



SOLD!

**THE HIGHEST PRICE FOR YOUR HOME.
NO EXCEPTIONS, NO EXCUSES.**

Presented By:

Josh Bryan

Realtor | Fathom Realty

630-229-1826

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Service You Deserve with a Realtor You Trust

There is a brief moment in time, sometimes-lasting days, minutes, or even seconds, when trust is established in a business relationship. It is not my expectation that this presentation will gain that trust, but I hope it conveys that it is something I deeply value. I make a conscious effort to only provide the highest possible service and professionalism possible, but to also develop a relationship complete with both honesty and respect.

I have lived in Aurora for the last 13 years, and I genuinely care about serving this area and its residents to the best of my ability. Having exclusively set my sights on this area for my business. I am extremely familiar with Aurora and its surrounding areas, I comb these streets daily because this is where I live and thrive.

Excelling at this profession doesn't come from luck. I work tirelessly for my clients and stay competitive and persistent long after the job is done. I am committed and will be there for you to accommodate your schedule.

I look forward to earning your trust and providing the best, most complete service of any realtor you've ever worked with. That's my promise to you.

my mission

It is my mission to provide an experience that is so positive that you'll feel the trust, comfort, and confidence in securing a real estate agent for life.

I believe that working hard at something you love to do, with people you trust, is one of the greatest experiences in life. As a result, I provide some of the most professional, loyal, and dedicated service in the industry.

The best interest of my clients will always come first as I am dedicated to the development of long-term relationships, and earning the referrals of the people my clients care most about.



what makes me
different?

As Realtors we all have access to the same tools, but what matters is how well we utilize those tools.

Here are some of the things I do differently to maximize the tools that we have:

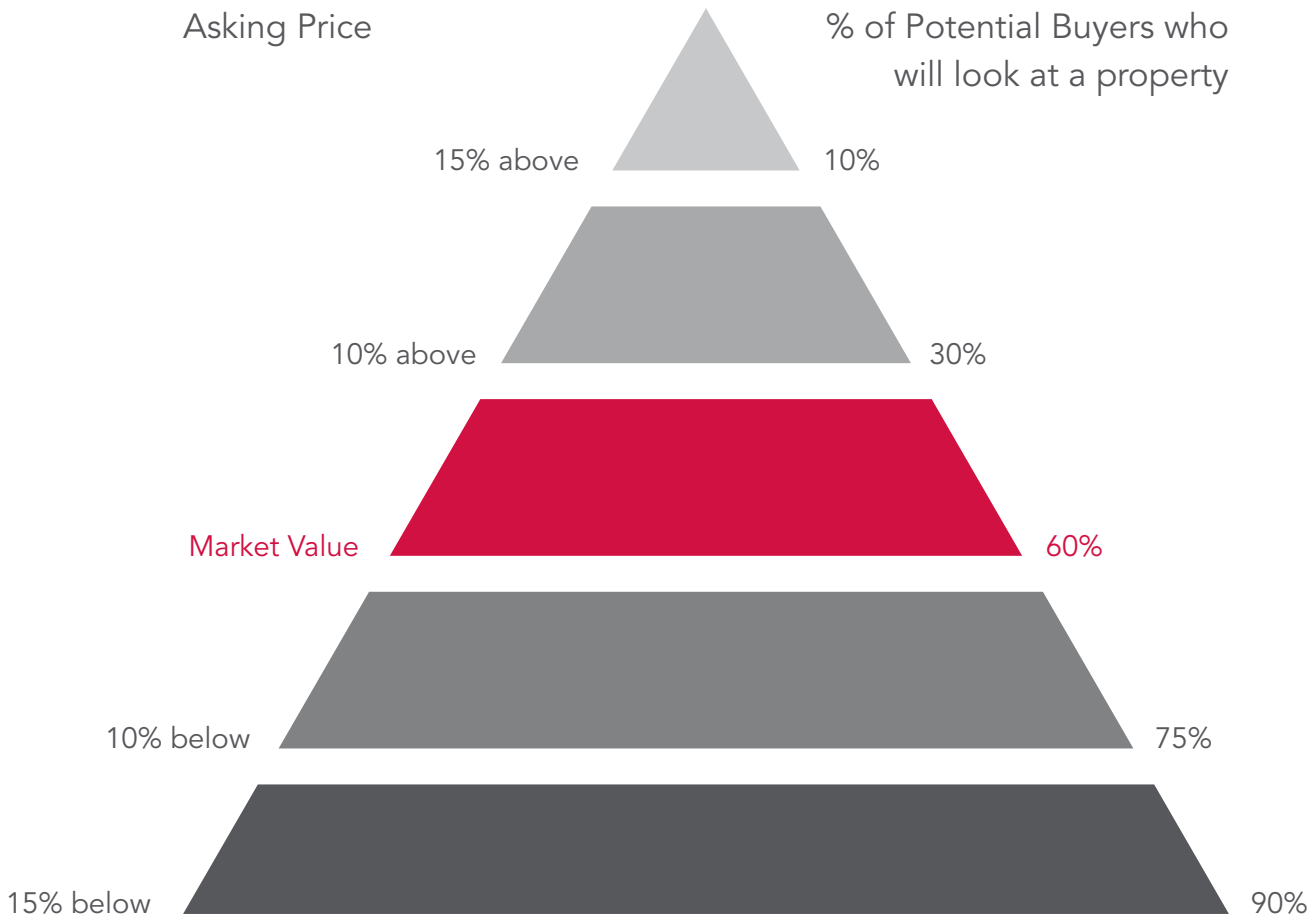
- 1 Day Listing Agreement - I do not believe in contracts, I believe in accountability...If I do not do what I say I will do, you can FIRE ME anytime!
- Communication Guarantee - At a minimum, weekly updates every Tuesday!
- Flexible Commission Program - Pick what you pay!
- Aggressive Marketing
- And much, much more...



