

## OWN A HOME IN FRANCE...!

Ivy League American Francophile will work with you to achieve your overseas housing goals. We will do the legwork with local resources to help you identify, select, and purchase your Chateau, Maison, or Appartement.

Interested?

Please Contact:  
french-maison@golden-mean.com

Your Vision is Our Reality!!!

*Own A Home in France...!*  
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[www.golden-mean.com](http://www.golden-mean.com)

203-410-5783



## WHY???

- The Dollar is Strong.
- It's A Buyers Market.
- The Lifestyle Can't Be Beat.
- Locale, locale, locale...!

We Can:

Cut Through the Unknowns.

We Are:

Someone You Can Trust.

We Will:

Get The Job Done For You.



## PRELIMINARY SERVICES

- Interview the Client for lifestyle and housing goals.
- Develop a housing strategy game plan.
- Identify suitable regions for investigation.
- Review available resources, content, and leads.



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## SORTIE SERVICES

- In-the-field contact and representation with local resources, vendors and professionals.
- Timely communication with the Client.
- Act in an 'Agency' capacity on the Client's behalf.
- Exercise Power of Attorney if needed.



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## SUPPLEMENTAL SERVICES

- Architectural and Interior Design advice.
- Construction/Renovation advice.
- Concierge and Lifestyle advice.
- Building Maintenance and Service Advice.



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## SORTIE

Services Are Rendered On a 'Sortie' Basis.

A Sortie Consists of:

- Unlimited communication in preparation for Sortie Activities.
- 5-7 Days on the ground on your behalf.
- Return report and documentation and follow up strategy for next steps.

*We understand that you are busy and that you may or may not be able to participate in person during Sortie activities. Our methodology is designed to allow you the flexibility to pursue your housing goals without the constraint of face-to-face meetings in your selected region.*

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## SORTIE #1 -- ASSESS

- Survey housing opportunities in the target region.
- Set up meetings with local resources, vendors, and professionals.
- Collect site visit documentation and preliminary information on housing options.
- Determine timing elements.
- Select a 'tranche' of available opportunities for consideration by the Client.



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## SORTIE #2 -- SELECT

- With you, the Client, identify a select group of likely housing options.
- Set up personal meetings with local resources in the target region.
- Conduct on site review of properties, offering constructability and habitability advice.
- If warranted, identify property for offer and submit a binder.
- Prepare preliminary legal and real estate affairs as a lead-up to closing.



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### SORTIE #3 -- PURCHASE

- Finalize legal and real estate affairs as a lead-up to closing.
- After closing, secure the residence and review opportunities for improvement, renovation, or addition (to be followed under a separate contract).
- Identify local sources, vendors, and contractors for use by the Client.

MOVE IN and ENJOY!!!

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## CURRENT REGIONS

- Paris & Environs
- Languedoc-Roussillon
- Brittany
- Normandy

*We recommend concentrating on the 'value-added' opportunities, some of which might be off the tourist, leisure, or the entertainment and celebrity path.*



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## OTHER AREAS OF INTEREST...

- Provence
- Perpignan
- Barcelona
- Majorca
- Northern Italy
- Alsace-Lorraine
- Belgium

*Have another area in mind? We will happily pursue your vision on any of the seven continents!*

*...Yes, even Antarctica.*

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## BIO

Frank B. Ryan, Jr. (Pancho) is an architect, photographer, painter, and entrepreneur. A graduate of Dartmouth College, Mr. Ryan received the Master of Architecture degree from the Yale University School of Architecture, as well as the Master of Public and Private Management degree from the Yale University School of Organization and Management. As a registered architect, Mr. Ryan has designed and built commissions throughout the United States. Mr. Ryan has served as principal consultant for private and public not-for-profit housing development projects, community enterprise endeavors, hospitality and recreational projects, higher education projects, and land-use projects. In addition to his work as an architect and development consultant, Mr. Ryan has served as an active member on not-for-profit arts organizations and boards in Connecticut. He lives in Greenwich, Connecticut and travels extensively.



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## FEES AND EXPENSES

- We operate on a fixed fee basis, priced by Sortie.
- A typical Sortie Fee includes our travel time to and from, our time commitment for 5-7 days on your behalf, as well as day-to-day incidental expenses.
- Sortie Expenses incurred on your behalf will be reimbursed by the Client. These include: air fare to and from, in-country travel and car rental, meals, accommodation, etc.
- Extraordinary Expenses (not covered above) will only be incurred with the Client's prior written approval.



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## FEE STRUCTURE

Retainer to Secure Engagement: \$750

Sortie (3-5 days): \$3,750

Sortie (5-7 days): \$5,750

Sortie (7-10 days): \$9,750

*These pricing segments are considered typical for the duration and location of the sortie, but, they may change due to specific requests or extenuating circumstances. All Sortie fees will be discussed and settled up front prior to departure and they will be designed to specifically meet your housing purchase goals.*

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## THE LANGUAGE

Le Francais is a beautiful language, and, whether you are a beginner or fluent, your simple effort to learn, observe, and assimilate the language as you interact with the French people will be rewarded with warmth and humor.

We know the language 'un peu', but we also have many, many very close associates both here in the US as well as abroad in France to assist us with any specific language requirements.

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## THE CULTURE

The French know how to live! The pace and the value system in France is different. It can be contrary to what we Americans are used to, however, as you look closely you will see that it is authentic, organic, and relevant to one's personal happiness and spiritual aspirations.

One of the considerable benefits to owning a home in France is the opportunity to become an intrinsic part of this essential **'joie de vivre'**...

Go with it and enjoy.

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## THE BUREAUCRACY

The French know how to live, but in some cases, they are also famous for their bureaucracy!!! Our value-added service, beyond finding the perfect home for you, is to work closely through the process to initiate, navigate, and prosper through the sometime interminable bureaucratic process associated with your home purchase.

We will assist you closely with paperwork, forms, requirements and the like so that you will have peace of mind as you move through the process.

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## OUR PLEDGE

Your Vision is Our Reality...!

*While we cannot insure **absolute** success, we pledge to do all that we can to produce the **best** results for you. We anticipate a 3-Sortie engagement process, however, this may be reduced, extended, or segments added to, due to compelling circumstances.*

*In all cases, we are motivated to complete our assignment for you in a timely manner that meets or exceed your goals. Our word is our bond, and our actions speak for our words.*

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