



REALTY
SIDE BY SIDE, LLC

OPENING DOORS TO YOUR REAL ESTATE SUCCESS...PSALMS 20:4,5

A typical listing
presentation from
Realty Side by Side



The Subject property!

Let's get started!



Listing & Marketing Services



The overall Map of the Listing process!



We Serve YOU!



Market Conditions

Home Inventory Trends



April Sales Down

| | | | |
|----------------------|-----|---|--------|
| Month-O-Month | | | |
| Apr | 89 | ▼ | -19.1% |
| Mar | 110 | | |
| Year-O-Year | | | |
| 2014 | 89 | ▼ | -13.6% |
| 2013 | 103 | | |

YTD sales up 4.6%



April Prices Up

| | | | |
|----------------------|-----------|---|--------|
| Month-O-Month | | | |
| Apr | \$159,500 | ▲ | +6.8% |
| Mar | \$149,400 | | |
| Year-O-Year | | | |
| 2014 | \$159,500 | ▲ | +15.6% |
| 2013 | \$138,000 | | |

The moving average of \$150,000 is at the high point for the 40 month period. From the January price of \$142,000 prices have been up the last 3 months: \$144,500, \$149,400 and \$159,500.

An analysis of market conditions where your house is!



Market Conditions

Avg Price/SF Trends

Price Per Square Foot of Homes Sold



Last 3 Month Average - \$81

Month-O-Month

| | | | |
|-----|------|---|-------|
| Apr | \$82 | ▼ | -1.2% |
| Mar | \$83 | | |

Year-O-Year

| | | | |
|------|------|---|--------|
| 2014 | \$82 | ▲ | +10.8% |
| 2013 | \$74 | | |

The moving average experienced a steady increase during 2013. It has, however, turned

This information was prepared by:

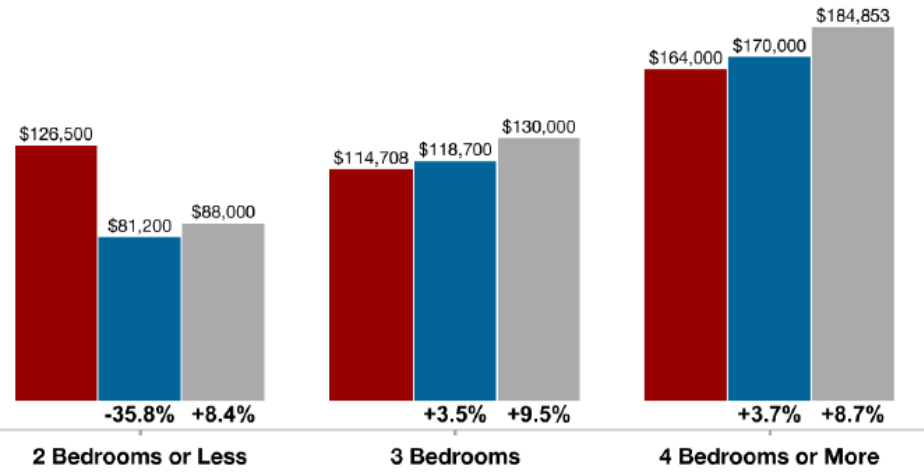
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76179
Median Sales Price
Time Frame: Rolling 12 Months



■ Jun 2011 thru May 2012 ■ Jun 2012 thru May 2013 ■ Jun 2013 thru May 2014



Based on data available as of June 6, 2014
All data from NTRIS. Data deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

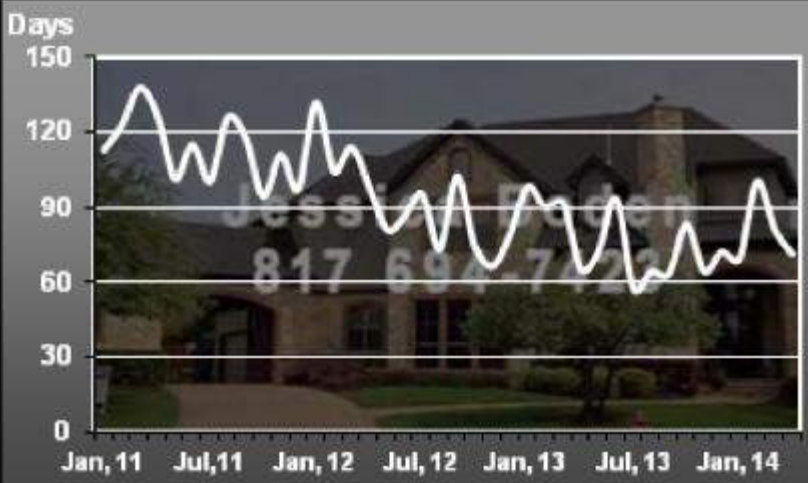
Lots of analysis of the local market conditions!



Market Conditions

Days on Market Trends

Days on the Market



Source: NTREIS

April DOM - 71

Month-O-Month

| | | |
|-----|----|----------|
| Apr | 71 | -10 days |
| Mar | 81 | |

Year-O-Year

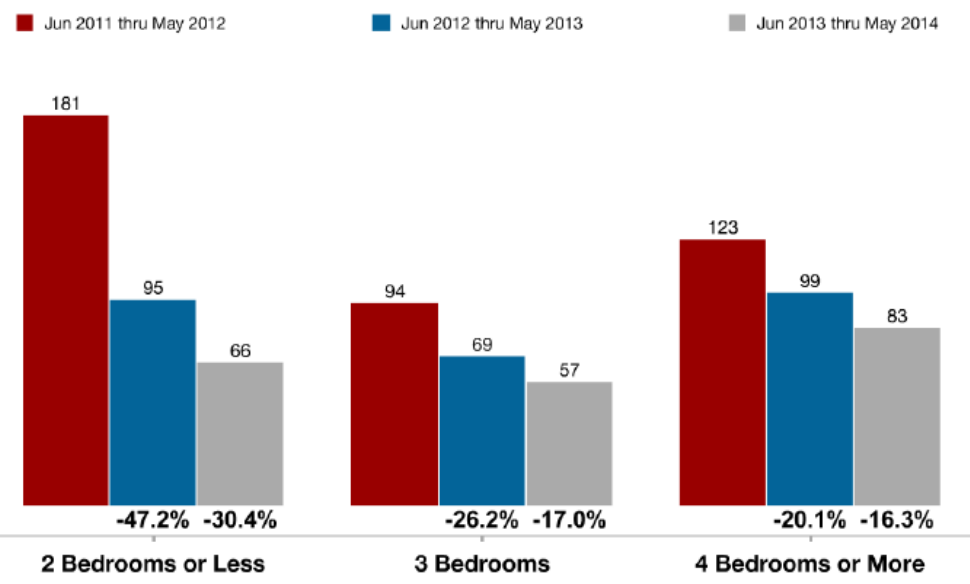
| | | |
|------|----|---------|
| 2014 | 71 | +6 days |
| 2013 | 65 | |

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76179
Days on Market
Time Frame: Rolling 12 Months



More analysis – what to expect for how long to sell your house!



Market Conditions

Supply



Up in April

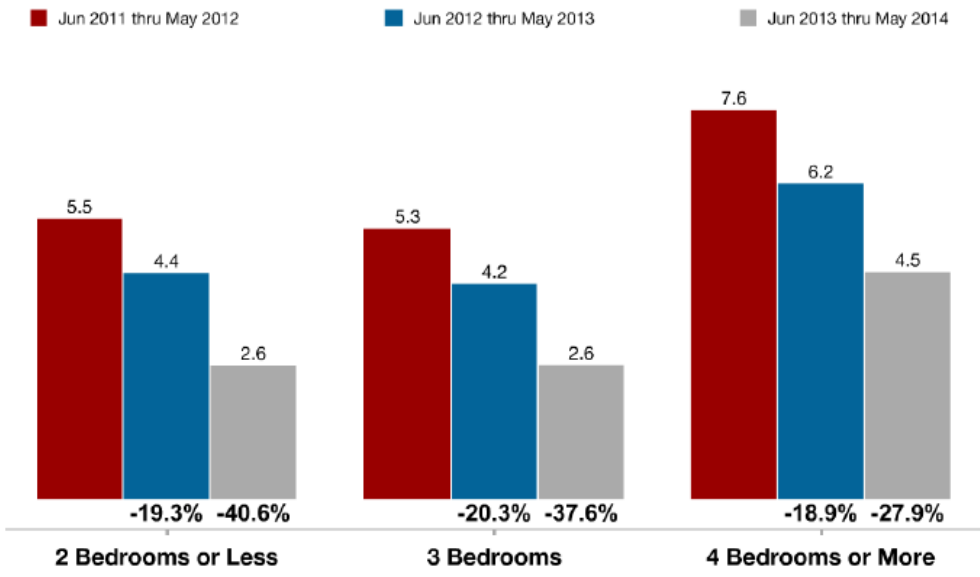
| | | |
|----------------------|-----|--------|
| Month-O-Month | | |
| Apr | 2.9 | +16.0% |
| Mar | 2.5 | |
| Year-O-Year | | |
| 2014 | 2.9 | -27.5% |
| 2013 | 4.0 | |