attract buyers

pricing the property right

The most important step in selling your home is pricing it correctly from the onset. Its a well known fact that overpriced homes take longer to sell and usually sell for a lower price. Since the majority of your showings will occur in the first 30 days on the market it is crucial that your initial list price matches buyer expectations.



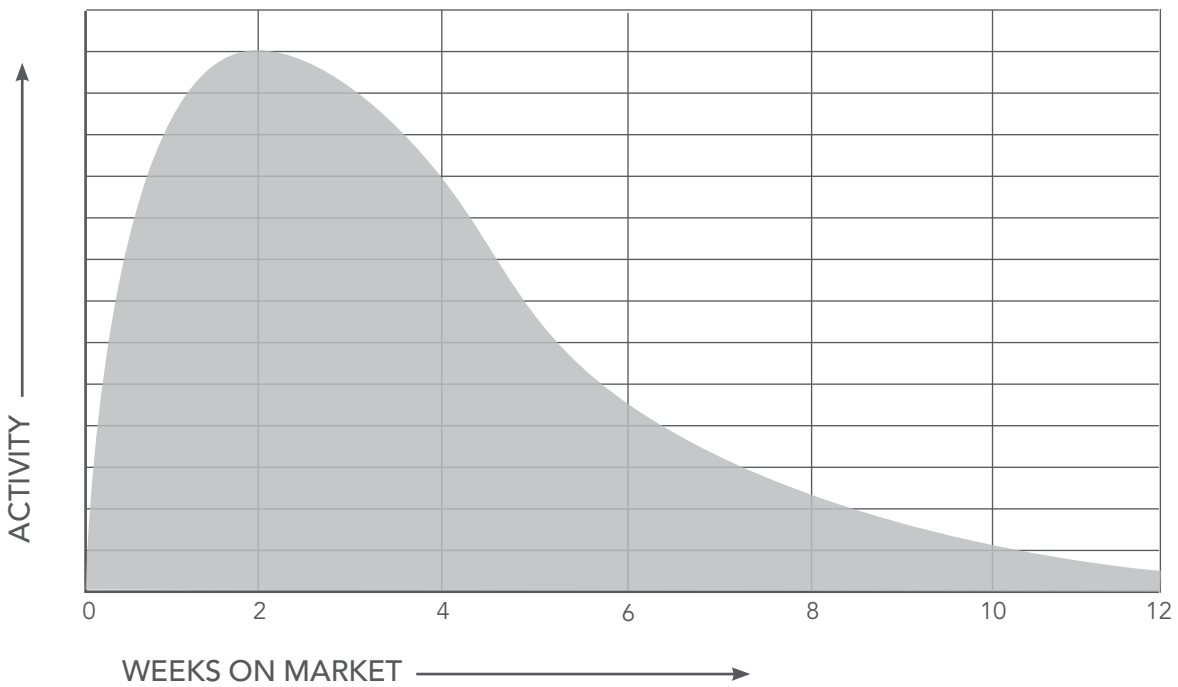
Pricing your home is a complex task that requires the expertise of an experienced real estate professional. Consider the following:

- If the listing price is set outside of the parameters, potential buyers may be deterred from considering your home.
- Arriving at the optimal price requires evaluation and understanding of current marketing conditions, the marketable features of your home, and recent trends in the real estate market.
- The closer your home is priced to fair market value when it first comes onto the market, the more likely it will sell quickly at the highest price.
- The higher your home is priced at market value, the fewer number of available buyers.

I will advise you of the following factors when assisting you to determine a listing price for your home:

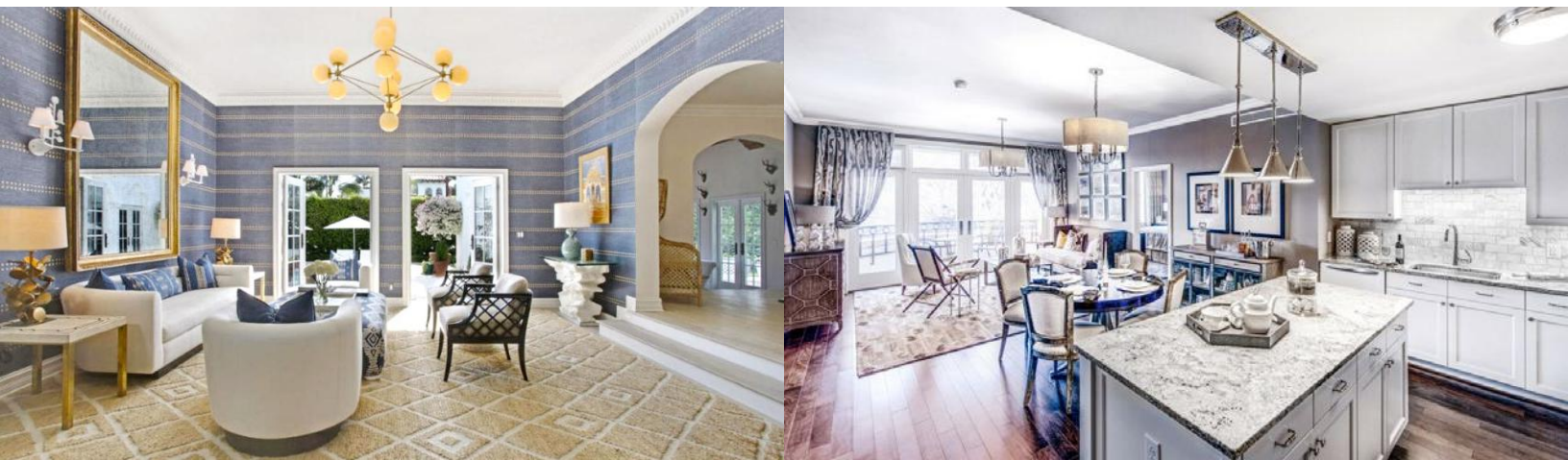
- What have buyers recently paid for similar properties?
- Will this price attract enough attention from buyers to generate showings and acceptable offers?
- What properties are competing for the attention of your buyers right now?
- What properties have not sold, indicating what prices buyers are unwilling to pay under current market conditions?

