:Scott@fctucker-lynchgroup.com)

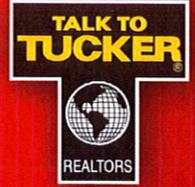


Laura DeDomenic  
FC Tucker/Scott Lynch Group  
430 Washington St.  
Columbus, IN 47201  
(812) 418-8522 Office  
[ldedomenic@movingcolumbusin.com](mailto:ldedomenic@movingcolumbusin.com)

For Sale or Lease

# Columbus Retail Site

West State Road 46

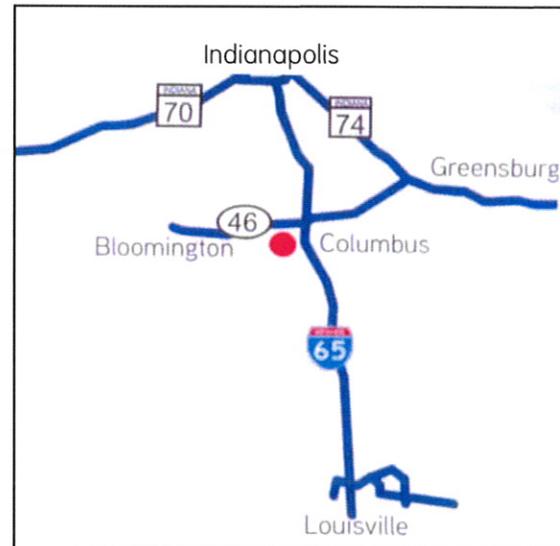


State Road 46 commercial property for sale or lease.

- 1.9 acres, 220 feet of road frontage
- Cable, Electric, Gas, Telephone available
- Water and Sewer by Columbus City Utilities
- Numerous motels, restaurants and regional retail in the area, including Wal-Mart, Sam's Club and Menards

## Demographics

	1 Mile	3 Mile	5 Mile
Population	1,735	12,782	41,873
Avg. HH Income (\$)	94,857	68,869	68,220
Median HH Income (\$)	80,773	53,488	56,114



Located near the major I-65 interchange for Columbus, IN, to the east with Nashville and Bloomington the the west.

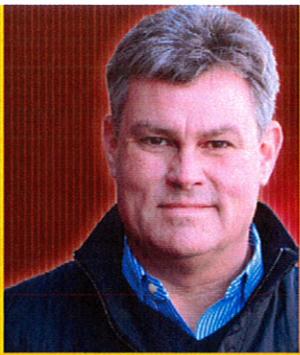
**Offered at \$1,200,000**

Pia O'Connor, Broker Associate, Realtor®  
812.371.6100 pia@piaoconnor.com



# F.C. Tucker/Scott Lynch Group

430 Washington Street Columbus, IN 47201 812.418.8522 fctucker-lynchgroup.com



# Scott Lynch, Realtor/Broker Owner

430 Washington Street  
Columbus, IN 47201  
812.418.8522

**cell** 812.701.0081 **fax** 812.418.8692  
**email** scott@fctucker-lynchgroup.com  
**web** fctucker-lynchgroup.com

## RESUME

### OBJECTIVE

I strive to make a positive difference in the lives of all of my clients during the buying, selling, relocating or building process.

A veteran real estate professional for more than 25 years, Scott has owned and successfully operated the number one real estate firm in southeast Indiana. As part of a strategic expansion, Scott has studied the Columbus market carefully for years and believes the time is right for his service-based model.

Scott is a licensed real estate broker in both Indiana and Kentucky and has expertise in both residential and commercial real estate transactions. He is a member of the Indiana Association of Realtors and the National Association of Realtors.

### COMMUNITY

Jefferson County Historical Society Board Member  
Past President Zoning Board of Jefferson County  
Past President Jefferson County Board of Realtors  
Madison Consolidated School Building Committee  
Ivy Tech Regional Foundation Board



***Customer  
satisfaction is  
my ultimate goal  
and I achieve this  
through superior  
customer service.***



# Laura DeDomenic, Realtor®

430 Washington Street  
Columbus, IN 47201  
812.418.8522

**cell** 812.350.7283 **fax** 812.418.8692  
**email** laura@movingcolumbusin.com  
**web** movingcolumbusin.com

## RESUME

Laura DeDomenic is a licensed Realtor in Indiana, and is uniquely qualified to help buyers in the process of buying their next home. She has been involved in the Real Estate industry for over 15 years, as the owner of a Mortgage Company, originating loans for a bank, and most recently as a Real Estate Agent.

She has extensive knowledge of the home buying and selling process, including buyer financing pre-qualification, selecting a home, negotiating contracts and preparing client for closing. Her knowledge of the Real Estate industry and the Columbus Community is invaluable to the relocating home buyer.

Laura and her family relocated from Ohio over 18 years ago. Laura is active in the Columbus Community by being involved in her children's school and sports programs, the Columbus Business Community and is active in volunteer opportunities. She is a graduate of the University of Cincinnati where she received a Bachelor's of Business Administration in Information Systems.



***Customer satisfaction is my ultimate goal and I achieve this through superior customer service.***



**F.C. Tucker/Scott Lynch Group**