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76179
 Months Supply of Inventory
 Time Frame: Rolling 12 Months

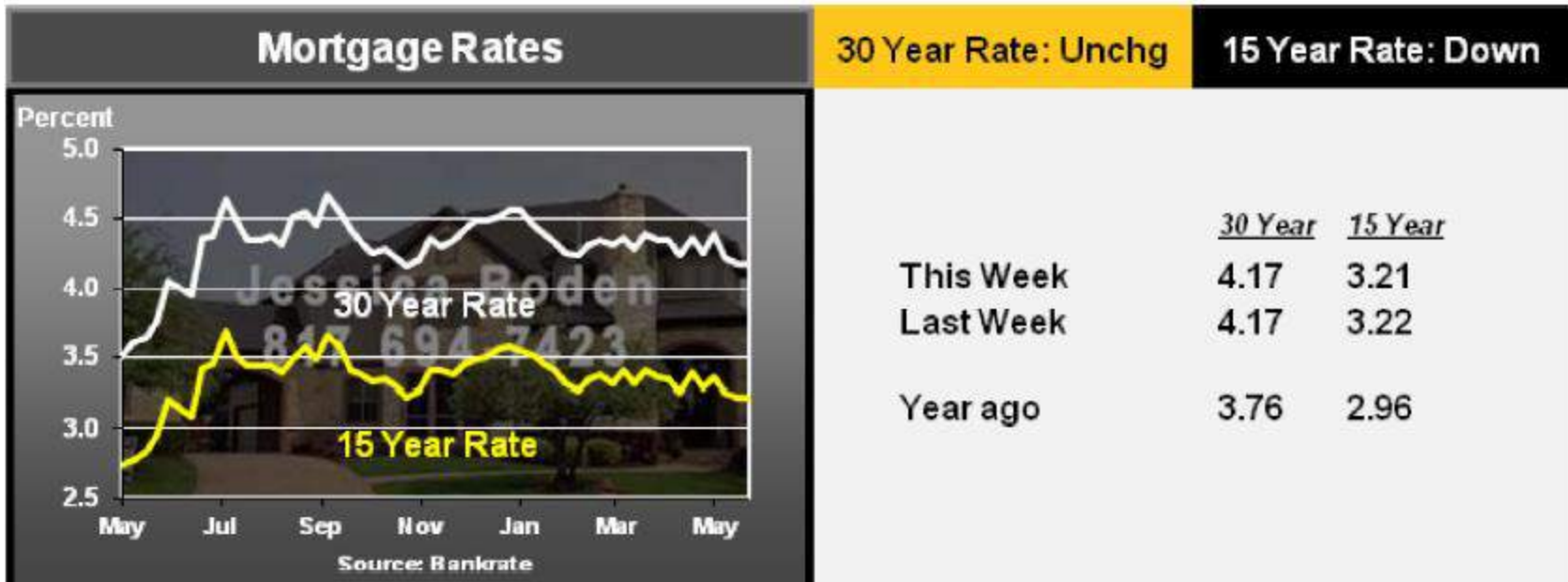


More analysis – understand the supply is key to pricing as well as expected days on market!



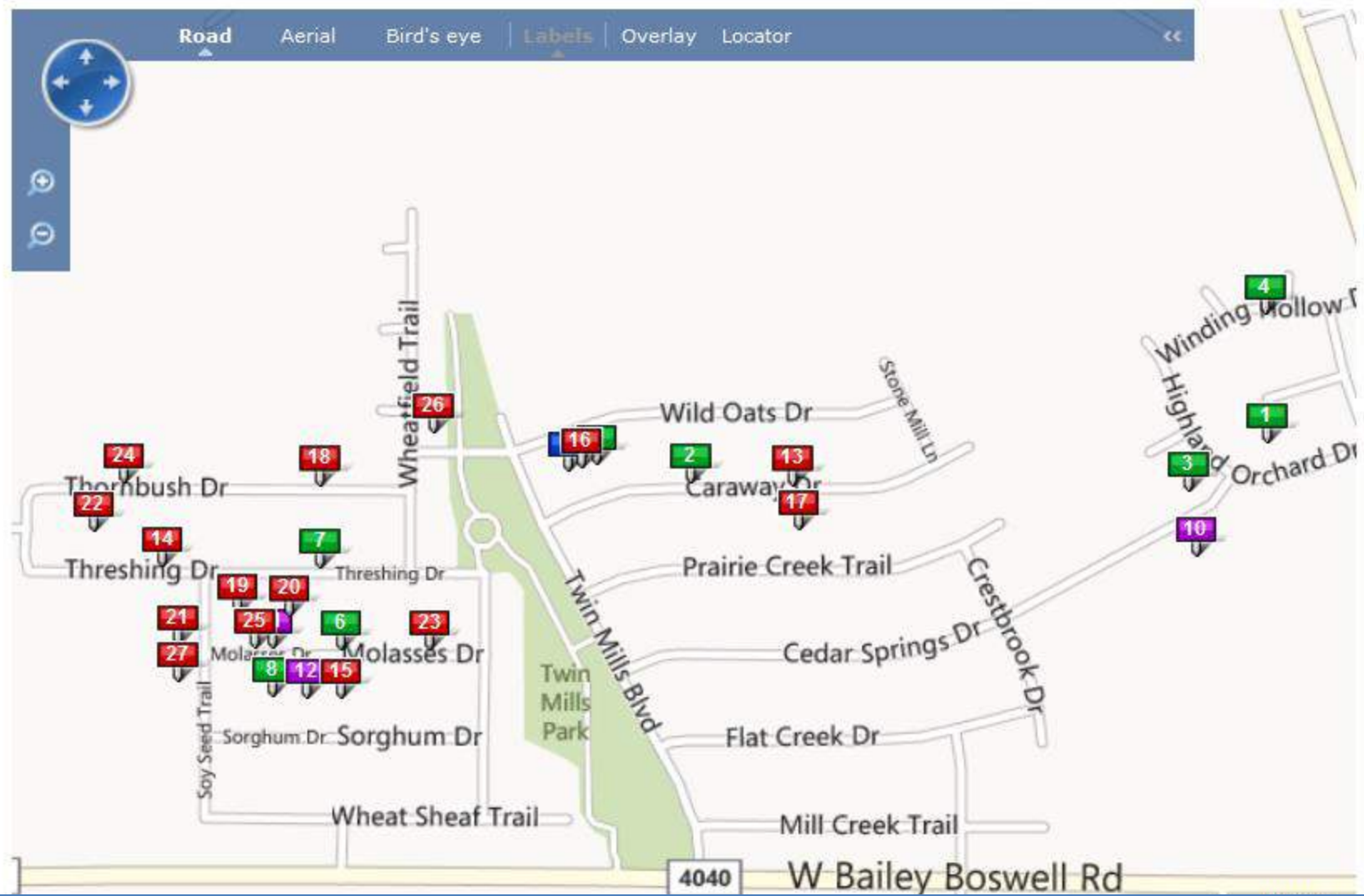
Market Conditions

Financing



Finally – a look at economic conditions and the fundamentals that drive market conditions in your area!

Market conditions – nearby homes impacting



8 ACTIVE; 4 under contract; 15 SLD



The conundrum

Your initial search criteria were: ((LISTSTATUS IN ('SLD') AND STATUSCHANGEDATE>=CONVERT(DATETIME,'12/7/2013')) AND PROPSUBTYPE IN ('S') AND (SELLERTYPE LIKE '%B%' OR SELLERTYPE LIKE '%O%' OR SELLERTYPE LIKE '%R%') AND (YEARBUILT>=2007 AND (STORIES>=2) AND (LONGITUDE>=-97.4086904525757 AND LONGITUDE<=-97.39100933074952) AND (LATITUDE>=32.880956715852804 AND LATITUDE<=32.88830863641754) AND ((CASE WHEN ((-97.4084758758545 < LONGITUDE AND -97.4086904525757 >= LONGITUDE) OR (-97.4086904525757 < LONGITUDE AND -97.4084758758545 >= LONGITUDE)) THEN CASE WHEN (32.88110087702035 <+ (LONGITUDE - -97.4084758758545)/(-97.4086904525757 - -97.4084758758545)*(32.88830863641754 - 32.88110087702035) < LATITUDE) THEN 1 ELSE 0 END ELSE 0 END + CASE WHEN ((-97.4086904525757 < LONGITUDE AND -97.39804744720459 >= LONGITUDE) OR (-97.39804744720459 < LONGITUDE AND -97.4086904525757 >= LONGITUDE)) THEN CASE WHEN (32.88830863641754 + (LONGITUDE - -97.4086904525757)/(-97.39804744720459 - -97.4086904525757)*(32.88809241216566 - 32.88830863641754) < LATITUDE) THEN 1 ELSE 0 END ELSE 0 END + CASE WHEN ((-97.39804744720459 < LONGITUDE AND -97.3932409286499 >= LONGITUDE)) THEN CASE WHEN (32.88809241216566 + (LONGITUDE - -97.39804744720459)/(-97.3932409286499 - -97.39804744720459)*(32.88708335868023 - 32.88809241216566) < LATITUDE) THEN 1 ELSE 0 END ELSE 0 END + CASE WHEN ((-97.3932409286499 < LONGITUDE AND -97.39100933074952 >= LONGITUDE) OR (-97.39100933074952 < LONGITUDE AND -97.3932409286499 >= LONGITUDE)) THEN CASE WHEN (32.88708335868023 + (LONGITUDE - -97.3932409286499)/(-97.39100933074952 - -97.3932409286499)*(32.880956715852804 - 32.88708335868023) < LATITUDE) THEN 1 ELSE 0 END ELSE 0 END + CASE WHEN ((-97.39100933074952 < LONGITUDE AND -97.4084758758545 >= LONGITUDE) OR (-97.4084758758545 < LONGITUDE AND -97.39100933074952 >= LONGITUDE)) THEN CASE WHEN (32.880956715852804 + (LONGITUDE - -97.39100933074952)/(-97.4084758758545 - -97.39100933074952)*(32.88110087702035 - 32.880956715852804) < LATITUDE) THEN 1 ELSE 0 END ELSE 0 END) % 2='1')

