

# PROVEN STRATEGIES

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**3025 Sandia Springs Cove, CS**

- Received multiple offers
- Active on the market for 2 days
- Sold for \$65k over List Price
- Seller lease back
- No option period
- Negotiating Timeline



**4573 Sandpiper Cv, CS**

- Immediate interest
- Multiple Offers
- Sold for \$11K over List Price
- Sold for \$131K more than purchased for 9 months earlier.



**8081 Perry Lane, CS**

- 25 showings over the weekend
- 16 offers
- Immediate Sell
- Sold over List Price
- Free Seller Lease Back
- Sold for \$72k Over Purchase Price.

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**902 Crooked Stick**

- Realtor Tour
- Professional Photos
- Extensive Staging
- Unique Photo Placement
- Niche Marketing
- Special Features List for Unique Home



**3000 Sandia Springs**

- Highlight video on KBTX b-roll
- Multiple Offers
- Negotiated Seller Friendly Offer
- Facilitate Sale of Many Personal Items in the Home
- Helped the Choosing of Builder for Their New Home



**1909 Sherrill Court**

- Open House
- Realtor Tour
- Light Staging
- Neighborhood Highlights
- Seller Upgrade List
- Proactive in Buyer Objections (Garage Size)

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**4289 Hollow Stone**

- Watered Trees and Took Care of Landscaping
- Unique Photo Placement
- Our team Cleaned out the House and the Garage
- Repainted Home
- Handled Repairs for Fence
- Highlighted Photos that Complements the Home
- Elite Team to Stage and De-stage



**3207 Laurel Trace**

- Sold within 24 Hours
- Walked Seller Through Staging
- Helped with Vendors for Repairs before Listing
- Luxury Signage
- Locked up at Night for the out of Town Client
- Complete Care of Client
- Let Vendors in for Ease on Seller



**10195 Dogwood**

- Highlighted Photos that Complements the Home
- Aerial photos
- Unique Staging to Complement Home
- Luxury Signage
- Strategic Photo Placement
- Professional Photos
- Under Contract in 10 days with multiple Offers After Previous Realtor Tried for 2 Years

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**3037 Sandia Springs**

- Sold Over List Price for 1.5 Million
- Decluttered Home
- Elite Team of 11 to Stage and De-stage
- Landscaping
- Luxury Signage
- Expert Negotiations
- Brought in Vendors for Buyer Piece of Mind
- Seller Lease Back
- Multiple Seller Consultation



**22267 Webster**

- Formally Sale by Owner with No Interest
- Unique Staging
- Promote Communication with all Parties
- Efficient Communication within Team
- Answering all Calls
- Continuous Showings
- Took care of seller after leaving town
- Open House with Complementary Food
- Out of State Sellers Communication
- Niche Marketing to Promote Home