



Public Opportunities.....No Minimums No Reserves



Sherbrooke Estates Real Estate Masterpiece
Paradise awaits you at this lovely Estate Home situated on well over 2.5 acres. With over 4,300 square feet, 4 bedrooms, and 3 baths! Community offers many attractive amenities such as golf, tennis, clubhouse and fitness room. Visit www.publicpricing.com to see a full description, videos, photos and more information on this masterpiece.

OFFERS DUE NOW!

Property Previews

Wednesday: 4pm to 6pm

Sunday: 11am to 1pm

Everyone is invited to participate in the [Public Pricing™ Opinion Promotion "Guess The Final Selling Price"](#)

To add fun and encourage participation, anyone submitting an opinion of value (**see attached form**) becomes a part of a Powerball® Pool. The pool will have 250 tickets purchased. There will be an additional 250 tickets rewarded to the person whose opinion of value is closest to the final selling price.

We could submit a non-binding Letter of Interest...I like this!

We better hurry....this opportunity ends soon and offers are due now!

WOW! This is the right way to sell real estate!



561.922.9727

Sherbrooke Estates Real Estate Masterpiece Public Pricing® Opportunity VISIT PUBLICPRICING.COM FOR MORE INFORMATION

This is a Public Pricing® Opportunity with no minimums or reserved pricing established by the owners or brokers. Public Pricing™ brings the most motivated sellers and buyers together within 60 days or less to consummate a sale to everyone's satisfaction.



“RARE REAL ESTATE OPPORTUNITY”

Paradise awaits you at this lovely Estate Home situated on well over 2.5 acres of land in the community of Sherbrooke Estates. You'll love coming home to the spectacular lake views and spacious split floor plan. Relax on your covered patio or take a dip in the spa or heated pool. The home is light and bright and offers special features such as volume ceilings, large dining room, 17x17 ceramic tile flooring, built-ins in the den, the entertainment unit and a built in bar. The master suite is your private retreat offering European shower, dual sinks, and California Closets.

If you love to cook, you'll really love this home! The kitchen opens to the eat-in-breakfast area and the family room. The kitchen offers Corian countertops, 42" cabinets and ample counter space. The landscaping is lush and was upgraded with beautiful trees and foliage. This luxury home is located in a community that features million dollar homes and offers many attractive amenities such as golf, tennis, fitness room and clubhouse. Golf membership is available but not required at the 18-hole “Sherbrooke Golf & Country Club facility.

Lot size of 2.5 acres includes additional buildable lot of 1.2 acres next to property.

Seller financing is available based on buyer's information.

TERMS AND CONDITIONS OF THIS PUBLIC PRICING™ OPPORTUNITY

This is a Public Pricing™ Opportunity with no minimum or reserved pricing established by the owners, broker or Public Pricing™ LLC.

1. This property is being sold through a Public Pricing™ Opportunity with a call for any and all **sealed** letters of interest. All **sealed** letters of interest must be submitted in the official offering envelope which will be provided during the preview of the property or by mail. Any and all letters of interest, regardless of price, are now being accepted with a **final due date of THURSDAY, March 31, 2011 AT 1:00 P.M.** EST. No one is bound by any agreements or letters of interest whatsoever until a "Purchase Agreement" is agreed to and signed by all parties.
2. **GENERAL PUBLIC PARTICIPATION** Part of the Public Pricing™ System is the "**Public Opinion Promotion.**" At Public Pricing™ **we believe in the Power of Public Opinion.** Anyone who submits a "Public Pricing™ Opinion" form will receive the chance to win **millions dollars.** For details, see the Public Pricing™ Opinion form on www.publicpricing.com or you can call 561-922-9727 and request a form.
3. The property is listed with DeFalco Real Estate Group, Boca Raton Florida. DeFalco Real Estate Group and a Public Pricing™ representative have a scheduled meeting set with the Owners for **Thursday, March 31, 2011 at 2:00 P.M. EST** to open and review all Letters of Interest. The Owners will decide at that meeting which potential new owners they choose to work with. The decision by the Owners on which potential new owners to work with will be based on many factors-NOT JUST PRICE. See Letter of Interest Form for more details.
4. The property is being sold with a full seller's disclosure which is available during preview of the property or upon a written request by email to info@publicpricing.com Potential new owners may conduct their own inspection and due diligence prior to submitting a letter of interest. The seller will cooperate in the due diligence process, any and all cost of inspections will be the sole responsibility of the potential new owner.
5. The broker, DeFalco Real Estate Group, is a transaction broker and not the agent of the seller or prospective new owners. All information is believed accurate but is not guaranteed. Potential new owners must rely upon their own due diligence. All parties agree to hold harmless the broker against any and all claims whatsoever. Purchasing real estate is a legal transaction and if not fully understood, buyer should seek legal counsel.
6. These terms and conditions may be changed or modified at any time by being published on www.publicpricing.com. The owner reserves the right to sell the property prior to the offer deadline of March 31, 2011, information contained in the brochure, newspaper advertising, TV advertising, web site or provided by staff members is believed to be correct but is not guaranteed, all measurements stated; square footage, acreage, or similar information should be verified to the potential new owner's satisfaction.
7. Property previews or any and all inspections that may be desired by potential new owners will be held **EVERY Sunday from 11:00 AM to 1:00 PM and EVERY Wednesday from 4:00 PM to 6:00 PM STARTING March 6, 2011.**

