



Realtor Services
PROPOSAL



MICHAEL MEIER

913-271-7656

mmeier@aristocrat-realty.com
12200 N Ambassador Dr, Ste 103
Kansas City MO 64163



816-200-7234

info@aristocrat-realty.com

12200 N Ambassador Dr, Suite 103

Kansas City MO 64163

TO:

PROPOSAL - REALTOR SERVICES

Dr. Jay Harris, Superintendent of Schools

Platte County R-3 School District

998 Platte Falls Road

Platte City, MO 64079

9 September 2022

Dear Platte County R-3 School Board and Dr. Harris,

Aristocrat Realty appreciates the opportunity to respond to Platte County R-3 School District's Request for Proposal for Realtor Services. Based in Platte County, Aristocrat Realty is a full-service real estate brokerage with experience in off-market real estate acquisitions, negotiations, and development. Realizing an unmet opportunity to provide "above and beyond" service unique in commercial real estate, Aristocrat Realty launched in 2020 with an already-experienced team and has achieved over \$108 million in gross volume since.

With access to over 900 acres of off-market land in Platte and Clay Counties, Michael Meier's expertise in assembling off-market real estate lends itself to Aristocrat Realty's best-in-class client services. Michael will help Platte County R-3 School District achieve your real estate goals, which may include parcel assemblage, on and off-market commercial listings, client representation, property management, and commercial office, mixed-use, and leasing.

Thank you for your consideration of Aristocrat Realty and our team.

Sincerely,

Michael Meier

Principal

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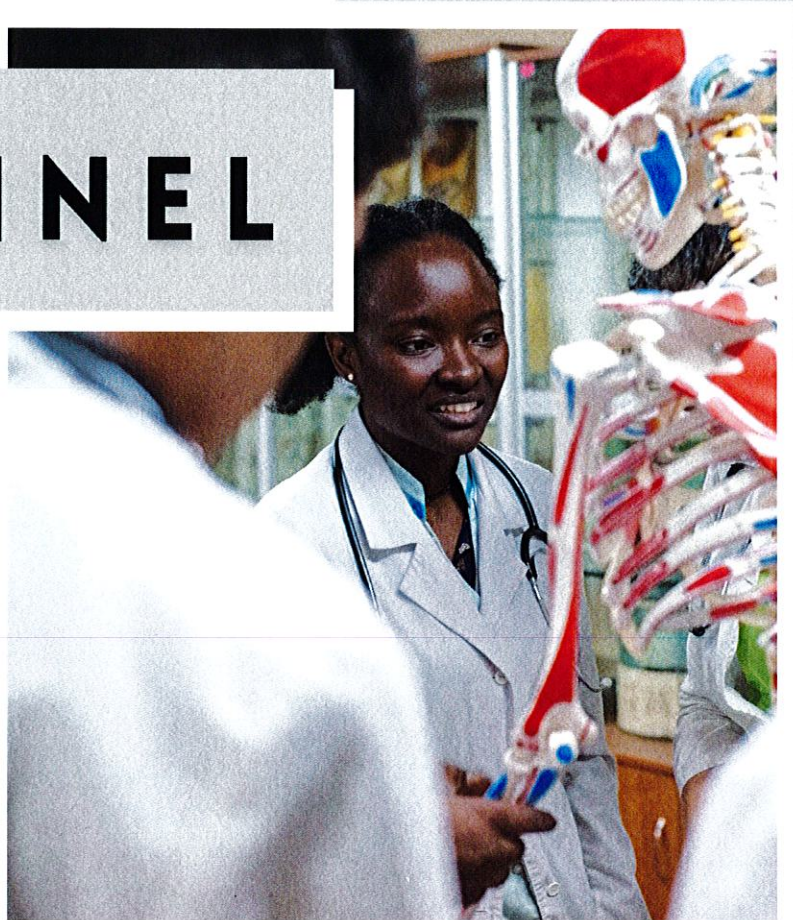


PROFILE & PHILOSOPHY

Since January of 2020, Aristocrat Realty, a nimble boutique real estate firm, has grossed over \$108 million in transactions. Focusing on Platte County, our commercial real estate team values the development of relationships with property owners, elected officials, developers, and investors, enabling expedited and off-market real estate transactions for our clients. Aristocrat Realty leverages commercial marketing platforms, tracking real-time data to produce results for our clients.

