



Brokerage Services



BLU Brokerage Department offers a wide variety of services in order to be able to optimize its individual and corporate customers.

Owner’s Representation

As sole agent BLU determines and applies its creative marketing strategies for all of its real estates that are exclusively represented in contact with the owner.

- Domicile Properties Sales / Rentals
- Office PropertiesSales / Rentals
- Land and Development ProjectsSales / Rentals
- Retail Properties Sales / Rentals
- Logistics and Industrial PropertiesSales / Rentals
- Property Marketing Activities
- Technical and Legal Procedure Services

Tenant / BuyerRepresentation

BLU provides its individual and corporate customers with rental services in Türkiye and particularly in Bursa. BLU provides its customers with a wide variety of rental services including land development, incentives, legal matters and tax regulations.

- Determining needs that conform with requests.
- Real Estate Searching Activities
- Contacting and Meeting Owners
- Real Estate Due Diligence (Due Diligence)*
- Technical and Legal Support When Signing Contracts

*Considered in cooperation with 3rd parties.

Rental Contract Renewals

BLU provides its representation services in order to acquire the best possible commercial conditions and to maximize customer satisfaction.

- Equivalent Real Estate Appraisal
- Approximate Rent Value Determination
- Calculating the Moving Expenses to an Alternative Real Estate.
- Determining the Criteria of Rental Contracts
- Maintaining Coordination Between the Legal Representatives and Consultants of the Parties

Sell and Re-Rent Model

Sell and Re-Rent is the process of the sales of the company's registered real estates to the investor company and the re-rental of such. Sell and Re-rent model is suitable for offices, showrooms, hotels, factory buildings and warehouses which are suitable for leasing and have a second hand value. BLU provides professional services to match the investor's expectations and the needs of the potential tenants.

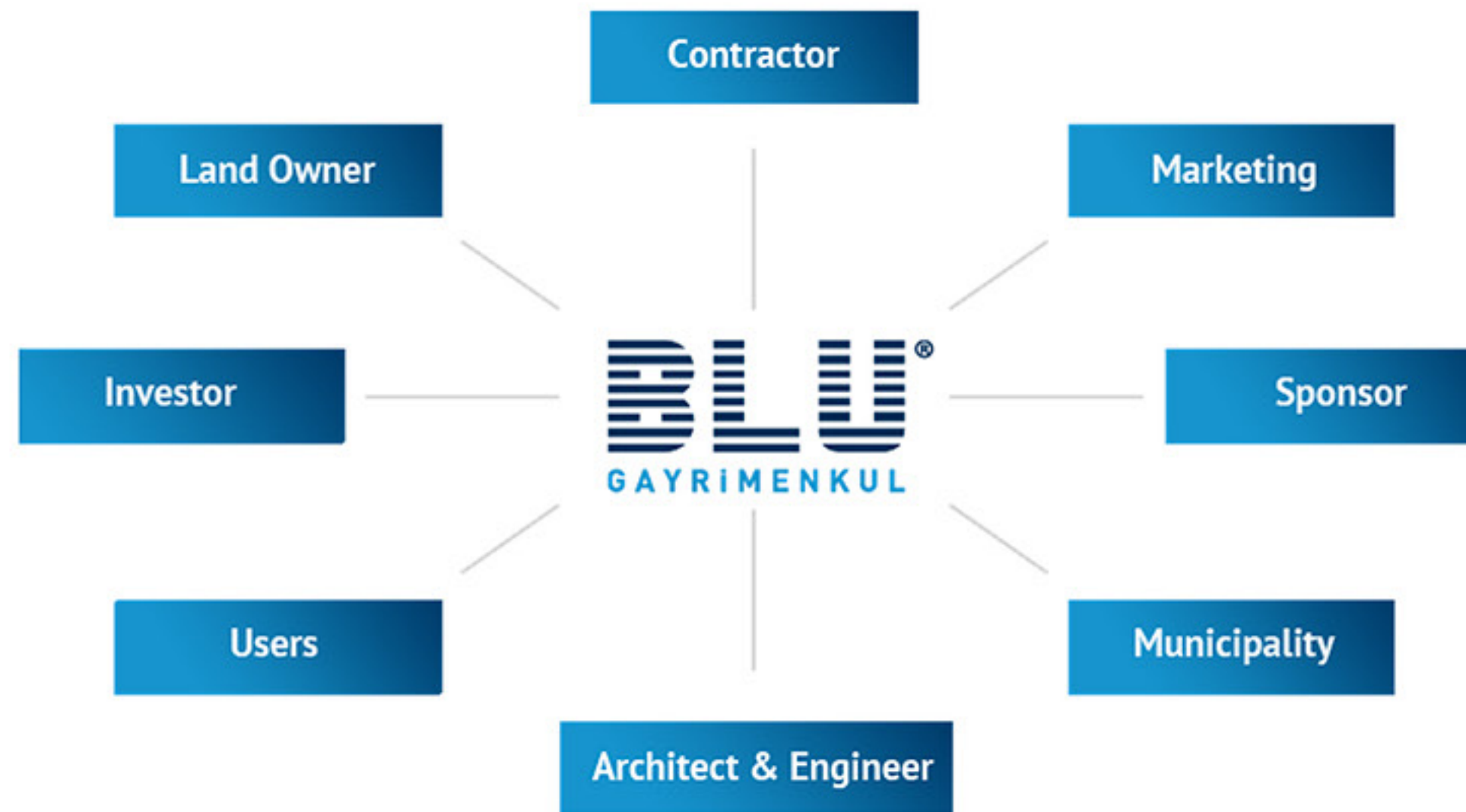
- Real Estate Searching Activities.
- Real Estate Due Diligence (Due Diligence)*
- Matching Investor Companies
- Technical and Legal procedure Services
- Calculating Advantages of Parties Such As Tax Privileges
- Determining The Criteria of Sales and Rental Contracts