Potential new owners Initials _____ Date: _____

Print Names: _____

Print Names: _____

Letter of Interest Form

Due on or before March 31, 1:00 PM

6640 E. Calumet Cir. Lake Worth, Florida 33467, Parcel ID 00-42-45-06-03-00-004-31
Legal Description: Lexington 01 Sherbrooke Rep Lot:43-A Blk, Lot SqFt:59241 Frontage: Depth:

It is understood that this Letter of Interest form is not binding upon any party until a Purchase Agreement is agreed to and executed by all parties. This form must be submitted in the special sealed envelope available at the previews.

DeFalco Real Estate Group, Public Pricing®, LLC and the Owners have a scheduled meeting for Thursday MARCH 31, 2011 AT 2:00 P.M. to open and review all Letters of Interest and Public Pricing Opinion Forms. The Owners will decide at that meeting which potential new owners they choose to work with.

IN ORDER FOR YOUR LETTER OF INTEREST TO BE CONSIDERED IT MUST CONTAIN THE MINIMUM INFORMATION BELOW.

You should provide additional information other than the minimum required. The more information you provide to the Owners inside your envelope will strengthen the consideration of your letter of interest with the owners. The additional information could be: bank reference letters, proof of funds to purchase, mortgage approval letters, higher deposit amounts, flexible closing options, etc...

Your Desired Price: _____

Down Payment: _____ (due when you execute the Purchase Agreement, the minimum of 10% of your price) the higher the deposit, the more consideration your letter of interest will receive

Financing required? Y / N (circle one) If Yes: Amount of mortgage needed: _____

Special terms desired? Furnished? Etc?

Closing Date? When would you want the closing to be? Is there flexibility? _____

Name: _____

Phone: Home: _____ Cell: _____ Work: _____

Email Address: _____

Street Address: _____

City: _____ State: _____ Zip: _____

****You must submit this form with a copy of your driver's license, passport, or other government photo identification and initialed terms & conditions.***

Signature Date

Thank you for your interest
If you have any further questions please contact Manny Gutierrez at 561-352-9406 or Fred DeFalco at 561-702-3757

Public Pricing™ LLC.
1601 NW 13th Street Boca Raton, FL 33486
Office: 561-391-4141 | Fax: 561-391-3911 | Email: info@publicpricing.com

Public Opinion Promotion Form

Guess the final selling price!

The Public Pricing™ system's foundation is serious sellers! The Public Pricing™ system consists of two methods to determine accurate pricing and terms for a sale within 60 days or less.

The first method is to solicit offers, at any price and terms desired by buyers with no minimums or reserves. Offers are made by way of a simple, highly confidential and non-binding letter of interest in a special sealed envelope.

The second method is The Public Opinion Promotion™, "Guess The Final Selling Price" which is open to anyone to participate (subject to rules below.) To recognize the power of the public and to add fun, incentive and encourage participation, anyone submitting this form becomes part of a Powerball® Pool with **250 tickets purchased per property** (or per project in the case of multiple properties/same owner.) There will also be an additional 250 tickets rewarded to the person whose opinion of value is closest to the final selling price.

A preview of the property is not required for you to participate and submit an opinion of value.

My Final Sales Price Opinion: \$ _____ Property: _____

Name: _____

Phone: Home: _____ Cell: _____ Work: _____

Email Address: _____

Street Address: _____

City: _____ State: _____ Zip: _____

Signature

Date

THIS COMPLETED FORM CAN BE GIVEN TO THE LISTING AGENT, FAXED TO 561-391-3911 OR SCANNED AND EMAILED TO info@publicpricing.com

RULES FOR THE PROMOTION: BY SIGNING THIS FORM YOU ARE AGREEING TO ALL RULES AND TERMS.

- 1) A preview of the property is not required for you to participate and submit an opinion of value.
- 2) Only one entry per person, per property is allowed.
- 3) The person submitting the opinion must be of legal age within the state where the property is located.
- 4) Each entry must be verified in writing by Public Pricing™, LLC to be considered as officially submitted and accepted.
- 5) The 250 Powerball® tickets will be purchased the same day all the offers and opinions are submitted to the seller as per the terms on each property. For the person whose guess is closest to the final selling price there will be an additional 250 tickets purchased on the day the property goes to closing. In the event of multiple/identical guesses closest to the selling price the additional 250 chances will be divided proportionately.
- 6) The seller has paid all the marketing expenses in this promotion including the purchase of the Power Ball™ tickets. The seller decides on how any winnings will be handled and divided. The seller has decided in this promotion that any winnings above \$100,000 will be divided as follows: 45% to the contestant(s), 45% to the seller, 5% to the listing broker and 5% to Public Pricing™, LLC.
- 7) Power Ball™ Tickets will be held in escrow pending the drawing for the specific tickets. When tickets are purchased, copies will be posted on publicpricing.com. For any winnings, Public Pricing™ LLC will be responsible for distributing the winnings as per the outline in item #6 above.