PERSONNEL

The Aristocrat Realty commercial team holds regular communication meetings and leverages commercial, client relations, and collaborative applications to expedite communications between team members and clients.



Agents with the Aristocrat Realty brokerage have close ties with elected officials and their staffs, including at the city, county, and state levels. Our agents are actively involved with city development and housing policies, as well as successfully advocating for clients' developments with local elected officials. Aristocrat Realty agents are active members of local Economic Development Councils and Chambers of Commerce, keeping on the leading edge of Northland developments. Our agents assist clients in navigating through local Planning and Zoning processes, and resource clients with other successful development team referrals to expedite real estate goals.



MICHAEL MEIER

*Principal/
Realtor*



mmeier@aristocrat-realty.com



913-271-7656

Aristocrat Realty's principal and licensed Missouri real estate agent with over 5 years of experience in real estate. With Michael's "above and beyond" client service, he earned his previous brokerage's "Realtor Of The Year" award in 2018, and will serve as the Platte County R-3 School District's manager of real estate services.



DICK PAGE

Broker



dpage@aristocrat-realty.com



816-500-3338

Aristocrat Realty's broker, principal, and licensed real estate agent has over seven years of experience in real estate as a Missouri and Kansas licensed agent and broker, and has served as a real estate educator for over six years. Dick leads the brokerage, assures clients and their agents are being supported, and mentors new realtors.



BRIGITTE CHAMBERS

*Office
Manager*

Aristocrat Realty's Office Manager is responsible for Missouri and Kansas State compliance for the brokerage. Exceptionally skilled and organized, Brigitte leads efforts from compliance and agent services, to agent training, support, applications support, and marketing.



