



LINTON GLOBAL SOLUTIONS · ORLANDO, FLORIDA

Hire Michael Linton

Thirty-nine years of real estate — residential, commercial, land, and distressed —
backed by technology we built ourselves.

Michael R. Linton · CEO & Founder, Linton Global Partners

Licensed Florida Real Estate Broker · BK703722 · (312) 612-1031

WHO YOU'RE HIRING

A principal who happens to hold a broker's license.

Most agents sell property. Michael **underwrites** it — the way a buyer with his own money on the line would. He has spent thirty-nine years buying, selling, financing, and working out real estate across every asset class and every part of the cycle.

39

Years in the business

Four decades of transactions through booms, busts, and recoveries.

All

Property types

Residential and luxury through industrial, land, and special-purpose.

7

Companies built

A real estate, proptech, and fintech group he founded and leads.

Thirty-nine years. Four full market cycles.

Anyone can sell in a rising market. The judgment that protects a client is built in the downturns — and Michael has worked through every one of them.

01

The S&L Crisis

Late 1980s–90s. Learned distressed acquisition and disposition when the whole market was distressed.

02

Post-9/11

Hospitality and travel-driven property dislocation, and the workouts that followed.

03

2008 Financial Crisis

REO, non-performing loans, short sales, and bank-owned disposition at scale.

04

The Current Repricing

Higher-for-longer rates, office and retail stress, and a maturity wall still working through.

When a market turns, most agents are seeing it for the first time. **This is his fourth.**

Every property type.

A Florida broker's license covers it all — and after thirty-nine years, so does the experience. From a first home to a distressed industrial portfolio.

RESIDENTIAL

Single-family (1–4)

Luxury & waterfront

Condominium

Townhome

Second homes

Investment rentals

COMMERCIAL & LAND

Multifamily

Office & medical

Retail & NNN

Industrial & flex

Hospitality

Self-storage

Land & development

Mixed-use

Special-purpose

Why breadth matters to you

Owners rarely hold just one kind of property. A client selling a home may also hold a rental, a building, or land. One broker who can handle all of it — and who understands how those pieces interact for taxes and 1031 timing — is worth more than three specialists who can't.

What he is hired to do.

01

Sell your property

Pricing, positioning, marketing, and negotiation — residential through institutional.

02

Buy the right one

Sourcing, underwriting, and representation for owner-users and investors.

03

Dispose distressed assets

REO, non-performing loans, workouts, and special situations.

04

Find the financing

Debt placement matched to lenders whose credit box actually fits the deal.

05

Structure a 1031

Replacement-property sourcing and exchange timing, coordinated with your advisors.

06

Tell you what it's worth

Broker price opinions and disposition analysis for owners, lenders, and servicers.

Bring him the one everyone else called difficult.

Distressed property is where thirty-nine years pays for itself. Title problems, deferred maintenance, code violations, a lender running out of patience, a deal that fell apart twice — these are the files Michael has spent a career closing.

What qualifies as distressed

- ◆ Bank-owned (REO) and foreclosure property
- ◆ Non-performing and sub-performing loans
- ◆ Short sales and pre-foreclosure workouts
- ◆ Estates, divorces, and forced timelines
- ◆ Stalled, damaged, or non-conforming assets

What he brings to it

- ◆ Pricing judgment built across four downturns
- ◆ Direct relationships with banks and servicers
- ◆ A documented, defensible basis for every recommendation
- ◆ Vendor network for cleanout, repair, and preservation
- ◆ Capital relationships when a deal needs a bridge

A broker with an engineering department.

Most agents bring an opinion. Michael brings a system. Linton Global builds its own technology in-house — so pricing, strategy, and lender selection each carry a documented, reproducible analysis behind them.

REOMind.ai

AI-assisted underwriting and disposition strategy that argues both sides of a decision, then records the reasoning.

Linton Global LenderMatch

Matches a financing request to lender credit boxes by geography, leverage, coverage, and asset class.

CREDDS Scoring

A reproducible scoring model for distressed assets, with a guardrail when the data isn't sufficient.

The practical result: when Michael recommends a price or a strategy, **he can show you why** — in writing.

From first call to closed.

No pressure, no obligation on the first conversation. The goal is to tell you the truth about your property and your options.

1

Conversation

What you own, what you want, and what your timeline actually is.

