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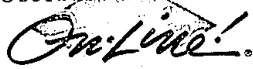
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Realtors will franchise name

The Michigan Group name will expand via the licensing/franchise route.

Michigan Group Realtors, a six-office organization headquartered in Livonia, has entered into a licensing agreement with Michigan Group Residential Affiliates to grant franchises to select brokerage firms throughout the state.

"We have chosen the route of licensing or franchising as the preferred method of continued growth," said Fred T. Madley, president of the Michigan Group Realtors.

"Our company is now in a position to assure continued service through the turn of the century while allowing our six offices to grow in primary market areas," he said.

John Kavanagh, former regional management services director for the Coldwell Banker affiliate division, who also served as president and CEO for Red Carpet Keim, will head Michigan Group Residential Affiliates.

Kavanagh said he plans to own and

operate model/testing offices in Bloomfield Hills, Birmingham, Rochester Hills and Troy by next spring.

He expects to sign 10 franchisees by the end of this year and 20 more during 1996. The franchisees would re-affiliate from existing groups or come from the ranks of independents.

"We offer the professional real estate professional a recognized name, the RELO relocation and referral network, high-tech computer equipment, a home warranty package and association with Reliance Mortgage Company among the many other benefits," Kavanagh said.

"But more importantly, we can provide the large, medium and small real estate brokerage communities anywhere in the state of Michigan with a successful operating system while concentrating on the real estate market right here in our own state," he said.

Franchisees will pay a start-up fee of \$7,600, plus a percentage of gross commissions for affiliation. Michigan Group Residential Affiliates, in turn,

will pay a percentage of revenue to Madley's Michigan Group Realtors as a licensing fee.

"The Michigan Group is an organization made up of some of the top people in the industry," Kavanagh said. "The sales associate base is very strong, the management is experienced, capable and professional and the support staff is first-rate throughout."

The Michigan Group Realtors has offices in Plymouth, West Bloomfield, Livonia, Union Lake, Ann Arbor and Brighton.

"We want to concentrate our efforts in Wayne, Livingston and west and southwest Oakland counties," Madley said of his core group of offices.

"The Michigan Group has made a commitment of service excellence to its agents, managers, support staff and customers."

"Our growth by the licensing of top real estate companies in the state is a reaffirmation of that commitment," Madley said.

Electric technologies dispose of waste

A typical hospital produces about 210 tons of medical waste each year. Moreover, U.S. hospitals and clinics create about one and a half million tons of medical waste annually.

Traditional disposal methods have proved costly — for both the hospitals and the environment. To get rid of it, they burn it, sterilize it with steam, disinfect it with chemicals or send it to landfills.

But burning the waste spews fumes into the air, and landfills are filling up. Many on-site incinerators are outdated, have little or no emission controls, and would need costly modifications to comply with strict federal laws.

Electric utilities and the health care industry are developing new electric products and systems to dispose of medical waste more efficiently.

They eliminate medical waste without burning or dumping, according to the Edison Electric Institute and the National Rural Electric Cooperative Association, representing America's electric utilities.

They also keep contaminants out of the air and reduce the waste volumes disposed at landfills—that's better for our environment.

The Bio-Oxidizer is one, new electric solution. It destroys hazardous waste without burning it. The treatment produces a sterile, inorganic residue that cannot leach into groundwater. The technology can even reuse about 80 percent of the energy it consumes.

The hospital recycles this to heat the facility's water. The first Bio-Oxidizer was installed at Pennsylvania's Chambersburg Hospital, with the

help of West Penn Power, the local electric utility. The unit now reduces the hospital's waste by 98 percent of its original volume, at about half the cost of previous disposal methods.

Another electric product, the microwave, can also be used to disinfect medical waste. The treatment processes up to 550 pounds of material per hour, and has been used successfully in Europe for more than five years.

The Bio-Oxidizer and microwave are two of several new electric products being developed and used to treat many kinds of waste. Others are now used to treat wastewater, disinfect drinking water, and other applications.

With support from the nation's electric utilities, these electric technologies are creating a healthier environment at less cost.

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ENTERTAINERS PARADISE IN BLOOMFIELD
 2 full kitchens and separate lodge make this lovely atmosphere of the spacious four bedroom brick Cape Cod located on four acres with trees and a stream. Family room, breakfast, 3 baths, basement and garage. \$305,000 (OE394PE) 810-379-1400.



CLARKSTON
 Surround yourself with comfort and beauty in the serene atmosphere of the spacious four bedroom brick Cape Cod located on four acres with trees and a stream. Family room, breakfast, 3 baths, basement and garage. \$305,000 (OE394PE) 810-379-1400.



ENGLISH COUNTRY TUDOR
 Downtown Birmingham location surrounded by larger homes! Refinished hardwood floors, archways & large plaster updates too numerous to mention. Great view to the appreciation. Private fenced back yard and attached two car garage. \$279,000 (OE349PE) 810-379-1400.