bchambers@aristocrat-realty.com

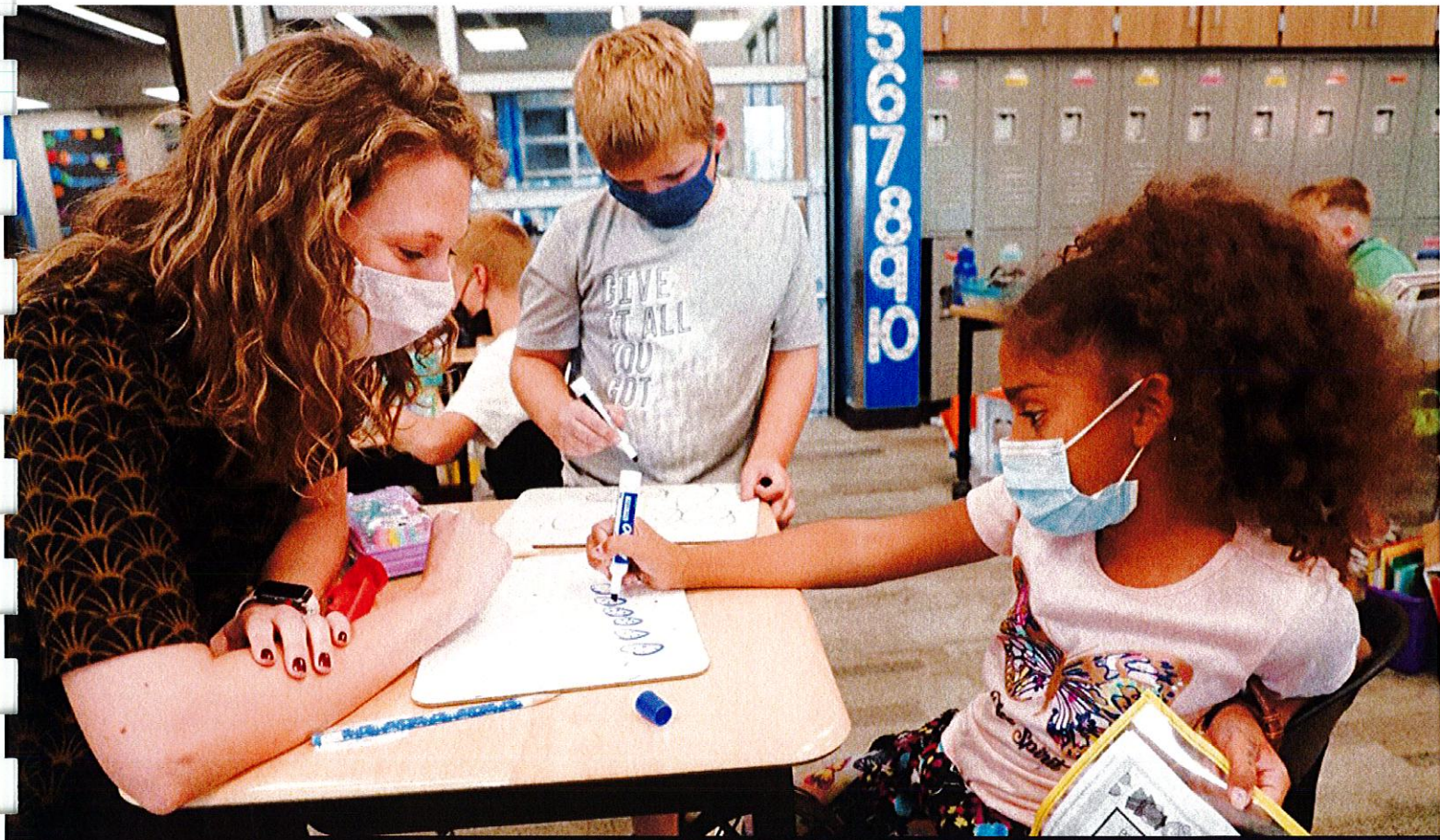


816-299-1655

EXPERIENCE WITH SIMILAR PROJECTS

With access to over 900 acres of off-market land in Platte and Clay Counties, Michael Meier's expertise in finding and assembling off-market real estate for client developers and investors lends to Aristocrat Realty's best-in-class service.

While Aristocrat Realty's education clientele has been limited to pre-K leasing clients, we offer client references under the "Consultant References" section.





PROJECTED BUDGET

As a member of the Platte County community, we understand the need to enhance educational opportunities for students and to support teachers through classroom grants. Aristocrat Realty offers the Platte County R-3 School District a buyer's agent commission of 3% or seller's agent commission of 3% which is represented by Aristocrat Realty. Agent will then make a 0.25% donation to the Platte County Education Foundation or an educational charity of the Platte County R-3 School District's choosing.

We understand the need to enhance educational opportunities for students and to support teachers through classroom grants.



LITIGATION HISTORY

Aristocrat Realty has not had any litigation filed against the firm, individuals, or employees.

REFERENCES

While Aristocrat Realty's education clientele has been limited to pre-K leasing clients, we offer the following references of those Aristocrat Realty's worked with on Platte and Clay County projects:



JANESE & BENNY HOY

Hoy Excavating
816-464-2374
bhoy@hoyexcavating.com



RICHARD CHAVES

The Ambassador Building | Parking Company of America
972-251-0440
richardchaves@expressparkingsolutions.com



BRIAN MERTZ

Developer in Platte & Clay County
816-616-9016
bmertz1@kc.rr.com



DOUG & PAULA OWENS

Developers in Platte County
Doug may be reached at 816-582-6167 or doug@stlpartners.net
Paula may be reached at 816-807-1629 or owner@1890kc.com



MELVIN SARMIENTO

VP, Senior Business Banking Officer, Bank Midwest
816-883-3382
melvin.sarmiento@bankmw.com

HOY EXCAVATING



9/9/2022

Dear Platte County R-3 School Board and Superintendent Dr. Jay Harris,

In a market that is on the front-end of explosive development like the Northland, it's important to find a broker with proven results and exceptional customer service that knows the area very well. Hoy Excavating is pleased to recommend to you the services of Michael Meier and Aristocrat Realty.

In our time working with Michael, a fellow Northlander, we have come to know him as someone with a wealth of contacts who is deeply rooted and vested in our community and in his clients. His unmatched energy and passion in the industry has made him highly effective in building and maintaining relationships throughout the Kansas City area. Michael operates at a high level of competence with integrity and grace. Throughout our relationship Michael has identified many opportunities to support the growth and development of our organization. Bringing developers, city leaders, engineers and clients together, his top notch negotiating skills are the final touch we have come to rely on to close the deal in so many of our community developments.

We truly appreciate all that you and our teachers do for our Platte County R-3 families, and know you would feel the same about Michael Meier and the Aristocrat Realty team.

Sincerely,

A handwritten signature in blue ink, appearing to read "Janese & Benny Hoy". The signature is stylized and cursive.