Property Type: Single Family Status: Sold

| Address | City | BR | Bth | Gar/ Cp/TCP | SqFt | Acr | Bit | PL | CDOM | List Price | SP %LP | Sold Date | \$/ SqFt | Sale Price |
|---------------------|------------|----|-----|-------------|-------|-------|------|----|------|------------|--------|-----------|----------|------------|
| 4941 Caraway DR | Fort Worth | 4 | 2.1 | 2/0/2 | 2,185 | | 2013 | N | 138 | 167,005 | 100 | 4/17/2014 | 76.43 | 167,005 |
| 5421 Thornbush DR | Fort Worth | 4 | 3.0 | 2/0/2 | 2,600 | | 2013 | N | 53 | 188,645 | 100 | 2/14/2014 | 72.56 | 188,645 |
| 5208 Molasses DR | Fort Worth | 4 | 2.1 | 2/0/2 | 2,503 | 0.157 | 2013 | N | 65 | 199,750 | 98 | 4/11/2014 | 78.51 | 196,500 |
| 5412 Thornbush DR | Fort Worth | 4 | 2.1 | 2/0/2 | 3,500 | | 2013 | N | 54 | 205,585 | 100 | 1/31/2014 | 58.74 | 205,585 |
| 5320 Molasses DR | Fort Worth | 4 | 2.1 | 2/0/2 | 3,000 | | 2013 | N | 143 | 212,740 | 98 | 2/14/2014 | 69.17 | 207,500 |
| 9004 Wheatfield TRL | Fort Worth | 4 | 2.1 | 2/0/2 | 3,084 | 0.158 | 2010 | N | 173 | 212,975 | 103 | 2/14/2014 | 71.34 | 220,000 |
| 8837 Soy Seed TRL | Fort Worth | 4 | 2.1 | 3/0/3 | 3,178 | 0.161 | 2013 | N | 0 | 233,274 | 100 | 1/15/2014 | 73.40 | 233,274 |
| Min | | 4 | 2.1 | 2/0/2 | 2,185 | 0.157 | 2010 | | 53 | 167,005 | 98 | | 58.74 | 167,005 |
| Max | | 4 | 3.0 | 3/0/3 | 3,500 | 0.161 | 2013 | | 173 | 233,274 | 103 | | 78.51 | 233,274 |
| Average | | 4 | 2.2 | 2/0/2 | 2,864 | 0.160 | 2013 | | 104 | 202,853 | 100 | | 71.45 | 202,644 |

Number of Properties: 7
Average (SalePrice / SqFt): \$71.45

Your initial search criteria were: ((LISTSTATUS IN ('SLD') AND STATUSCHANGEDATE>=CONVERT(DATETIME,'12/7/2013')) AND PROPSUBTYPE IN ('S') AND (SELLERTYPE LIKE '%B%' OR SELLERTYPE LIKE '%O%' OR SELLERTYPE LIKE '%R%') AND (YEARBUILT>=2007

Recognizing anomalies and nuances about YOUR homes market

97.3932409286499)/(-97.39100933074952 - -97.3932409286499)*(32.880956715852804 - 32.88708335868023) < LATITUDE) THEN 1 ELSE 0 END ELSE 0 END + CASE WHEN ((-97.39100933074952 < LONGITUDE AND -97.4084758758545 >= LONGITUDE) OR (-97.4084758758545 < LONGITUDE AND -97.39100933074952 >= LONGITUDE)) THEN CASE WHEN (32.880956715852804 + (LONGITUDE - -97.39100933074952)/(-97.4084758758545 - -97.39100933074952)*(32.88110087702035 - 32.880956715852804) < LATITUDE) THEN 1 ELSE 0 END ELSE 0 END) % 2='1')

Property Type: Single Family Status: Sold

| Address | City | BR | Bth | Gar/ Cp/TCP | SqFt | Acr | Bit | PL | CDOM | List Price | SP %LP | Sold Date | \$/ SqFt | Sale Price |
|-------------------|------------|----|-----|-------------|-------|-------|------|----|------|------------|--------|-----------|----------|------------|
| 4944 Caraway DR | Fort Worth | 3 | 2.0 | 2/0/2 | 1,940 | | 2013 | N | 151 | 156,800 | 100 | 3/31/2014 | 80.82 | 156,800 |
| 5408 Threshing DR | Fort Worth | 3 | 2.0 | 2/0/2 | 1,633 | 0.160 | 2012 | N | 52 | 157,000 | 100 | 5/15/2014 | 96.14 | 157,000 |
| 5301 Molasses DR | Fort Worth | 3 | 2.0 | 2/0/2 | 1,616 | | 2013 | N | 16 | 165,836 | 100 | 1/30/2014 | 102.36 | 165,418 |
| 5041 Wild Oats DR | Fort Worth | 4 | 2.0 | 2/0/2 | 1,734 | 0.124 | 2011 | N | 103 | 167,000 | 99 | 4/10/2014 | 95.16 | 165,000 |
| 5316 Thornbush DR | Fort Worth | 4 | 2.0 | 2/0/2 | 2,068 | 0.165 | 2012 | N | 130 | 169,900 | 100 | 4/02/2014 | 82.21 | 170,000 |
| 5337 Threshing DR | Fort Worth | 3 | 2.0 | 2/0/2 | 1,870 | | 2013 | N | 247 | 175,590 | 97 | 3/14/2014 | 91.16 | 170,472 |
| 5325 Threshing ST | Fort Worth | 4 | 2.0 | 2/0/2 | 1,805 | | 2013 | N | 250 | 175,590 | 98 | 4/11/2014 | 95.16 | 171,758 |
| 8845 Soy Seed TRL | Fort Worth | 4 | 2.0 | 2/0/0 | 2,421 | 0.160 | 2008 | N | 5 | 180,000 | 100 | 3/11/2014 | 74.35 | 180,000 |
| Min | | 3 | 2.0 | 2/0/0 | 1,616 | 0.124 | 2008 | | 5 | 156,800 | 97 | | 74.35 | 156,800 |
| Max | | 4 | 2.0 | 2/0/2 | 2,421 | 0.165 | 2013 | | 250 | 180,000 | 100 | | 102.36 | 180,000 |
| Average | | 4 | 2.0 | 2/0/2 | 1,886 | 0.150 | 2012 | | 119 | 168,465 | 99 | | 89.67 | 167,056 |

Number of Properties: 8
Average (SalePrice / SqFt): \$89.67

Avg diff for 1 story vs. 2 story = ~\$18/SF; reason = demographics



Pricing Analysis/general – past 6 mos.

Need advice to set your selling price?

