

# Bram Leland Scolnick

Licensed Real Estate Broker, Alterra Realty Group, Inc.  
2699 Stirling Road, Suite C-306B  
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[www.AlterraRealtyGroup.com](http://www.AlterraRealtyGroup.com)

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## Licensure

- **Licensed Real Estate Sales Associate**  
State of Florida 2002
- **Licensed Real Estate Broker**  
State of Florida 2005

## Expertise

- Commercial Broker Price Opinion
- Expert Witness Testimony
  - *Courtroom Testimony*
  - *Deposition*
- Residential Broker Price Opinion
- Income Capitalization
- Highest and Best Use, Depreciation
- Real Estate Analysis and Underwriting

## Past Clients

- Greenspoon Marder
- Duane Morris LLP
- Fiske & Company
- Colliers Int'l Valuation & Advisory Services
- The United States Marshal Service
- Mitsubishi Motors, N.A.,
- Community Bank of Broward
- Invicta Watch Group
- Mombach, Boyle, Hardin & Simmons, P.A.
- Baker-Donelson

## Real Estate Broker and Valuation Professional

**Valuation:** I offer complete professional service in support of property valuations including analysis and underwriting of real estate values for commercial, residential, industrial, land and more, working with attorneys in various areas of practice including litigation, family, elder, probate, and real estate, to name a few. In addition, I work with CPAs and business analysts in support of matters with questions on the value of a property for litigation, estate planning, wills and probate.

**Broker:** Currently marketing Residential and Commercial real estate locally, state- and nation-wide by utilizing a successful marketing plan including listings, showings of properties, social media and other sources. Generated closed sales from the most challenging scenarios. Established positive flow of communication with other agents, principals, lenders, bank officers, title personnel and attorneys involved in transactions, often acting as an intermediary in negotiations. Forged relationships with other brokerages to support their residential agents who have commercial clients by offering an outsource/referral program. Effectively recruited agents and created positions of responsibility for each within their own areas of expertise for benefit of all. Worked directly with buyers, sellers attorneys and lenders in the performance of due diligence inspections.

## Education

Rhode Island School of Design, Providence, Rhode Island  
Bachelor Of Architecture (BArch), Completed 5yr Degree (1993)  
Bachelor Of Fine Arts (BFA) Degree while studying Architecture (1992)

## Professional Experience

<b>Alterra Realty Group, Inc.</b> / Hollywood, Florida Broker/Owner/Realtor	(1.2005 - Present)
<b>Finvarb Realty, Inc.</b> / Surfside, Florida Broker-Associate	(1.2002 – 12.2004)
<b>VisionBurst, Inc.</b> / Fort Lauderdale, Florida Co-Founder/Owner/Designer	(7.2001 – 1.2002)
<b>TodoBebe.com</b>   Hallandale Beach, Florida Co-Founder/CTO/Designer	(5.1999 – 7.2001)
<b>NuCell Products, Inc.</b>   Hallandale Beach, Florida Development Manager/Sales	(9.1995 – 5.1999)
<b>KTG Architects</b>   Fort Lauderdale, Florida Draftsman	(9.1994 –9.1995)
<b>Swanke Haden Connell Architects</b>   Miami, Florida Draftsman	(8.1993 – 9.1994)

## Affiliations

Miami Realtors Association, Member 2002  
Orlando Regional Realtors Association, Member, 2018  
National Association of Realtors, Member 2002  
Commercial Alliance & Society of Commercial Realtors, Member 2002



RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY



**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**  
**DIVISION OF REAL ESTATE**

THE CORPORATION HEREIN HAS REGISTERED UNDER THE  
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

**ALTERRA REALTY GROUP INC**

2699 STIRLING ROAD  
STE C-306B  
FORT LAUDERDALE FL 33312

**LICENSE NUMBER: CQ1026268**

**EXPIRATION DATE: MARCH 31, 2020**

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**DIVISION OF REAL ESTATE**

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**SCOLNICK, BRAM L**

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FORT LAUDERDALE FL 33312

**LICENSE NUMBER: BK3035462**

**EXPIRATION DATE: MARCH 31, 2020**

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## **ABOUT THE BROKERAGE**

***Alterra Realty Group is a real estate brokerage, located in South Florida, offering full service to clientele. Whether you are a new buyer or seasoned real estate investor, we are dedicated to delivering the best service in Residential & Commercial, Buying, Selling, Leasing and Management.***

Alterra agents & assistants have a wide breadth of experience, from foreclosure and architecture to lending and education. With endless referral sources, such as Environmental Assessment and Cost Segregation to Attorneys and Inspectors, we can help and guide buyers and sellers through their transactions.

We also offer Expert Real Estate Valuation services. We analyze value of purchases, sales, and holdings for litigation, tax planning, and even bank matters. We work with CPAs, Business Analysts, Banks, and Attorneys. We can assist in the following areas:

- Expert Witness Testimony
- Litigation Support
- Loan Modifications
- Estate and Tax Planning
- Tax Valuation
- Wills & Probate

When working with a Seller, we don't simply take a listing. We will either perform a cursory listing analysis, showing what's listed, what's sold and suggest a list price; or we will prepare a complete pre-listing analysis illustrating current use, highest & best use and many other details which will end up in a final marketing prospectus.

When working with a Buyer we will interview them for specifics which will make their transaction ideal, be it part of the process or the end result – the right building, the right location and the right price.

Landlords and tenants receive similar service to Buyers and Sellers. The differences vary in some of the marketing and search methods. Regardless, the end result is the same – clientele that returns for more service and constantly sends us new referrals.

## ***ABOUT THE BROKER***

***Bram Leland Scolnick founded Alterra Realty Group in 2005 with the sole purpose of doing things his way – clients first.***

Bram offers a unique level of real estate expertise combined with an uncommon level of professionalism. Bram is a licensed real estate broker, offering thorough service from start to finish, focusing personally on commercial real estate. He has completed a variety of transactions including luxury retail centers, multi-tenant office properties and vast warehouse spaces throughout Florida. Bram has an extensive business background providing him with great insight to what matters most in a transaction, the client. His established relationships with complimentary service professionals, combined with an expansive professional network of resources provide a unique advantage to his clients.

Bram completed his BFA in 1992 and a BArch in 1993, both from Rhode Island School of Design. His extensive work in architecture is a unique compliment to his current services. He has owned an import/export company which manufactured products in Asia and Mexico for nearly 5 years. He co-founded an Internet company in 1999 which later sold in 2001, just before beginning a real estate career. Bram's diverse background has helped him understand what it means to not only own, but run a business. Most importantly, he learned how to cater to the needs of his clients. His unique background is one of his most valuable professional assets.

***“Today I will do what others won’t so that tomorrow I can do what others can’t.”***

Today's market can be a challenge. In order to navigate the complex decisions involved in today's real estate market requires the guidance of a professional. Bram is committed to service with an emphasis on accountability, reliability, timeliness and enthusiasm. Bram provides his clients information and experience necessary to assist them in making real estate investment decisions throughout the changing market cycles.