BLOOMFIELD
 Foxcroft ranch. Mini 3-4 bedroom, 2 1/2 bath home remodeled with most current appointments. Hi-tech kitchen, fancy lighting in baths, family room & cathedral living room with fireplace, hardwood floors, 5 acre lot with pool and more. \$799,000 (OE39025A) 810-379-1400.



FOUR BEDROOM CONTEMPORARY
 This incredible contemporary features an elegant great room, 1st floor master suite, library, 4 bedrooms, 2 1/2 baths, 2 1/2 car garage, large lot with view, various ceiling heights, 2nd floor basement, located in the Hill with instant! \$259,000 (OE313FA) 810-873-3400.



GUL-DE-SAC SETTING IN BLOOMFIELD HILLS
 Immediate occupancy for this 3 bed room, 2 1/2 baths plus sunny, lowcountry, bright and unit featuring dramatic living room with 2 story ceiling and beautiful floors, attached 2 car garage and much more. \$244,000 (OE3822CA) 810-379-1400.



CONTEMPORARY RANCH
 Beautiful 4 bedroom, 2 1/2 bath ranch. Home is on quiet dead end street with many larger more separate homes. Home has been mostly remodeled. \$209,000 (OE3732ED) Call today 810-379-1400.

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It's no secret that home prices and interest rates may never be this low again. Also, as a first-time home buyer in today's market, you could have some special opportunities. To learn more, we cordially invite you to the Coldwell Banker Schweitzer Real Estate First-Time Buyer Seminar at 1000 N. Woodward on Sept. 18.

Whether you want information about negotiating, financing or how much house you can afford, you can count on us for the smart help you need to take advantage of the special opportunities you have to buy your own home.

For more information, please call:
GARY JONES
 1(810) 399-1400



LOON LAKE CONDO
 This nicely maintained condo on all sports Loon Lake is just a few steps from the beach clubhouse. There is a swimming pool, beach and marina for your enjoyment. Complete kitchen, new carpet, dual deck included. \$199,000 (OE363ADA) 810-873-3400.



BIRMINGHAM BUNGALOW
 This home features a master bedroom suite with full bath and large closets. Updated kitchen includes appliances and table space. Formal dining room, Florida room, second story central air and home warranty. \$150,000 (OE3973TA) 810-873-3400.



SOUTHFIELD
 Darling updated ranch on wooded acre lot with views from every window. Fresh and inviting with southern appeal. Updated kitchen, some hardwood floors, family room, fireplace and course improvements. Walk to Beach Park for swimming, tennis, etc. \$122,000 (OE3902AA) 810-379-1400.



FARMINGTON RANCH
 Very nice 3 bedroom brick ranch in 2004 sq ft. Close to parks and shopping. \$112,000 (OE3923EA) Call today 810-379-1400.



CUSTOM QUALITY CONDO
 Absolutely wonderful ranch condo with beautiful fresh decor. Expansive area and 2nd floor apart. Grand fireplace with marble. Custom window treatments, two complete baths, new every room. Dual deck included. Attached garage, private entry and great location in Lakeside Village. \$94,900 (OE3802AT) 810-379-1400.



BIRMINGHAM CONDO
 The 2 bedroom condo is nestled in an area that features mature trees. It has a private basement and entrance. There are three bedrooms in the living room, 2nd car room and two bedrooms. \$35,000 (OE3859RA) 810-873-3400.

FARMINGTON HILLS
 SHOWS LIKE A MODEL. Totally updated condo. Updates include carpet, disposal, hot water heater, bathroom with reglazed tub and new cabinets, fresh paint throughout. First floor laundry and carpet. Perfect for the retiree or first time buyer. \$24,000 (OE3923VE) 810-478-7004.

DETROIT
 AFFORDABLE BRICK RANCH in desirable all brick area. Cheaper than rent, good curb appeal. Easy access to major roads, great investment, extra bedroom in basement. \$23,000 (OE3902AA) 810-478-7004.

WEST OF TELEGRAPH
 Spacious 3 bedroom, 1 bath bungalow a few blocks from the Redford border. Full basement, huge yard, 2 car garage with elevator. Updates include fresh paint, new ceramic and carpet, newer light fixtures and ceiling fans. City inspectors are nearly complete. \$47,900 (OE325PE) 810-478-7004.

HARD TO FIND RANCH
 This 2620 square foot ranch in gate home community has many updates. Great kitchen, finished basement with bedroom and full bath. \$253,000 (DE1110X) 810-478-7004.

AWESOME TUDOR
 Colonial looking to commons in Independence Commons. Remodeled kitchen 1991, new carpet throughout 1992, new furnace 1997, finished basement. \$259,900 (OE3838LV) 810-478-7004.

West Bloomfield
 33030 Northwestern Hwy.
 (810) 797-9000

Northville
 41860 Six Mile
 (810) 478-7004

Livonia/Farmington Hills
 19241 Newburgh
 (813) 482-1811

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Troy
 901 Tower Drive
 (810) 873-3400