High: ACTIVE listings -
Average price: \$86.94/SF - \$103.92/SF
Average DOM: 67
Quantity: 8 ACT; 4 under contract

Medium: SOLD listings -
Average price: \$81.17/SF - \$102.36/SF
Average DOM: 100
Quantity: 15

Low: Distressed or less desirable
Average price: \$60.27/SF - \$61.63/SF
Average DOM: 98
Quantity: 3



Trust a:
BPOR

Recommendations for range of pricing that makes sense!
Set List price at: \$205K [\$80.71/SF]to \$211K [\$83.07/SF]



Pricing Analysis

| | | | | | | | | | |
|----------------------|-------------------------------|---------------------|-----------------|------------------|-----------|---------|------------------------------|---------------------------|--|
| Subject Property: | 5341 Thornbush | 4 bed/2.1bath/2 gar | SF: | 2540 | | SF | | | |
| | | 1 FP | Adj Price: | \$204,588 | \$74.97 | | Features of subject property | | |
| Comp Address # | Differences | Comp Better (-) | Subj better (+) | Adjustment: | \$194,314 | \$77.63 | 2503 | wood floor in dining | |
| 5312 Threshing Drive | SF | | \$2,774 | | | | | granite in kitchen | |
| | Appliances (stainless steel) | | N/A | | | | Same | covered patio | |
| | Granite vs. formica (kitchen) | | \$3,500 | | | | | gutters | |
| | Wood floors | | \$4,000 | | | | | sprinkler system | |
| Adjustment: | | \$0 | \$10,274 | | \$204,588 | | | 2" blinds throughout | |
| | | | | | | | | Garden tub in Mbat | |
| Comp Address # | Differences | Comp Better (-) | Subj better (+) | Adjustment: | \$207,500 | \$69.17 | 3000 | Gas heat/water | |
| 5320 Molasses Drive | SF | \$34,486 | | | | | | 13-15 SEER A/C | |
| | Appliances (stainless steel) | | N/A | | | | Same | Double pane/low-e windows | |
| | Granite vs. formica (kitchen) | | \$3,500 | | | | | | |
| | Wood floors | | \$4,000 | | | | | | |
| | Seller paid concessions | (\$5,680) | | | | | | | |
| Adjustment: | | \$28,806 | \$7,500 | | \$186,194 | | | | |
| Comp Address # | Differences | Comp Better (-) | Subj better (+) | Adjustment: | \$234,325 | \$78.11 | 3000 | | |
| 5225 Molasses | SF | \$34,486 | | | | | | | |
| | Appliances (stainless steel) | | N/A | | | | Same | Double pane/low-e windows | |
| | Granite vs. formica (kitchen) | | \$3,500 | | | | | | |
| | Wood floors | | \$4,000 | | | | | | |
| | Seller paid concessions | (\$2,343) | | | | | | | |
| Adjustment: | | \$32,143 | \$7,500 | | \$209,682 | | | | |
| | | | | Average: | \$200,155 | | \$78.80 | | |
| | | | | Median: | \$204,588 | | \$80.55 | | |

Note: this CMA was not created using USPAP (Uniform Standards of Professional Appraisal Practice)

Feature to Feature Comparable Analysis



The Bottom Line

**Need advice
to set your
selling price?**

High: Sales price \$205K
Commissions & Closing Costs
Net to Seller: \$5056

Medium: Sales price \$200K
Commissions & Closing Costs
Net to Seller: \$0

Low: Sales price: \$195K
Commissions & Closing Costs
Net to Seller: (\$4426)



Complete understanding of the bottom line and expected returns!
Break Even: \$200K; assumes \$xxx,xxx mortgage payoff



The Bottom Line - NetSheet

Prepared by: Nick Miller

Date: 6/6/2014

Closing Date: 10/30/2014

Prepared for: [REDACTED]
 Address: [REDACTED]
 Telephone #: [REDACTED]



The following data is for estimation purposes only and the accuracy of the figures is not guaranteed. The actual costs with respect to each transaction will vary depending on the circumstances.

Sales Price: \$205000.00
Sale Type: Conventional

Listing Broker Fee \$ 9225.00
 Discount Points \$ 0.00
 Document Preparation/Attorney Fee \$ 250.00
 Recording Fee \$ 25.00

Sub Total: \$9750.00

Present 1st Mtg Balance \$ 183357.00
 Interest Due on 1st Mtg \$ 0.00
 Pre-Payment Penalty 1st Mtg \$ 0.00
 Payoff C/D, 2nd Mtg, Lien, Home Imp., etc. \$ 0.00
 Special Assessments Search \$ 0.00
 Title Policy \$ 1403.70
 Lender Requirements (FHA/VA) \$ 0.00
 Pro Rated Taxes \$ 4658.73
 Underwriting Fee \$ 0.00
 Application Fee \$ 0.00
 Lender's Inspection Fee \$ 40.00
 Processing Fee \$ 50.00

Extra Costs:
Sub Total: \$190184.43

Est. Seller Costs: \$199934.43

Settlement Costs:

| | | | |
|-----------------------------------|------------|-------------------------|-----------|
| Listing Broker Fee | \$ 9225.00 | Seller Paid Buyer Costs | \$ 0.00 |
| Discount Points | \$ 0.00 | Appraiser | \$ 0.00 |
| Document Preparation/Attorney Fee | \$ 250.00 | Escrow Fee | \$ 250.00 |
| Recording Fee | \$ 25.00 | | |

Other Costs:

| | | | |
|--|--------------|-----------------------------|-----------|
| Present 1st Mtg Balance | \$ 183357.00 | Present 2nd Mtg Balance | \$ 0.00 |
| Interest Due on 1st Mtg | \$ 0.00 | Interest Due on 2nd Mtg | \$ 0.00 |
| Pre-Payment Penalty 1st Mtg | \$ 0.00 | Pre-Payment Penalty 2nd Mtg | \$ 0.00 |
| Payoff C/D, 2nd Mtg, Lien, Home Imp., etc. | \$ 0.00 | Home Warranty Policy | \$ 450.00 |
| Special Assessments Search | \$ 0.00 | Home Inspection | \$ 0.00 |
| Title Policy | \$ 1403.70 | Inspections | \$ 75.00 |
| Lender Requirements (FHA/VA) | \$ 0.00 | HOA Transfer Fee | \$ 75.00 |
| Pro Rated Taxes | \$ 4658.73 | Messenger Charge | \$ 0.00 |
| Underwriting Fee | \$ 0.00 | Tax Service Fee | \$ 0.00 |
| Application Fee | \$ 0.00 | Flood Certificate | \$ 75.00 |
| Lender's Inspection Fee | \$ 40.00 | Final Inspection | \$ 0.00 |
| Processing Fee | \$ 50.00 | HOA Fee | \$ 0.00 |



A BPOR (Broker Price Opinion Resource) is a member of the National Association of Realtors

Estimated Net Proceeds

\$5065.57

Break Even: \$200K

Working with other realtors...



“I hope that your clients know how hard you work for them - you are truly one of the best agents I have ever seen in terms of working for your clients!!” - Laura with Coldwell Banker [listing of 2311 Christopher Ln]

“I wish all listing agents were as proactive and informative as you have been. Your clients are lucky to have you.” - Bryan with Keller Williams [listing of 343 Radecke]

“You're doing an impressive job at marketing the house.” - Dirk with RE/Max [listing of 2612 Windsor Pl]

“I aspire to be as wonderful to work with as you are some day! You do the profession good!!” Laura with Coldwell Banker [Listing of 2311 Christopher Ln]

Why choose Realty Side by Side - Listing excellence!



Listing with Realty Side by Side, LLC

Market Analysis

- CMA (Comparative Market Analysis) → analyze market conditions & competition; set sales price
- Periodic review of market conditions → to determine if pricing or other factors need modification

Listing Services

- Home Analysis → measuring rooms, photos, obtaining records, etc.
- MLS Services → submitting all key marketing info & verbiage with 25 photos
- All Real Estate paperwork → contracts, disclosures, signature services, etc.

Marketing services & Showing

- Home Recommendations → concerning home features & best case sales scenarios
- CSS (Centralized Showing Service) → provides full-service scheduling capability & limited marketing
- Supra Electronic Keybox → provides continuous access for showing
- Open House → periodic Open House opportunities as pertinent
- Marketing fliers → in-home & in-box
- Post cards → market to your neighborhood and “move up” neighbors
- Marketing Syndications → 60+ including Realtor.com; Craigslist; Front Door, Zillow, Trulia; etc.
- Yard Sign → key information and marketing at the house
- realtor.com → key internet marketing and exposure (see next slides)

Negotiations & Closing

- Contract Negotiations → advice & opinion; fiduciary responsibility; Buyer's agent
- Electronic Signature services → provide convenient means to sign documents
- Break-even & net sheet analysis → provides for better decision-making during contract negotiations
- Coordination → Title Company; Mortgage Company; Buyer's agent; etc.



Listing & Marketing Services



Selling with Realty Side by Side, LLC

Market Analysis

- CMA (Comparative Market Analysis) → analyze market conditions & competition; set sales price
- Periodic review of market conditions → to determine if pricing or other factors need modification

Listing Services

- Home Analysis → measuring rooms, photos, obtaining records, etc.
- MLS Services → submitting all key marketing info & verbiage with 25 photos
- All Real Estate paperwork → contracts, disclosures, signature services, etc.

Marketing services & Showing

- Home Recommendations → concerning home features & best case sales scenarios
- CSS (Centralized Showing Service) → provides full-service scheduling capability & limited marketing
- High quality photos → utilize professional photography with wide-angle shots and virtual tour
- Supra Electronic Keybox → provides continuous access for showing
- Open House → periodic Open House opportunities as pertinent
- Marketing fliers → in-home & in-box
- Post cards → market to your neighborhood and “move up” neighbors
- Marketing Syndications → 60+ including Realtor.com; Craigslist; Front Door, Zillow, Trulia; etc.
- Yard Sign → key information and marketing at the house
- Sign to Text → immediate information to the Buyer while providing feedback opportunities
- realtor.com → key internet marketing and exposure (see next slides)

Negotiations & Closing

- Contract Negotiations → advice & opinion; fiduciary responsibility; Buyer's agent
- Electronic Signature services → provide convenient means to sign documents
- Break-even & net sheet analysis → provides for better decision-making during contract negotiations
- Coordination → Title Company; Mortgage Company; Buyer's agent; etc.



