

The Time Team

The Time Team is an established group of Salt Lake City based professionals with over seventy five years of combined expertise in the Utah real estate marketplace. Our principals' collective experience encompasses real property development, business acquisition, commercial / residential / industrial multi-unit and phase projects leasing & sales, industrial, 1031 exchange transactions, investment advisory, as well as handling property management for our clients.

Our principal's extensive experience handling complex negotiations and contracts coupled with the company's ability to provide our clients with a complete range of services endows the Time Team with the ability to manage an entire transaction process end-to-end efficiently and cost effectively.

We set the bar high when performing market, financial and comp analysis thereby providing sellers, buyers, or investors the best possible value for their capital commitment.

On behalf of the entire Time Team we would be honored to earn your business whether it be a single family residence home sale, or lease rental economic analysis, on up to a commercial lease or purchase. We enjoy working with our clients from conception of an idea to finalizing professionally executed transactions. We look forward to meeting with you and discussing options related to your next real estate investment.



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Real Estate and Development / Commercial

The TIME TEAM

512 East 4500 South Suite 250
Murray, Utah 84107

Real Estate Services:

Residential

Commercial

Leasing

Income

Property Management

Business Acquisition

Real Property Development

Tax Free 1031 Exchanges

Investment Advisory Services

Partners

Dave Barton is a Utah native, born in Salt Lake City attending BYU. His background is comprehensive including all aspects of the commercial, industrial, and residential real estate markets, structuring transactions, negotiations, as well as in the construction and investment industry for over thirty years. In the past nine years he has been involved in both residential and commercial real estate transactions including land purchases that resulted in numerous subdivisions in Salt Lake and Utah Counties. Dave is a purveyor on the Wasatch Front Multiple Listing Service designing property tour team. His multi – talented expertise brings a new dimension to marketing property providing exposure over the internet where optimization is a critical factor in most real estate purchases or sales.

Carl Oldham expertise and experience spans over thirty years in the Salt Lake City real estate market. His depth of knowledge and experience in hundreds of transactions totaling over 200 million dollars handles projecting cost development analysis, profitability, economics of single to collective transactions in order to insure a profitable investment. He has extensive knowledge in water rights, commercial, and industrial land in addition to being well versed in ranch and farm land structure, development, acquisitions & sales. Carl developed numerous subdivisions starting from the land acquisition through to completing all entitlement processes and procuring buyers on the retail level. If you have questions or interest in land development, Carl's expert knowledge will provide you with accurate analysis and advisory on your next critical real estate investment.

Expanding Our Services

David Cracroft transacted over eight (8) million sq. feet, and \$500 million in transaction value over the past twenty five years. His experience aiding clients with insurance, foundations, endowments for colleges & universities, as well as humanitarian and charitable work brings a comprehensive background to the Time Team. According to the Utah Commerce Department, David is one of only twelve Investment Advisors who are dually licensed in Real Estate, complying with Utah's 2005 Law for agent-involved TIC & DST transactions. To date, David successfully raised nearly \$30 million for charities in the USA, Mexico & Africa and, at times, managed over \$150 million.

Representative Transactions

The Time Team capabilities extend from real property development starting with land acquisition through to completing all entitlements, documentation, permitting & filing processes, as well as procuring buyers at the retail level. If you are a land owner and plan to sell in the near future, please do not hesitate to call our team. We actively work with builders fulfilling their specifications.

A Few Area Transactions:

Arby's Franchise - West Valley

Shire Ridge Estates - 13 Lots

McKee Ridge - 20 Lots

Rushton Jones - 152 Lots

Beaver Dam - 14 Lots

Marcy's Orchard - 43 Lots

Mason Cove - 31 Lots

Day Springs - 51 Lots

Woodcove Twin Homes - 91 Lots

Country West Estates - 62 Twin Homes

Kearns Industrial - 4 Pads

Murray Commercial Park

Client Testimonials

"My experience with Dave Barton, Carl Oldham and Dave Cracroft, the TIME Team at TIME Real Estate and Development, LC was simply wonderful. I have moved over half a dozen times during my career as a geologist and this was by far the best organized and easiest real estate transaction I have ever experienced. The TIME team took care of everything for me. They performed a detailed market analysis, created an attractive listing on the MLS, held several open house events and, critically, provided regular feedback to me on how the process was going. Once we had an offer they were able to move the transaction forward in a timely manner and even took care of some minor repairs that I couldn't get to because of my travel schedule. I am a very satisfied customer, the TIME team sold my home quickly for a price higher than I had anticipated. The final transaction even closed ahead of schedule. I would highly recommend Dave Barton, Carl Oldham and Dave Cracroft for their dedication to customer service and expertise in the real estate market."

Regards, Peter Thurston

"I recently fell and severely damaged my ankle, breaking several bones and making it impossible for me to navigate the stairs in my own house. This caused me to move into the home of a daughter with her family. I called the TIME Team and they came to meet with me and we developed a sales plan. Within six days of putting up a 'For Sale' sign I had a contract on my house. Three days later with their assistance, I had a contract on a new home, one with no stairs hindering my ability to live on my own. The entire process was almost seamless."

Mike Grimshaw