Janese & Benny Hoy

Owners



E & O INSURANCE

Details

Aristocrat Realty LLC is insured with the following coverage for Errors and Omissions Liability:

- Name Insured: Aristocrat Realty LLC
- Policy #: 65258843721
- Limits of Liability
 - Each Claim: \$1,000,000
 - Aggregate: \$1,000,000
- Discrimination: \$1,000,000

Insurance is provided by Continental Casualty Company. The Errors and Omissions Liability coverage afforded by the policy is on a Claims Made basis.

A copy of the insurance policy can be provided upon request.



FELONY CONVICTION NOTIFICATION FORM

The person or business entity that enters into an agreement with this school district must give advance notice to the District if the person or an owner or operator of the business entity has been convicted of a felony. The notice must include a general description of the conduct resulting in the conviction of a felony.

The district may terminate this agreement with a person or business entity if the District determines that the person or business entity failed to give notice by the next preceding subsection, or misrepresented the conduct resulting in the conviction. The District will compensate the person or business entity for services performed before the termination of the agreement."

By submitting this offer and signing this certificate, this bidder:

1. Certifies that the owner/operator has not been convicted of a felony, except as indicated on a separate attachment to this offer, and...
2. Certifies that no employee who will enter school buildings or potentially have contact with school children has been convicted of any felony or a misdemeanor involving violence or sexual contact or sexual abuse. It shall be the duty of the vendor to conduct the appropriate background checks on its employees and the vendor agrees to share this information with the District upon request.

Vendor Name: Aristocrat Realty

Vendor Address: 12200 N Ambassador Dr, Ste 103, Kansas City MO 64163

Vendor Email Address: info@aristocrat-realty.com

Vendor Phone: 816-200-7234

Authorized Company Official's Name: Michael Meier

(Printed)

Signature of Company Official:  _____

Date: 09/09/2022

FEDERAL WORK AUTHORIZATION PROGRAM AFFIDAVIT

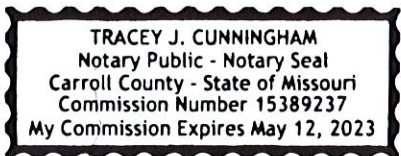
I, Michael Meier, being of legal age and having been duly sworn upon my oath, state the following facts are true:

1. I am more than twenty-one years of age; and have first-hand knowledge of the matters set forth herein.
2. I am employed by Aristocrat Realty (hereinafter "Company") and have authority to issue this affidavit on its behalf.
3. Company is enrolled in and participating in the United States E-Verify (formerly known as "basic Pilot") federal work authorization program with respect to Company's employees working in connection with the services Company is providing to, or will provide to, the District, to the extent allowed by E-Verify.
4. Company does not knowingly employ any person who is an unauthorized alien in connection with the services the Company is providing to, or will provide to, the District.

FURTHER AFFIANT SAYETH NOT.

By: [Signature] (individual signature)
For: Aristocrat Realty (company name)
Title: Principal/Realtor®

Subscribed and sworn to before me on this 9th day of September, 2022.



[Signature]
NOTARY PUBLIC

My commission expires: 05/12/23

CERTIFICATE OF AUTHORIZATION

The Platte County R-3 School District (District) will accept qualifications for realtor services as described in the attached request. Qualified organizations or individuals (Respondent) are invited to submit four copies of a formal proposal as described herein.

**PROPOSAL SHALL BE LABELED
"PROPOSAL-REALTOR SERVICES" AND**

**ADDRESSED TO:
Dr. Jay Harris, Superintendent of Schools Platte
County R-3 School District
998 Platte Falls Road
Platte City, MO 64079**

**PROPOSALS MUST BE RECEIVED BY:
Monday, September 12th, 2022 by 1:00 PM**

The Platte County R-3 School District reserves the right to reject any and all proposals, to waive technical defects, and to select the proposal deemed most advantageous to the District.

The undersigned certifies that he/she has the authority to bind this company in an agreement to supply the service or commodity in accordance with all terms and conditions specified herein. Please type or print the information below.

Respondent is required to complete, sign and return this form with the proposal.

Aristocrat Realty

Company Name

12200 N Ambassador Dr, Ste 103

Address

Kansas City MO 64163

City/State/ZIP

816-200-7234

Telephone #

info@aristocrat-realty.com

Email

Michael Meier

Authorized Person (Print)



Signature

Principal/Realtor®

Title

09/09/2022

Date

84-3631635

TAX ID #

Limited Liability Company

Entity Type