Listing & Marketing Services



Marketing with Realty Side by Side, LLC

SOLD!

More than a goal – without a plan
It is just a wish!

Selling your house is serious business - You need someone with a strategy & plan. You need someone with experience, diligence, persistence, creativity, and good 'ole hard work. That means you want **someone who accepts each home as a personal challenge and won't rest until it is SOLD.**

1) IMPROVEMENTS! [It's about getting maximum price]

We will review and investigate competing homes and make recommendations about whether there are any upgrades or improvements that will bring TOP dollar.

2) CLEANUP! [capture Buyer focus]

We don't want Buyers distracted – we want them focused on making your house THEIR new dream.

3) PRICING! [getting the price right is KEY]

There are TWO key factors that sell a house – PRICE and Condition.

4) MARKETING! [maximize our 40-step marketing plan!]

There's only one way to sell a house – it is NOT only listing it (MLS) but marketing, marketing, marketing!

5) GET IT SOLD! [dogged determination and planning gets it done]

A Marketing Plan gets it SOLD!



Marketing with Realty Side by Side, LLC



| 🕒 -0 /Make Listing ACTIVE |
|--|
| Place flier box on property and load with fliers |
| Place sign-to-text sign rider on post/sign |
| Remove 'coming soon' rider from post/sign |
| 🕒 -1 days |
| Update & Submit MLS Listing (preliminary) |
| - write 'property description' |
| - document & submit all pertinent & accurate facts |
| - submit all pertinent documents (SD; Survey; etc.) |
| - validate showing instructions |
| - upload photos and add captions |
| Finalize MLS description, verbiage, feature list, showing instructions, etc. |
| Setup Showing Service (CSS) - validate all showing instructions |
| Setup Floorplan-online: |
| - create virtual tour |
| - create virtual floorplan (if appropriate) |
| - create & print FP marketing fliers |
| Create efliers (FlyerUs.com), schedule, & print copies |
| Place post & sign on property ('coming soon') |
| Setup/Configure Supra box and place on property |
| Setup/Configure text-to-sign services |
| 🕒 -2 days |
| High quality photos |
| - wide angle |
| - HDR as appropriate |
| - 25+ photos |
| 🕒 -3 days |
| Setup the marketing notebook (to place in the house) |
| - home details |
| - demographic & city info |
| - school data & info |
| - market data & info |



| 🕒 Week 3 |
|--|
| Send FlyerUS efliers [all realtors in the county & surrounding] |
| Setup facebook campaign and boost (targeted audience; 7 days) |
| Setup & post on Craig's List |
| Update MLS; Trulia - schedule Open House |
| 🕒 Week 2 |
| Saturday - Open House (1 p.m. - 4 p.m.) |
| Place Open House signs 2 days in advance (if allowed by ordinance) |
| Create & launch Adwrx marketing campaign |
| Setup & post on Craig's List |
| Update MLS; Trulia - schedule Open House |
| 🕒 Week 1 |
| Follow-up on all showings with realtors |
| Setup facebook campaign and boost (targeted audience; 7 days) |
| Send FlyerUS efliers [all realtors in the county & surrounding] |
| Setup Point2/syndications (48+ sites including Trulia, Zillow, etc.) |
| Setup realtor.com/showcase listings (photos & captions) |
| Submit MLS listing and Showing Service as 'ACTIVE' |
| 🕒 -0 /Make Listing ACTIVE |

Read from bottom up

40-step plan is a template; each property is different!



Marketing with Realty Side by Side, LLC

SOLD!

More than a goal – without a plan
It is just a wish!

The following slides illustrate ways that we use to creatively and consistently market your home until it is SOLD!

A Marketing Plan gets it SOLD!

ONLINE MARKETING ADVANTAGE



ShowcaseSM Listing Enhancements

I will enhance your listings on the top websites, including realtor.com[®], with the features buyers want most

Will engage Buyers with online presence including these aspects as well as LinkedIn and other syndicated sites and venues



Mobile Reach

Your property will appear on the realtor.com[®] mobile apps so mobile consumers can find your home



Facebook Application

I will display your property on my social media sites such as Facebook





Selling with Realty Side by Side, LLC

Advertising with [Realtor.com](https://www.realtor.com) – what difference can it make?

I have purchased the following capabilities capture Buyers:

- **Realtor.com - Showcase Listings** 
 - allows for additional pictures which forces the listing higher in the listings
- **Trulia Pro – featured listings** 
 - provides higher exposure for listed homes on Trulia

Capturing Buyers For Your Home – internet marketing!



Selling with Realty Side by Side, LLC



Great 3-bdrm 2-bath in North Richland Hills!!
Bright & Cheery, Open layout, Large backyard
 6544 Wakefield Road, Fort Worth TX 76182
 MLS: 1383371 PRICE: \$73.60/SF

| | |
|-----------------------|--|
| Bedrooms: 3 | Subdivision: North Park Estates |
| Full Baths: 2 | Year Built: 1977 |
| Lot Size: 7800 | Sqft: 1447 |

PROPERTY FEATURES:

- ❑ Central A/C
- ❑ Central heat
- ❑ Fireplace
- ❑ Walk-in closet
- ❑ Hard wood floor
- ❑ Tile floor
- ❑ Family room
- ❑ Dining room
- ❑ Breakfast nook
- ❑ Dishwasher
- ❑ Stove/Oven
- ❑ Microwave
- ❑ Yard

OTHER FEATURES:

- ❑ Large Backyard, with Patio!

PROPERTY DESCRIPTION:
 A must see! Perfect first home for the lucky buyer! Cozy 3-bdrm, 2-bath, brick home with great curb appeal. House has a large patio with all new paint and fixtures and is move-in ready. Rooms are bright and cheery. Large backyard with mature trees and patio, perfect for parties and fun out doors. New roof in 2009.

[VIEW MAP](#) [VIEW PDF](#) [SEND TO CLIENTS](#)

Nicholas Miller
 Realty Side by Side, LLC
 Phone: 817.913.4615
 Fax: 888.632.7997
NMiller@realtysidebyside.com

All information deemed reliable, but not guaranteed.

ATTENTION FUTURE HOME OWNER!
 6544 WAKEFIELD DRIVE, NORTH RICHLAND HILLS

NICHOLAS MILLER
 BROKER/OWNER
 CELL (817) 913-4615
 E-mail: NMiller@realtysidebyside.com

This home is affordable!

I am pleased to announce that I have recently listed this property. If you, or perhaps a friend or relative, are in the market for a new home, I'd be happy to provide a real estate consultation and assist with the home search. I take pride in helping my clients locate the property that reflects their needs, price and personal taste. I can help you understand tax benefits (and writeoffs) and mortgage aspects that could help you make this your next home. Call me.

NICHOLAS MILLER
 BROKER/OWNER
 CELL (817) 913-4615
NMiller@realtysidebyside.com

If your property is currently listed with a real estate broker, please disregard. All information deemed reliable, but not guaranteed. Equal Housing Opportunity. © 2011 COLOR BY REAL RESTATE. Printed in U.S.A. CE 016

2816 Woodpath Ln
 Bedford, TX 76021

Post Cards

Capturing Buyers For Your Home – traditional marketing!



Selling with Realty Side by Side, LLC

July 30, 2010 www.star-telegram.com

NOTICES

Legal Notices

Public Notices
SCHEDULED PUBLIC HEARING
CITY OF NORTH RICHLAND HILLS
COUNCIL
 August 9, 2010, 7:00 p.m.
 Open to all interested parties

Legal Notices

All interested citizens will be given the opportunity to speak and be heard.
CITY OF COLLEYVILLE
 Amy Shelley
 Planning & Zoning Assistant



817-933-2394

N. Richland Hills Sale

76180 - HUD/YA
 MY SPECIALTY
 817-798-4185 3-Bedroom

76180 - \$0 Move-In
 Just Make Payments
 3-5BR Homes with 620 score
 American Realty 817-313-2184

76182 - Luxury 4-4-3, no
 100% approval w/require
 see listings @ sm.com
 817-881-8407

76182 - Luxury 3-2-1
 100% approval down pmt
 see listings @ smartbuyhomes.com
 817-881-8407 NMLS #32444

76182 - 6544 Wakefield. \$99.5k 3-2-1
 curb appeal, open floor, lg backyard.
 Move-in ready, warr. 817-913-4615

OPEN House - Sunday, May 30th from 1:00 - 4:00 PM
 Bright & Cheery, Open layout, Large backyard
 6544 Wakefield Road, Fort Worth TX 76182

MLS: 11383371
 PRICE: \$103,900.00

Bedrooms: 3
Full Baths: 2
Lot Size: 7800
Sqft: 1447

Subdivision: ...
Year Built: 1977
Parking: ...
Floors: ...

PROPERTY FEATURES:
 Central A/C
 Walk-in closet
 Family room
 Dishwasher
 Balcony, Deck, or Patio
 Central heat
 Hardwood floor
 Dining room
 Stove/Oven
 Yard

OTHER FEATURES:
 Home Warranty!
 Great house for \$103,900!