*Considered in cooperation with 3rd parties

Investment Consultancy



BLU Consulting Department suggests the best approach for the investor and lets them know when, where and how to make the investment based on research and reports prior to the investment. The Project developers provided with our services benefit from our consulting services and add value to real estate strategies.



Real Estate Market Research

BLU helps all kinds of real estate investors to designate the opportunities and threats in the region with Project based research services.

Feasibility, Analysis for Most Effective and Efficient Use (Best Use)

BLU presents the best investment option for your real estate using the Analysis for Most Effective and Efficient Use (Best Use).

Build to Suit

The developer company builds the Project accordingly with the user's (Tenant) needs and requests. Thus the risk is minimized. Projects where the tenant and the term of use are set become more attractive for both the tenant and the investor. In addition to all it will be significantly easy to sell a property with an already present tenant.

- Designating Suitable Locations
- Determining the land's M2 requirements
- Choosing the Correct Land
- Investor ~ Developer Companies Matching
- Determining the Criteria for Rental Contracts

Real Estate Consulting for Foreign Investors

BLU and its solution partners provide reliable consulting services for all the phases starting from the land choice and including land developing and construction for foreign investors looking for investment opportunities in Türkiye and particularly in Bursa and enable them to make rational decisions before making an investment.

Urban Transformation

BLU offers real estate developer's services regarding speculative real estate values, new trends on urban areas and urban transformation issues.

- Current Condition Designation at the Project Location
- Analysis for Most Effective and Efficient Use (Best Use)*.
- Designating the Final Project Value
- Ownership and Legal Condition Analysis for property Owners (By Our Legal Department)
- Calculation of the Sharing Between the Beneficiaries and Investors

* Considered in cooperation with 3rd parties.

Legal Advisory



BLU offers a wide range of legal consulting services with its integral Legal Department including designation and analysis of legal conditions, legal procedures and conformity determination, preparing opinion reports and the elimination of conflicts with the law and regulations. These services are given separately as consulting and attorneyship services.