buyer interest over time



A property attracts the most excitement and interest from the real estate community and potential buyers when it is first listed; therefore, it has the highest chances of selling for the highest possible price when it is new and on the market.

marketing

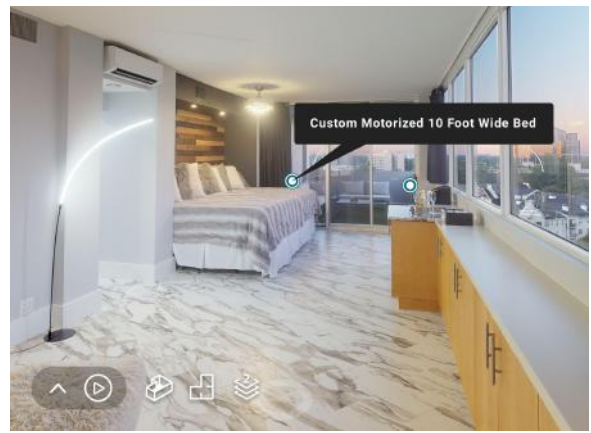


professional photography

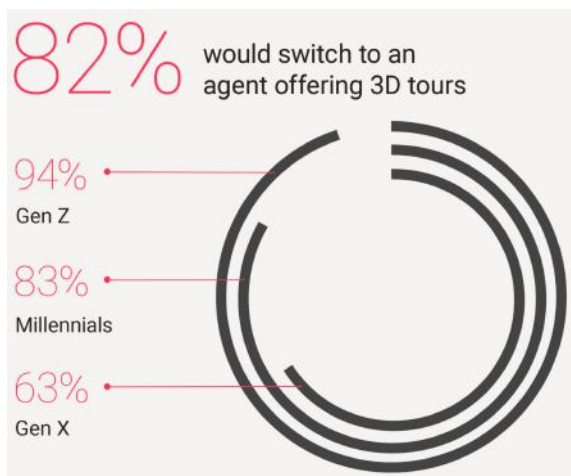
marketing plan

your home

a marketing plan to give your property maximum exposure



matterport 3D Virtual Tour



99%

of sellers say a 3D tour would give their listing a competitive edge

*Source matterport.com

3371 RAVINIA CIRCLE, AURORA, IL 60504
2 BD | 2.5 BA | 1,806 SQ. FT

OFFERED AT
\$189,900



ABOUT THIS PROPERTY

Absolutely AMAZING 2 Bed 2.5 Bath townhome located in the highly desirable Ogden Pointe community. Move in ready! The main floor offers an open concept design. The kitchen has hardwood floors. The main level also includes the laundry room, half bath, and access to the deck. 2nd level has a huge master bedroom with walk in closet and bath. You will also find the 2nd bed/bath combo on this floor. The lower level has the family room and access to the two car garage. Highly Desirable District 204 schools! Close to Shopping, Restaurants, Parks, and more! This Home is a Must See!

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2
BED

**JUST
SOLD**

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2
BED

2.5
BATH

1,806
SQ. FT.

2 Car
GARAGE



ListReports

DISCLAIMER: The information in this report is from third-party sources and its accuracy cannot be guaranteed.

neighborhood flyers

1,806
SQ. FT.

2 Car
GARAGE



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ListReports

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print advertising

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VERY CONVENIENT

This home is in a **very convenient** area. Some errands in this location require a car and most major services are within 1 mile.