PROPERTY DESCRIPTION:
 Seller is providing \$1000 + \$350 home warranty to Buyer that brings full price offer. A must see! Perfect first home for the lucky buyer! Cozy 3-bdrm, 2-bath, brick home with great curb appeal. Home has been updated with new paint and fixtures, 2-inch blinds, and is move-in ready. Rooms are bright and cheery. Large backyard with 24x15' patio.

[VIEW MAP](#) [VIEW PDF](#) [SEND TO CLIENTS](#)

Newspaper advertising Open House

Capturing Buyers For Your Home – traditional marketing!

Selling with Realty Side by Side, LLC



cyberhomes



Capturing Buyers For Your Home – Online Syndication; 60+ websites and online forums



Selling with Realty Side by Side, LLC

Flyerus

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My Flyerus - My Flyers

[Overview](#)[My Account](#)[My Flyers](#)[My Cart](#)[Create New Flyer](#)

This 4/2.1/2 totally updated & remodeled on
343 Radecke Road
Krum , TX 76249
MLS: 12144381

Flyer ID: 65791
Flyer Type: Seller
Status: Se
Delivered: 06/05/2014

- » [View this flyer](#)
- » [Edit this flyer](#)
- » [Send this flyer to clients](#)
- » [Edit and Resend as New Flyer](#)
- » [Create a copy](#)
- » [Delete this Flyer](#)
- » [Post to Craigslist](#)
- » [Delivery Report](#)
- » [Turn Syndication OFF](#)

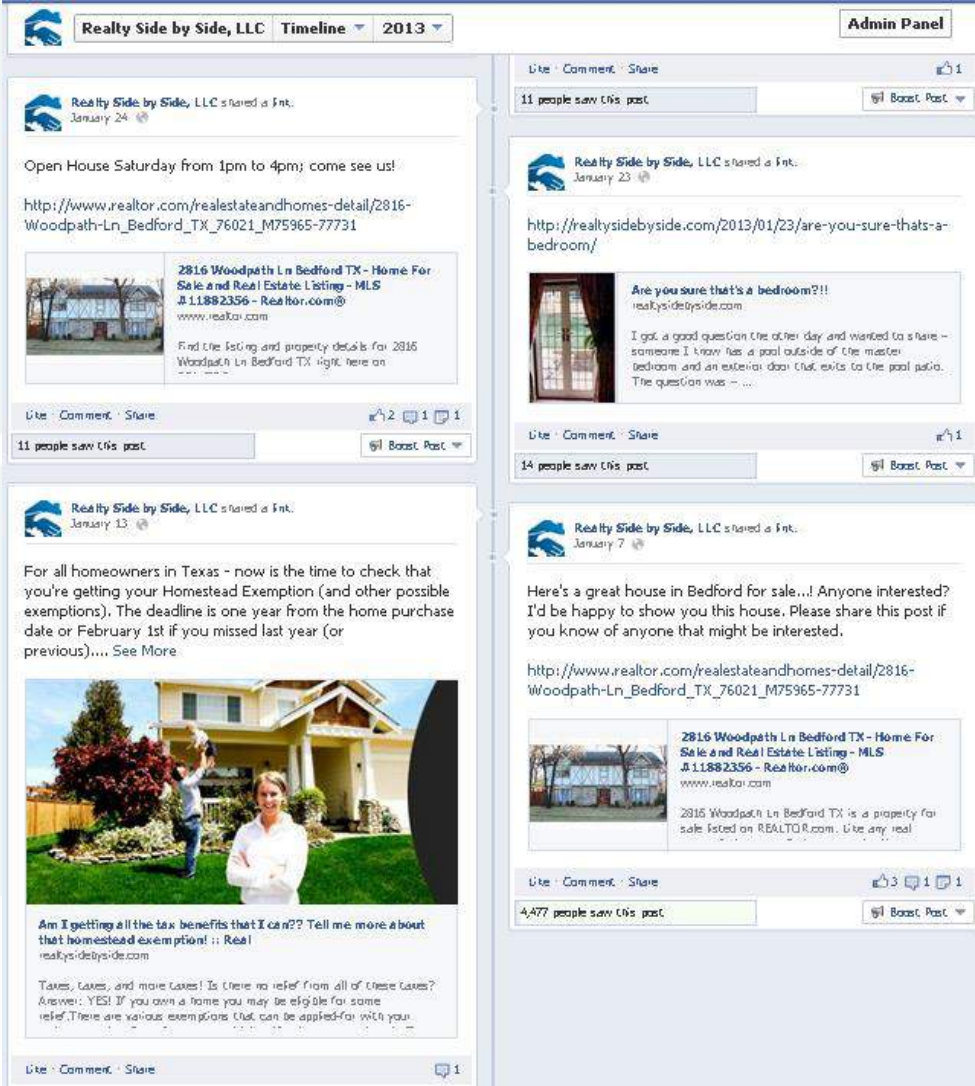
<http://www.flyerus.com/showflyer.aspx?oid=65791>

Market County(s): Denton, Dallas

On-line Marketing

Capturing Buyers For Your Home – email fliers!

I will use social networking as a non-intrusive way to keep my network apprised of your listing.



Realty Side by Side, LLC Timeline 2013 Admin Panel

Realty Side by Side, LLC shared a link.
January 24

Open House Saturday from 1pm to 4pm; come see us!
http://www.realtor.com/realestateandhomes-detail/2816-Woodpath-Ln_Bedford_TX_76021_M75965-77731

2816 Woodpath Ln Bedford TX - Home For Sale and Real Estate Listing - MLS #11882356 - Realtor.com®
www.realtor.com
Find the listing and property details for 2816 Woodpath Ln Bedford TX right here on ...

11 people saw this post

Realty Side by Side, LLC shared a link.
January 23

<http://realtysidebyside.com/2013/01/23/are-you-sure-thats-a-bedroom/>

Are you sure that's a bedroom?!!
realkysidebyside.com
I got a good question the other day and wanted to share - someone I know has a pool outside of the master bedroom and an exterior door that exits to the pool patio. The question was - ...

14 people saw this post

Realty Side by Side, LLC shared a link.
January 13

For all homeowners in Texas - now is the time to check that you're getting your Homestead Exemption (and other possible exemptions). The deadline is one year from the home purchase date or February 1st if you missed last year (or previous).... See More

Am I getting all the tax benefits that I can?? Tell me more about that homestead exemption!! :: Real!
realkysidebyside.com
Taxes, taxes, and more taxes! Is there no relief from all of these taxes? Answer: YES! If you own a home you may be eligible for some relief. There are various exemptions that can be applied for with your ...

4,477 people saw this post

Realty Side by Side, LLC shared a link.
January 7

Here's a great house in Bedford for sale...! Anyone interested? I'd be happy to show you this house. Please share this post if you know of anyone that might be interested.

http://www.realtor.com/realestateandhomes-detail/2816-Woodpath-Ln_Bedford_TX_76021_M75965-77731

2816 Woodpath Ln Bedford TX - Home For Sale and Real Estate Listing - MLS #11882356 - Realtor.com®
www.realtor.com
2816 Woodpath Ln Bedford TX is a property for sale listed on REALTOR.com. Use any real ...