Attorneyship Services

- Deed cancelling and registration cases
- Cases regarding the correction of current mistakes in the deed registry
- Evacuation Cases
- Adequate Pay Cases
- ActiaNegatoria Cases
- Cases regarding the Use of the Right of Way
- Cases Arising from Mortgage Conflicts
- Property Recovery Cases
- Elimination of Joint Ownership Cases
- Conflicts Arising from Property Ownership Law
- Rental Value Designation Cases
- Pre-emption Cases
- Expropriation Cases

Legal Consulting Services

- Research and evaluation regarding the monetary and legal statuses of real estates.
- Auditing and preparing purchase – Sales contracts.
- Legal Status Designation Reporting (Due Diligence)*
- Auditing and preparing mortgage contracts and lien services
- Auditing and preparing construction contracts.
- Auditing and preparing land for flat contracts.
- Consultancy services regarding conflicts arising from the property ownership law.
- Auditing the conformity of the projects with the environmental regulations.
- Carrying out the necessary procedures at the respective public bodies and foundations
- Legal consulting services for foreign and domestic real and legal persons regarding the minimization of risks prior to purchase-sales and rental procedures.

*Considered in cooperation with 3rd parties

About Us



BLU Real Estate, which started its services in New York in 1999 under the name International Brokerage Services with the aim of preparing the plans for the future and realizing them with perfection, now continues its services in Türkiye with its headquarters located in Bursa.

We realize our projects together with our powerful teams, specialist business partners, flawless processes, high end customer relationship management methods and our uncompromised motto of perfection.

BLU Gayrimenkul is a company that acquires healthy real estates by feeling the potential, analyzing the present and a point of view that enables a foresight in to the future through 15 years of experience and focuses on its aims and success by maintaining its properties' permanence and reliability in the present environment of Professional competition.

Strategies and Aims



Strategies

BLUGayrimenkul which combines its expertise with the correct markets, appropriate projects and its extensive organization structure focuses on exceeding its customer's and the community's needs and expectations.

BLU Gayrimenkul considers its customers as if they are business partners who have entrusted their ventures to them and provides its services in order to enhance this value through mutual trust and loyalty in a cooperative environment. BLU combines its local experiences with international practices and creates the best solutions for the requests and needs of their customers

Aims

- Making the best use of company resources with appropriate investment projects.
- Developing successful projects by designating the risks and opportunities correctly and at the time.
- Employing competent individuals and contributing to their development.
- Continuing and enhancing our customer focused approach.
- Increasing our market share through profitable and sustainable growth.
- Succeeding in preserving both our values and identity while growing continuously.

Vision & Mission



Our Vision

Is to become the company that correctly analyzes the needs and requests of both our foreign and domestic customers for which we provide brokerage, counseling and developing services who are the leaders of their own markets and the community and provide them with ethically correct solutions without compromising quality at reasonable margins..

Our Mission

Is to become a solution partner that provides sustainable growth and advantages for all its stakeholders through creative and innovative approaches, specializing in opportunity fields, benefitting from long term strategic business partnerships and integrating with the customers.

Our Values



Being People Oriented

We believe that success is only possible and meaningful with people and every organization and economical structure exists for the happiness of people.

Being Customer Oriented

Our expertise lies within the understanding of creating solutions and bringing the correct people together. Our ultimate goal is to build long term cooperation with our customers and team members.

Efficiency and Dynamism

We expect our team members to be dynamic in adapting to rapidly changing business conditions and to be effective and efficient in their approaches towards projects.

Objectivity and Independence

We provide our services professionally and with no bias and also with a sense of equal responsibility.

Ethics and Integrity

We never allow unethical methods or applications in our activities. We provide our services within the framework of Express, comprehensible and in due form contracts.

Change

We are open to new ideas and different opinions. We are aware that everyone including us has to do their own part to make change swiftly and smoothly possible. We believe in the power of change.

Respect

We see diversity as prosperity and abstain from discrimination. Our respect for ourselves and others is infinite.

Our Quality and Environmental Policies



Our Quality Policy

Main principles that consist our quality awareness, policy and aims are the main principles of Total Quality Management. We believe that growth is only possible through quality services.

BLU Gayrimenkul considers quality as being optimum in performance, expenses, time, prices and customer satisfaction. Our quality aims are shaped with customer requirements in the modern age and unconditional customer satisfaction. Our company does not consider quality as a level that is reached and is to be maintained but an aim that is to be developed and renewed with the changing conditions.

Our Environmental Policy

We thoroughly care for the preservation of the environment in the light of ethical values, national and international regulations and in cooperation with official authorities and with being in constant contact with the community.