- GYM 0.1 MI
- GROCERIES 0.2 MI
- ATM 0.2 MI
- MEDICAL 0.9 MI
- CLEANERS 1 MI
- GAS 1.1 MI
- COFFEE 2.1 MI
- MOVIE THEATER 2.6 MI
- PHARMACY 3 MI



SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also 28 private schools within 5 miles.

6 SCHOOLS
 6-8 FISCHER MIDDLE SCHOOL ASSIGNED



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DOORS

for a variety of outdoor activities.

GOLF COURSE
 SPRINGBROOK GOLF COURSE (2.2 MILES)

LAKE
 HERRICK LAKE FOREST PRESERVE (7.5 MILES)



EATS

for 121 moderately priced restaurants of a variety of cuisines.

14	INTERNATIONAL	9
8	ITALIAN	7
5	SEAFOOD	6
3	BARBECUE	5
3	OTHER	12



ABOUT THIS PROPERTY

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2

BED

2.5

BATH

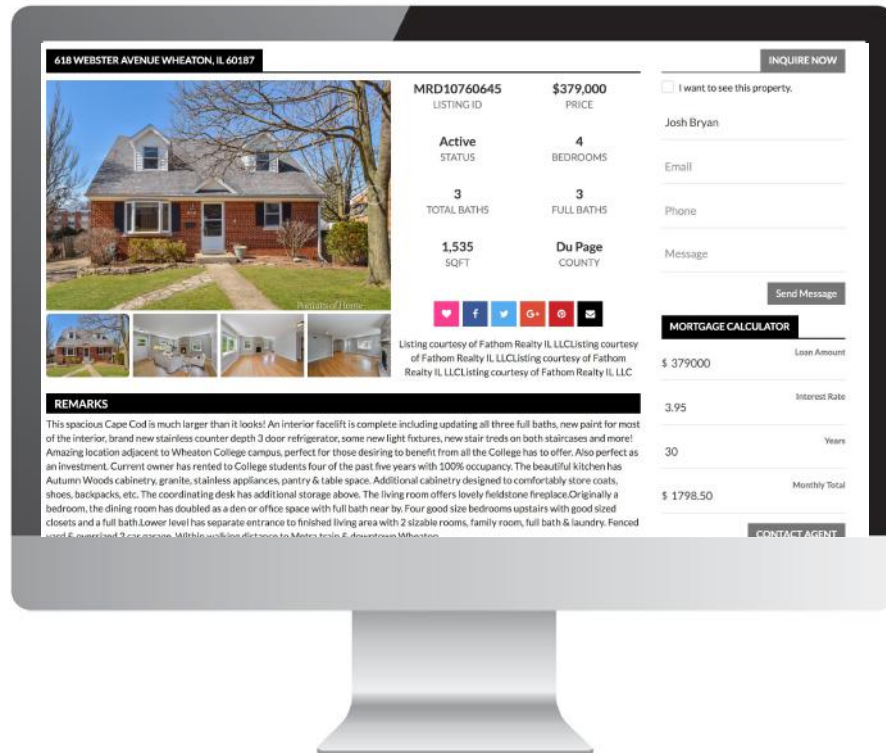
1,806
SQ. FT.