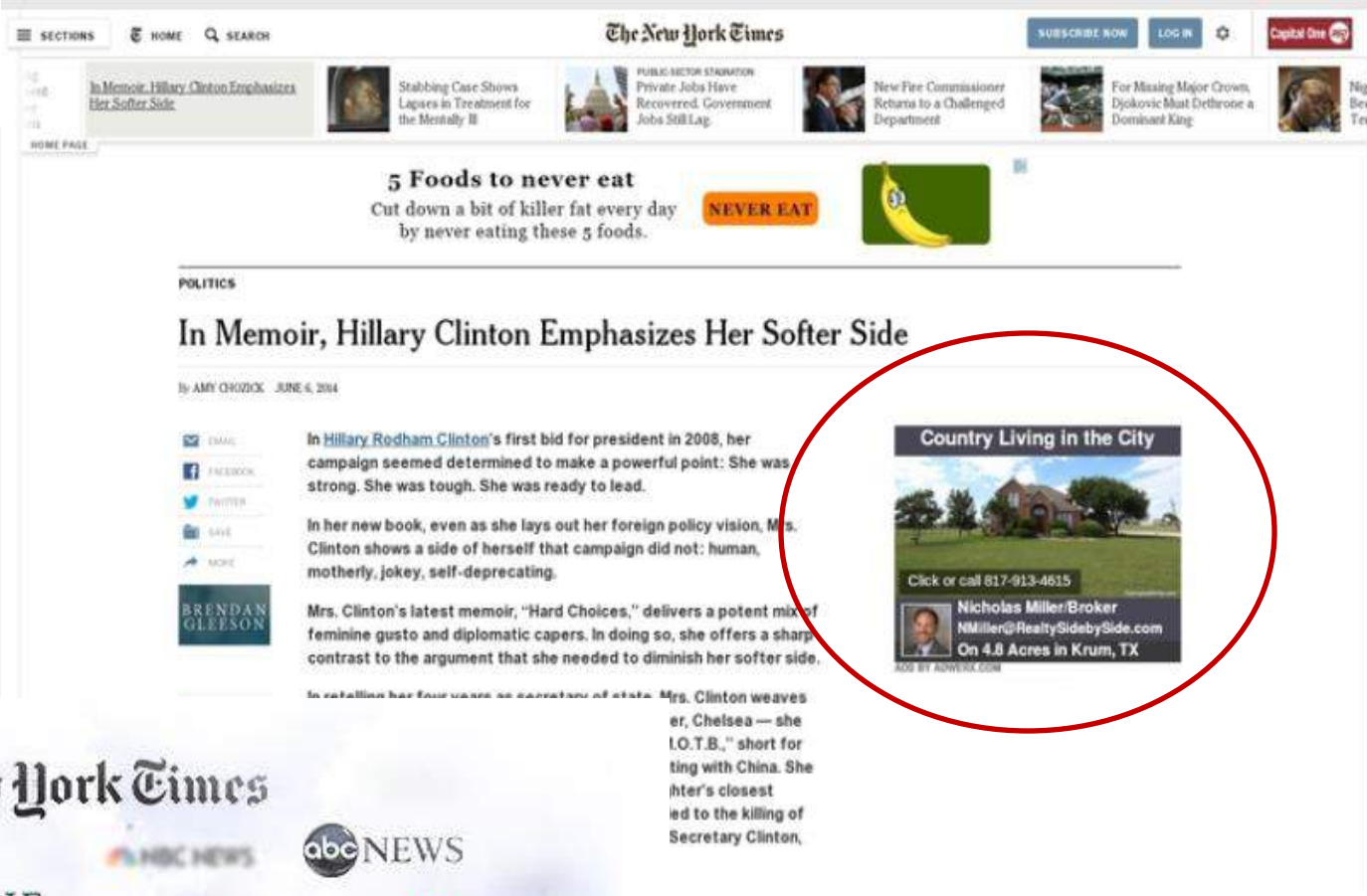
4,477 people saw this post





INTERNET ADVERTISING

I will use broad spectrum online Real estate advertising. Advertising locally and afar.



Advertising for the listing in Krum has brought people from Chicago, Seattle, Houston, Maryland, and locally in Denton, Dallas



I will use all means possible (creative) to market your property.

Advertising locally and afar.

居外 Juwai.com 美国 [切换] United States

NATIONAL ASSOCIATION OF REALTORS®

采悦居环球地产集团 CHINA UNITED-GLOBAL REAL ESTATE GROUP

扫一扫 免费下载 iPhone客户端

美国首页 美国房产 美国房产中介 美国资讯

环球新盘 顶级豪宅 居外服务热线 400-041-7515

居外 > 美国房产 > 德克萨斯州 > 4卧2卫最近装修过的房产

美国德克萨斯州4卧2卫最近装修过的房产

443 Radecke Road, Krum, Texas, United States

订阅此区域最新房源 >>

房屋价格: USD 424,300 约¥ 263万

预估交易费: 约¥ 42,906

建筑面积: 342.95平方米

土地面积: 0.45平方米

房型: 4卧2卫

房龄(年): 1

其他属性: 最近装修过 草地景观

物业编号: 10724409

400-041-7515

免费询盘 详细信息 地理位置

您的姓名 *

我对编号为10724409的物业及类似物业感兴趣

www.juwai.com/USproperty

DocuSign Zillow Trulia Fidelity Investments Bank of America

您好! 请登录 免费注册 居外iPhone客户端 居外手机版

居外 Juwai.com

房源 输入国家 / 州 / 省

加州, 贝尔弗尔 加州, 旧金山

列表显示 地图显示 大图显示 文字显示

共有 2492796 套符合要求的房源

REALTY SIDE BY SIDE, LLC

OPENING DOORS TO YOUR REAL ESTATE SUCCESS...PSALMS 20:4,5

代理公司: Realty Side by Side, LLC

支持语言: 英语

服务代表: Nicholas Miller

留言咨询或提问 联系海外代理

访问官网

NEW 美国4卧2卫最近装修过的房产 德克萨斯州

REALTY SIDE BY SIDE, LLC

USD 424,300 约人民币 263万

物业类别: 住宅

房型: 4卧2卫

建筑面积: 342.95平方米

土地面积: 0.45平方米

咨询 | 加入对比 | 添加收藏 | 查看详情

NEW 美国3卧3卫新开发的房产 新泽西州

SMART REALTY

USD 1,939,000 约人民币 1,203万

物业类别: 住宅

房型: 3卧3卫

建筑面积: 166平方米

Advertising this listing in China where there's a huge US property Buyer market; for-which 70% pay in cash and with median price of \$523K. I will find the buyer for your home!

ONLINE LISTING PERFORMANCE REPORT



Detailed Report

Presented By:



Nicholas Miller
 Mobile: (817) 913-4615
 Home: (817) 283-7242
 Email: N.Miller@realtysidebyside.com

Property Info:



MLS#: 11383371
Listing Price: 99500
Listing Features: Featured Home
Address: 6544 Wakefield Road North Richland Hills, TX

Total Property Views for: 6544 Wakefield Road North Richland Hills, TX



| Week Ending | Total Views |
|-------------|-------------|
| 5/9 | ~70,000 |
| 5/16 | ~70,000 |
| 5/23 | ~70,000 |
| 5/30 | ~70,000 |
| 6/6 | ~70,000 |
| 6/13 | ~70,000 |
| 6/20 | ~80,000 |
| 6/27 | ~80,000 |
| 7/4 | ~70,000 |
| 7/11 | ~80,000 |
| 7/18 | ~80,000 |
| 7/25 | ~80,000 |
| 8/1 | ~45,000 |

| Weekly Totals | | | | |
|---------------|----------------|----------------|----------------|--------|
| Week Ending | Property Views | Featured Tours | Featured Homes | Totals |
| 08/01/2010 | 23,306 | N/A | 22,858 | 46,164 |
| 07/25/2010 | 41,436 | N/A | 40,842 | 82,278 |
| 07/18/2010 | 40,417 | N/A | 39,888 | 80,315 |
| 07/11/2010 | 41,604 | N/A | 41,103 | 82,707 |
| 07/04/2010 | 39,090 | N/A | 38,605 | 77,695 |
| 06/27/2010 | 41,278 | N/A | 40,770 | 82,048 |
| 06/20/2010 | 41,605 | N/A | 41,195 | 82,800 |
| 06/13/2010 | 37,823 | N/A | 37,236 | 75,124 |
| 06/06/2010 | 36,964 | N/A | 36,531 | 73,495 |
| 05/30/2010 | 35,777 | N/A | 35,323 | 71,100 |
| 05/23/2010 | 429 | N/A | N/A | 429 |
| 05/16/2010 | 482 | N/A | N/A | 482 |
| 05/09/2010 | 381 | N/A | N/A | 381 |

| Monthly Totals | |
|----------------|----------------|
| Month | Property Views |
| Jul 2010 | 333,855 |
| Jun 2010 | 338,808 |
| May 2010 | 82,527 |
| Apr 2010 | 1,209 |
| Total: | 756,399 |

- Weekly tracking report shows how many buyers are looking at your home

Featured home – property views increased 823% when added to “Featured home”

Keeping you in the loop– online performance!