For questions: please contact Manny Gutierrez at 561-352-9406 or Fred DeFalco at 561-702-3757

Public Pricing™ Story

Public Pricing™ LLC is revolutionizing the real estate industry with a unique seller and buyer collaboration system, focusing on the real estate offered with no specific pricing predetermined by the seller in advance.

The public determines pricing based on their opinion of value within 60 days or less. The process is based on collaboration, trust and full disclosure.

The foundation of the Public Pricing™ System is serious sellers. Potential prospects, outside brokers and the general public are called upon to determine accurate and true market value for a sale to occur in 60 days or less. According to company owners Fred DeFalco and Manny Gutierrez, the Public Pricing™ System works in any market, good or bad. Through Public Pricing™, properties sell more efficiently, more quickly and at the best prices for both buyers and sellers versus any other conventional or auction marketing system.

According to DeFalco, in his local market, more than 10,000 unsold properties a year (good or bad years) are cancelled from Multiple Listing services. “This scenario doesn’t occur with Public Pricing™ because this system achieves results within 60 days or less,” he says.

The Public Pricing™ System consists of two methods to determine accurate pricing and terms for a sale within 60 days or less. The first method is to solicit offers at any price and terms desired by buyers within published parameters set for each offering. All real estate is individual and unique. Every offering demands a proper strategy and different marketing parameters. Offers are made by way of a simple, highly confidential and non-binding letter of interest in a special sealed envelope. There are no legal commitments or deposits required. The second method is the Public Opinion Promotion™ (guess the final selling price.) This promotion is open for anyone who would like to participate. This part of the process has proven to be very accurate with its average prices. For every promotion conducted by Public Pricing™, the average price of the public’s opinion of value has been within 10 to 15 percent of the final selling price. To recognize the power of the public and to add incentive and encourage participation, anyone submitting an opinion of value becomes part of special giveaways and incentives.

After four to six weeks of intense marketing, open houses, and gathering sealed offers along with the opinions of value from the public, a meeting takes place with the seller to reveal the public’s verdict. At that meeting, the seller decides which potential new owner to work with and at what price, based on the combination of all offers and opinions of value gathered. The seller may choose to accept the highest and best offer or make any counter offers. If there is not sufficient interest in the offering, the seller will consider all the information gathered from the public price opinions to determine the pricing and marketing strategy for the property going forward. With Public Pricing™ a buyer can always be sure that he or she will be working with the most serious and most realistic sellers.

Through these concepts, DeFalco has successfully sold new homes, country club homes, luxury estates, commercial property, and land with great results. “Real estate truly fuels our economy,” DeFalco says. “But it is the only industry without a true, accurate, and objective marketing and pricing system—that is, until now! The system is available to the entire real estate industry and to any seller through Public Pricing, LLC.”

Contact Fred DeFalco at 561-702-3757 or fred@defalco.com

Residential Records

Search Criteria

GeoArea: PB18

Subdivision Name: *sherbrook*

Status: Sold

Sub Type: Single Family Detached

#	ST	T	Address	List Price	Bedrooms	Baths	LivSqft	Built	Garage	Pool	Waterfront	Sale Date	Sale Price	Lot Size
1	SLD	S	6375 ANGUS RD	\$839,000	6	5.0	4,196	2001	3.0	Y	N	06/02/2009	\$800,000	1.10
2	SLD	S	9290 Dundee Dr	\$430,000	4	2.0	3,335	1981	2.0	Y	Y	10/22/2009	\$450,000	1 acre
3	SLD	S	6962 N Calumet Cir	\$719,900	4	3.1	4,666	2004	6.0	Y	N	10/30/2009	\$700,000	1 acre +/-
4	SLD	S	9180 Perth Rd	\$929,000	4	5.1	4,666	2000	3.0	Y	N	03/05/2010	\$824,500	1.01 ACRES
5	SLD	S	9065 Dundee Dr	\$495,000	3	2.1	2,903	1981	2.5	Y	N	03/29/2010	\$460,000	1.09
6	SLD	S	6850 W KENDALE Cir	\$459,000	4	2.0	3,103	1985	2.0	Y	Y	04/23/2010	\$449,000	2.08
7	SLD	S	6685 S CALUMET Cir	\$995,000	5	6.0	6,091	2007	4.0	Y	N	06/30/2010	\$825,000	1.31 A
8	SLD	S	8904 S KENDALE CR	\$699,000	4	3.0	3,373	2006	3.0	Y	Y	07/28/2010	\$640,000	.97
9	SLD	S	6716 S CALUMET Cir	\$699,000	4	3.1	3,462	2001	2.5	Y	Y	09/01/2010	\$670,000	2.19 ACRE

This information is believed to be accurate but is not guaranteed