2 Car
GARAGE

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property brochures

marketing



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online presence

online

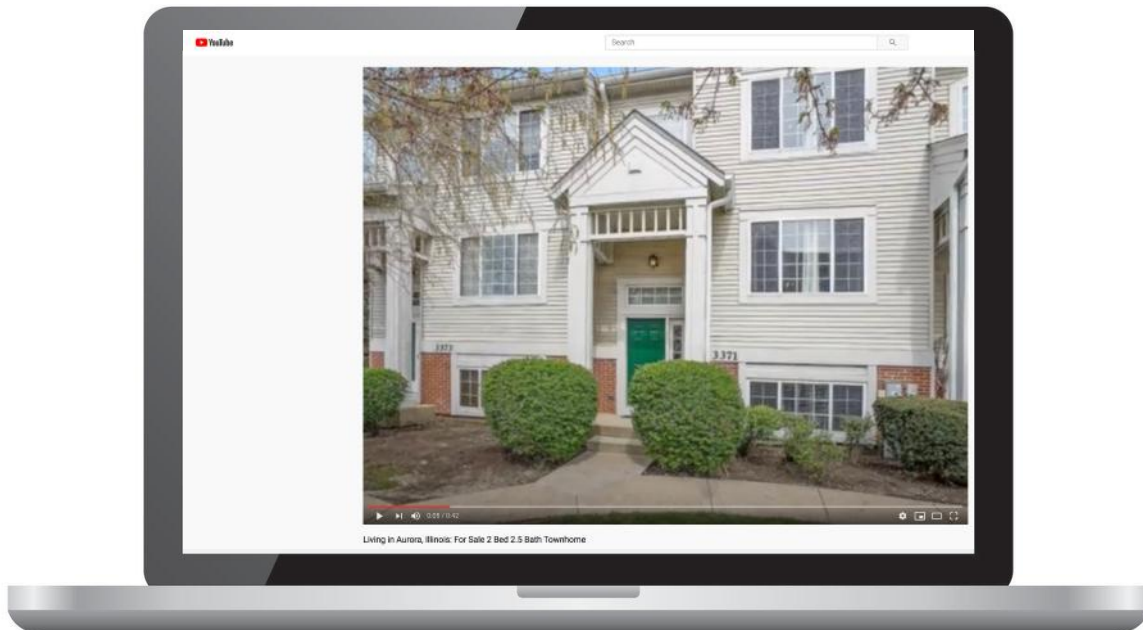
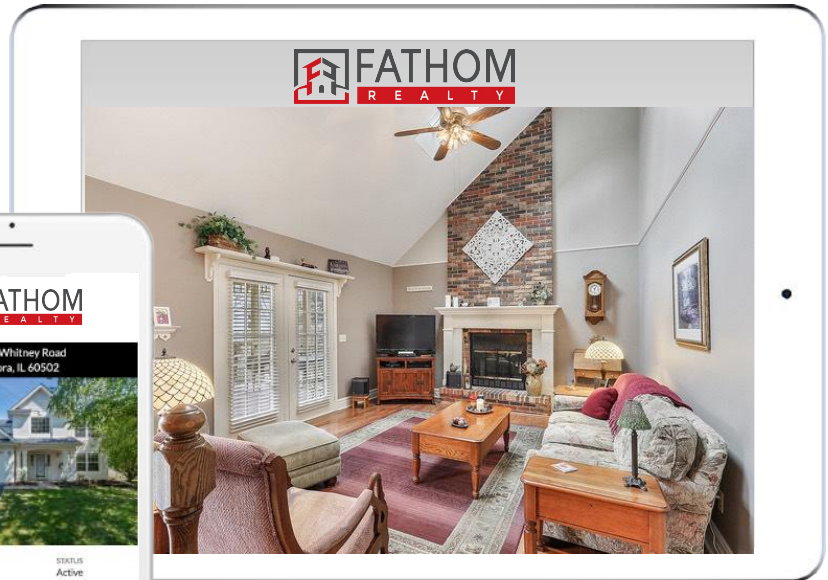
I will place your property on all of the major websites + thousands more.



As strong online presence is imperative to attract the attention of many buyers.

98%

of buyers use their mobile device in their home search



property website and virtual tour on **You Tube**

digital marketing



Josh Bryan - Fathom Realty

Sponsored · 🌐

WOW! Check Out This AMAZING 4 Bedroom 2 Full 2 Half Bath 2,260 sqft. Home For Sale! 🏡 Open House Event This Saturday! See More Info, Photos, Price, Address, & More...