BLU Gayrimenkul assures to provide all kinds of protection, to take precautions to minimize the negative impact of its activities on the environment, to make the best use of natural resources and to act accordingly with all legal regulations in regard to the preservation of the environment.

Preservation of our natural environment is the duty and responsibility of every individual.

Our HR Policy



BLU Gayrimenkul considers human resources as its most important and greatest capital. We undoubtedly owe our success and respect that we have gained through our services to the members of our elite and expert human resource.

A Summary of Our HR Policy:

- To create the awareness that each and every employee of BLU Gayrimenkul is an important link of the corporate chain.
- To create an effective and motivated organization through innovative Human Resources applications.
- To maintain the commitments of our quality work force and to become one of the most desired companies to work for.
- To create personal and Professional development opportunities.
- To plan the promotion of our members with high potential who have adopted our group's vision, mission and values for senior positions.
- To encourage and award our successful personnel accordingly with our

BLU Ethics Rules



The business ethics rules to be followed by the employees are designated by BLU Gayrimenkul and have been published in the Ethical Rules Contract. BLU Gayrimenkul employees are responsible for following the ethical rules and are responsible for being a role model for the other employees in this sense.

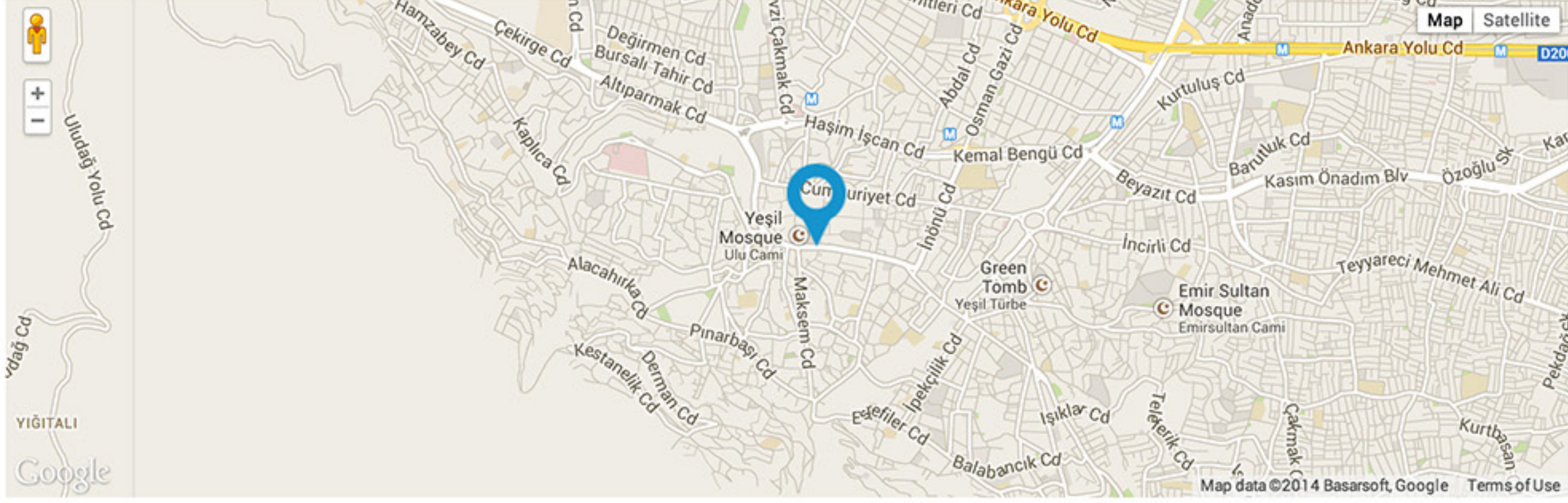
Our Board of Directors is responsible for reviewing the complaints and notices relating to the breach of the ethical rules and to eliminate any and all inconsistencies. Please contact BLU Gayrimenkul Board of Directors through the contact channels below in case you encounter or suspect of any unethical acts / applications.

All your complaints and notices will be kept confidential and all investigations will be carried out confidentially.

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Contact Information



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