2

Analysis

The property underwritten and priced — with the reasoning written down.

3

Strategy

Sell, hold, reprice, refinance, or exchange. Options, not a pitch.

4

Execution

Marketing, buyer or lender outreach, and negotiation.

5

Close

Coordinated through inspection, financing, and title to the table.

You work with Michael

Not a junior handed your file after the listing appointment. He personally handles the engagements he takes.

You get the truth

Including when the answer is "don't sell yet," or "this is worth less than you were told."

Florida, in depth.

Licensed and active throughout Florida under broker license **BK703722**, with concentration in Orlando and Central Florida, the I-4 corridor, Tampa Bay, and the Space and Treasure Coasts.

Property located outside Florida is served through vetted referral partners licensed in the applicable jurisdiction — so a client with holdings in more than one state still has one point of contact.

CENTRAL FLORIDA & I-4

Orlando

Winter Park

Lake Nona

Lake Mary

Sanford

Kissimmee

Clermont

Melbourne

VOLUSIA COUNTY & THE COAST

Daytona Beach

Daytona Beach Shores

Ormond Beach

Port Orange

New Smyrna Beach

Edgewater

Ponce Inlet

South Daytona

Holly Hill

DeLand

Deltona

DeBary

Orange City

TAMPA BAY & GULF

Tampa

St. Petersburg

Clearwater

Sarasota

Lakewood Ranch

Credentialed, and accountable.

Florida Real Estate Broker

License #BK703722 — State of Florida. Broker level, not salesperson.

REALTOR®

Member, National Association of REALTORS® — bound by its Code of Ethics.

NCREA

National Commercial Real Estate Advisor.

CREIPS

Certified Real Estate Investment Property Specialist.

The companies behind the license

Linton Global Partners (holding company) · Linton Global Solutions (brokerage) · Linton Global Technologies · Linton Global Capital · Linton Global Compliance · REOMind.ai · 1031 Deal Flow

He teaches this, publicly.

A broker who writes and teaches has to know the material. Michael publishes continuously on the subjects he practices.

The book library

A published library of real estate guides covering acquisition, financing, 1031 exchange, and distressed strategy.

Two podcasts

Inside 1031 Deal Flow on exchange strategy, and *Chicago Deal Flow* on market and transaction analysis.

The insights library

An ongoing market-intelligence series on Florida real estate, financing, and distressed assets.

Read any of it before you call. lintonglobalsolutions.com/insights

What people who've worked with him say.

"What stands out to me more than anything about Mike is his integrity — whatever he tells you, you can be sure to believe it. He is incredibly detailed and extremely creative in dealing with numbers... You cannot go wrong in working with Mike Linton."

Rick Gully

Owner, The Franklin Group · Client — Daytona Beach Shores

"His ability to multi-task, execute cutting-edge marketing programs and grow the territory in a disciplined approach were his trademarks of success... I would not hesitate to recommend Michael Linton to anyone."

Randy Schulenburg

Designated Managing Broker · Former direct manager

"Mike is one of the nicest, most honest guys I know in the real estate or mortgage business. He can be trusted to do it right for the client. He is also a brilliant marketer."

Rick Coltman

Strategic Marketer, Business & Non-Profits

"Mike is one of the most honest hardworking individuals I've come across in all my years involved in real estate. He goes out of his way to make sure that his clients are comfortable with the decisions they make and are the best for them and their family."

Scott Manint

Loan Officer, American Portfolio

"I have known Mike for nearly 35 years. He is a man of integrity in all pursuits. An expert in the real estate field who is always seeking to expand his knowledge for both personal development and benefit to his clients."

Kenda Morrison

Sales & Marketing Director

"Mike is genuinely caring and interested in helping a customer achieve their goals financially and personally. Even if a transaction does not come together, for whatever reason, you know you've gained a friend for life."

Sheri Mueller

LCPC · Author · Co-Founder, Growthtrac Ministries



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THE FIRST CALL COSTS NOTHING

Tell me what you own. I'll tell you the truth about it.

Whether it's a house, a building, a portfolio, or a problem — the first conversation is a straight assessment of what you have and what your options are. No listing pressure, no obligation.

Call

(312) 612-1031

Direct line. He answers it.

Email

mike@lintonglobal.com

Send the address and a few details.

Online

/hiremikelinton

Start a conversation on the site.

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