SEARCH.JOSHBRYANREALTY.COM

Open House This Saturday From 11am - 2pm in Oswego

👍 Bill Butterworth, Sandra Miklosik and 4 others

2 Comments

👍 Like

💬 Comment

➦ Share



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Sponsored · 🌐

🌟 NOW AVAILABLE in Aurora! 🌟

💰 \$189,900

🛏 2 Bed

🚿 2.5 Bath

🚗 2 Car Garage

🏡 1806 Square Feet

🎓 District 204 Schools

To schedule a tour on this home or any others, please reach out any time.

Josh Bryan

Fathom Realty

📞 630 229 1826

✉ Josh@BryanHomeTeam.com

🌐 www.BryanHomeTeam.com



👍 Maria Rosa Murguia Mercado and Ofelia Hernandez Caballero

3.6K Views



Josh Bryan - Fathom Realty

Sponsored · 🌐

🏡 Just Listed For Sale in Aurora 🌟

🛏 3 Bedrooms

🚿 1.5 Bathrooms

📍 Great Location

Check Out This AMAZING Home For Sale! Monthly Mortgage...Click Learn More



🔥 Just Listed For Sale in Aurora 🌟

Learn More

👍 Maria Reyes, Pamela Watson and 14 others

👍 Like

💬 Comment

➦ Share

facebook

staging



I want your home to be shown in the best possible light to prospective buyers to get you top dollar in the shortest amount of time. I believe buyers tend to gravitate toward a home based on curb appeal and first impressions, which is why I will work closely with you to ensure that your home is prepped and ready for sale before your potential buyers will see it.

looks do matter

your home

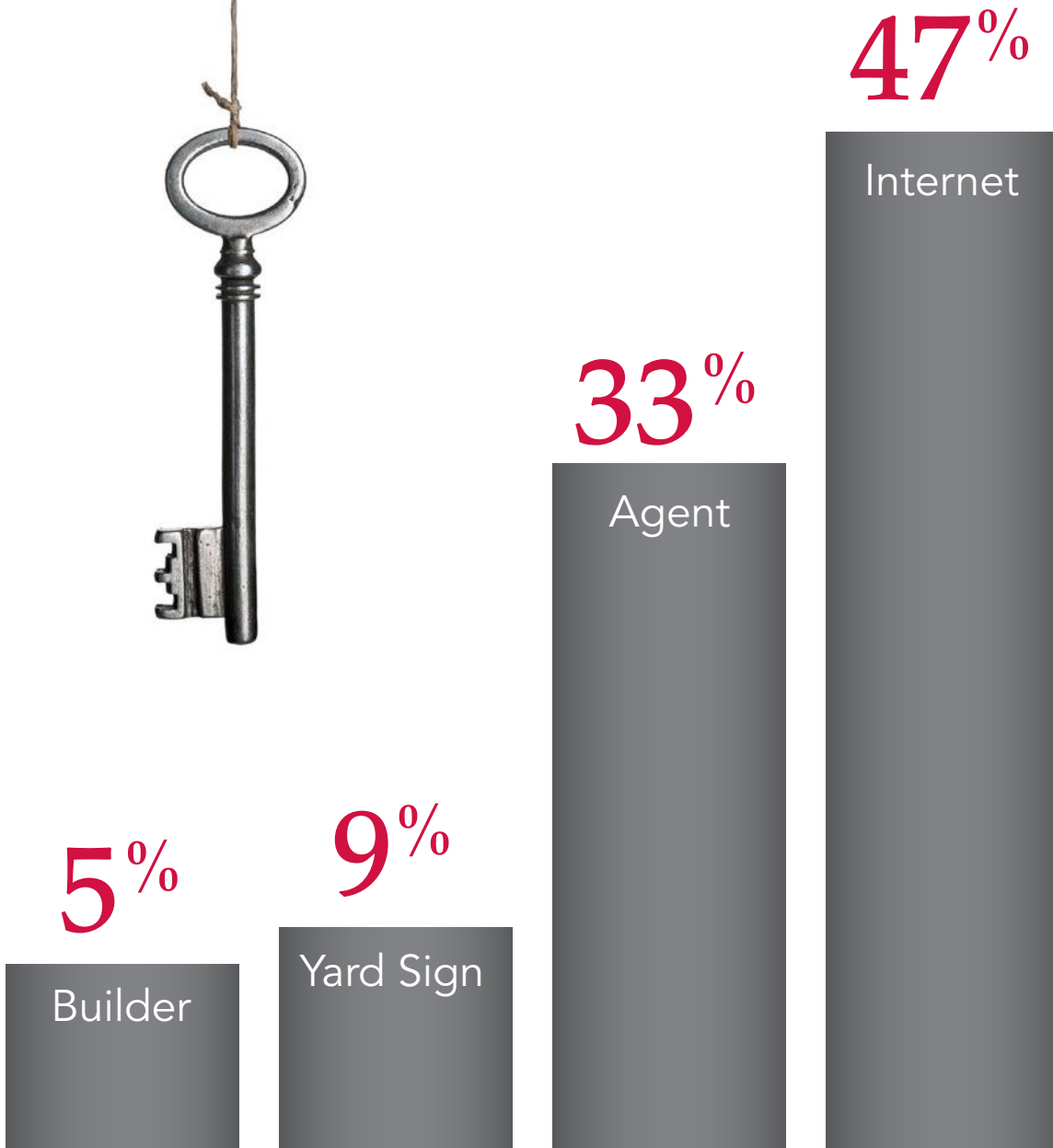


- According to the National Association of Realtors, staged homes sell 80% quicker and for up to 11% more money than non-staged properties.
- Professionally staged homes received an average of 4.7 offers, while unstaged properties received an average of only 3.7 offers.
- Staging also shortens the length of time the property remains on the market.
- It is easier to visualize the property as a future home for 81% of buyers.
- 46% of buyers are more willing to walk through a staged home they viewed online.
- 45% of buyers say staging the home will positively impact the value of the home if it is decorated to their tastes.
- 28% of buyers are more willing to overlook other property faults with a staged home.

where buyers come from

Where Buyer Found the Home they Actually Purchased





SOURCE: The National Association of REALTORS®
profile of home buyers and sellers. Updated 03/2014

addressed & SOLD



515 Iroquois Dr , Batavia, IL 60510



15761 Sheffield Ln , Warrenville, IL 60555



2075 Corinne Rd , Aurora, IL 60506



960 Oakland Ln , Aurora, IL 60504

Here is a list of properties that I have recently successfully sold.



7918 W 105th St , Palos Hills, IL 60465



965 Oakland Ln , Aurora, IL 60504



178 Dolores St , Oswego, IL 60543



3371 Ravinia Cir , Aurora, IL 60504

pick what you
pay

HOW THE COMMISSION PROGRAMS

WORK

Features

4%

5%

6%
(most popular)

7%

MLS LISTING



ZILLOW, REALTOR.COM, TRULIA LISTING



TRANSACTION & PAPERWORK
COORDINATION



CLOSING & TITLE COORDINATION



EMAIL BLAST TO BUYER LEAD DATABASE



FULL PRICING ANALYSIS AND STRATEGY



REAL ESTATE SIGNAGE & LOCKBOX



WEEKLY MARKETING CONSULTATION



NUMBER OF PROFESSIONAL PHOTOS

0

20

25

25+

SOCIAL MEDIA & INTERNET ADVERTISING



MEGA OPEN HOUSE MARKETING



CIRCLE PROSPECTING



MATTERPORT 3D VIRTUAL TOUR



LISTING VIDEO



PRE-LISTING INSPECTION



1 YEAR HOME WARRANTY FOR BUYER



***Commission rates above include a 2.5% buyer agent commission**



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better marketing = more buyers =

the best value



for your home



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