Selling with Realty Side by Side, LLC

Property: 6544 Wakefield Drive

| Date | Action | Result |
|---------|--|--|
| 5/24/10 | Put "OPEN HOUSE" sign out at the house | |
| 5/25/10 | Email - Flier (FlyerUS.com) (\$\$) | Sent to all Realtors in Tarrant county (~6500 agents) - OPEN House |
| 5/30/10 | Put out additional OPEN HOUSE | 2 folks showed up - see email summary of the Open House |
| 6/4/10 | Changed price - reduce to \$100,000 | |
| 6/4/10 | Update MLS, Print & place new fliers, re-syndicate (Craig's list, Zillow, Sweetwater Mortgage, etc.) | |
| 6/4/10 | CSS - Listing Announcement - change of price | Sent to all Realtors that have previously shown the house - Reduced Price |
| 6/4/10 | Email - Flier (FlyerUS.com) (\$\$) | Sent to all Realtors in FW & Arlington (~4200 agents) - Reduced Price |
| 6/4/10 | Showing - Gloria Harris | Follow-up includes verbal or written communications with each Realtor that shows the house |
| 6/5/10 | Updated & put new fliers at the house | |
| 6/5/10 | Showing - Ann Swain | Follow-up includes verbal or written communications with each Realtor that shows the house |
| 6/10/10 | Work with Joanna Estrada concerning Lease-to-Own; Buyer's Temporary Lease | |
| 6/12/10 | Put new fliers at the house | |
| 6/21/10 | Showing - Mary Ann Sanderson | Follow-up includes verbal or written communications with each Realtor that shows the house |
| 6/23/10 | Property analysis & CMA | Determine current market implications |
| 6/26/10 | Showing - Liz Scott | Follow-up includes verbal or written communications with each Realtor that shows the house |
| 6/30/10 | Showing - Lynne Arnold | Follow-up includes verbal or written communications with each Realtor that shows the house |
| 7/3/10 | Property analysis & CMA | Determine current market implications |
| 7/5/10 | Showing - Dana Meeks | Follow-up includes verbal or written communications with each Realtor that shows the house |
| 7/6/10 | Showing - Dana Meeks | Follow-up includes verbal or written communications with each Realtor that shows the house |
| 7/8/10 | Showing - Ann Hinkle | Follow-up includes verbal or written communications with each Realtor that shows the house |
| 7/10/10 | Showing - Ann Hinkle | Follow-up includes verbal or written communications with each Realtor that shows the house |
| 7/12/10 | Showing - Vicki Hutchins | Follow-up includes verbal or written communications with each Realtor that shows the house |
| 7/14/10 | Property analysis & CMA | Determine current market implications |
| 7/14/10 | Changed price - reduce to \$99,500 | |
| 7/14/10 | Update MLS, Print & place new fliers, re-syndicate (Craig's list, Zillow, Sweetwater Mortgage, etc.) | |
| 7/14/10 | CSS - Listing Announcement - change of price | Sent to all Realtors that have previously shown the house - Reduced Price |
| 7/16/10 | Coordination with Heather Foster at HWA to extend the home warranty | |
| 7/15/10 | Updated & put new fliers at the house (price reduction) | |
| 7/16/10 | Put "Reduced Price" sign at house | |
| 7/16/10 | Email - Flier (FlyerUS.com) (\$\$) | Sent to all Realtors in FW & Arlington (~4200 agents) - Reduced Price |
| 7/18/10 | Showing - Ann Swain | Follow-up includes verbal or written communications with each Realtor that shows the house |
| 7/24/10 | Updated & put new fliers at the house (combined with TCHP marketing materials) | |

Specify Date(s)

Specify Action(s)

Specify Result(s)

Keeping you in the loop— Property Report!



Selling with Realty Side by Side, LLC



Certificate of Completion

Envelope Number: 4D0DE453ACC64895AF356A8754AC668B
 Subject: 6308 Riviera Drive - CDA
 Source Envelope:
 Document Pages: 1
 Certificate Pages: 4
 AutoNav: Enabled
 Envelope Stamping: Enabled

Signatures: 1
 Initials: 0

Status: Completed

Envelope Originator:
 Nicholas Miller
 2816 Woodpath Ln.
 Bedford, TX 76022
 nmiller.999@gmail.com
 IP Address: 76.183.228.130

Record Tracking

Status: Original
 4/21/2011 7:57:26 PM PST

Holder: Nicholas Miller
 nmiller.999@gmail.com

Location: DocuSign

Signer Events

Nicholas Miller - Broker
 NMiller@realtysidebyside.com
 Realty Side by Side, LLC
 Security Level: Email, Account Authentication (Optional)
 Consumer Disclosure:
 Accepted: 1/14/2011 8:56:03 PM
 ID: 38422ecc-5150-4e1d-bb88-b6fd331aad7

Signature

DocuSigned by:
Nicholas Miller - Broker
 551D45C47D84443...
 Using IP Address: 76.183.228.130

Timestamp

Sent: 4/21/2011 7:59:09 PM PT
 Delivered: 4/21/2011 8:00:07 PM PT
 Signed: 4/21/2011 8:00:21 PM PT

Digital Signature services

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Ease & convenience – electronic signature!



Selling with Realty Side by Side, LLC



When you choose a real estate broker you need to seek someone who has the education and skill to understand how best to represent your interests as well as navigate the complex real estate process. Nick has an MBA degree from UT Dallas, also achieved the coveted GRI (Graduate Realtor® Institute) certification, the MRP certification; and the SFR, ABR, RCC, BPOR, and Green designations, which require experience and education to achieve. Nick is also a HUD approved Broker.



NATIONAL ASSOCIATION OF REALTORS®
SHORT SALES & FORECLOSURE
RESOURCE CERTIFICATION

A Listing Agent You Can Count On – Skill & Training!





Selling with Realty Side by Side, LLC

“ Providing the highest quality service...



I cannot praise Nick enough for his responsiveness, attention to detail, and good 'ole work ethic. Like a dog with a bone, Nick is tenacious in providing the highest quality service in pursuit of the goal: buying and selling a house. Our house was challenging to sell, due to its location and price compared to the neighborhood, but he got it done! Now we are building a home and Nick has come alongside to negotiate and work the best deal for us. He takes his responsibility as our representative very seriously. I have never (I will say this again), NEVER, had a more responsive realtor

than Nick. He responds by phone, email, text almost instantly. He is very prepared and offers information regarding every question, willingly and without hesitation. Even if he doesn't know the answer, you can bet he will get one right away. Also, unlike other realtors, he provided monthly status updates with all the work/ costs that he incurred on behalf of our sale. I was truly amazed at the service provided and cannot recommend him higher. If you are looking for a great experience, get Nick on your side.

One more thing that I thought was extraordinary - Nick has reviewed all the contracts, all the correspondence, every detail, offering assistance where ever needed. He creates schedules to make sure we don't miss any dates. He coordinates with all the parties. (For example, on our new house purchase he has coordinated with the surveyor, the well drilling company, the builder, etc. etc.) He eliminates your worries by providing information, information, information which ultimately provides a sense of well being and security in a process that is foreign to us.

Rick Miller
Elijah Tooling

A Listing Agent You Can Count On – testimonials!
See more: <http://realtysidebyside.com/testimonies/>

Selling with Realty Side by Side, LLC

“ Such a relief...



Nick, thank you so much for your help in selling our home. With our pending move overseas, it was such a relief to not worry about the "what next" process. You walked us through each phase and you kept us in the loop on each step. There were no guessing games or unknowns and you were always upfront, precise, and a wealth of real estate knowledge. Thank you again for helping us sell our home quickly and for top dollar. You are amazing!

Kim S.

“ My Realtor for years to come...



*Nick,
I would like to thank you for all your help during this process. You have been such a blessing throughout. I know I have been anal at times, and sometimes rough around the edges at others. Weirdly enough, I believe I have not only met my realtor for years to come, but also, a friend. You were actually one of the first people I called while I was in the hospital. I knew how much strength you have and how close you are to god...*

DS

A Listing Agent You Can Count On – testimonials!



Selling with Realty Side by Side, LLC



Thank you for your great service to us, you were patient and shared your knowledge making house shopping fun!

GW



Ginny and I were truly blessed when Nick Miller was recommended to us as a partner for our home search in Texas.

While he tirelessly escorted Ginny to numerous home showings in the area, Nick kept me updated over the phone as I could not leave Omaha during this time. He was always responsive, attentive and listened. I felt as though I was in each home

with them as Nick described the upside and downside of each property as though he was buying it for himself to live in.

Not only was he professional in helping us through some difficult problems during our "close" closing process, he is an excellent negotiator and helped us get the biggest bang for our dollar. Nick knows the real estate business inside and out. He always acted in my best interests and was completely candid and honest in all dealings. I would most definitely recommend him to anyone needing to buy or sell a home.

Mike & Ginny

A Listing Agent You Can Count On – testimonials!
See more: <http://realtysidebyside.com/testimonies/>



Selling with Realty Side by Side, LLC Let's Get Started!!

Recommendations:

- **Get an inspection**
 - Understand risk
 - Resolve dispute items early
 - Give Buyer's confidence to make an offer
 - Avoid 11th hour renegotiations
- **Provide a Home Warranty**
 - Give Buyer's confidence to move forward
- **Make-ready for listing/marketing**
- **Set price and Sell that House!**



**REALTY
SIDE BY SIDE, LLC**
OPENING DOORS TO YOUR REAL ESTATE SUCCESS...PSALMS 20:4,5

Nick Miller, MBA, Realtor[®],
GRI, ABR[®], BPOR, Green, SFR

Residential / Commercial
Broker / Owner; Lic. 0571904
NMiller@RealtySidebySide.com
cell/text: (817) 913-4615



www.RealtySidebySide.com

Capturing Buyers For Your Home – marketing!



Rentals



Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('LSE') AND STATUSCHANGEDATE>=CONVERT(DATETIME,'1/6/2014')) OR (LISTSTATUS IN ('ACT','CON','OPT','KO')) AND PROPSUBTYPE IN ('LH') AND (BEDS>=3) AND (BATHSTOTAL>=2) AND POOLYN='N' AND (((SUBDIVISION LIKE 'TWIN MILLS%') AND (ZIPCODE LIKE '76179%')))

Property Type: Lease Status: Leased

Subject Property

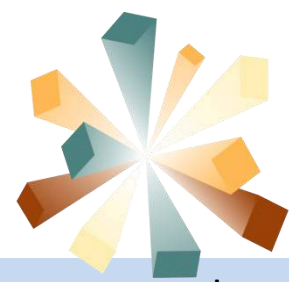
| Address | City | BR | Bths | Gar/ | Cp/ | TCP | SqFt | Acres | Yr | Blt | Pool | CDOM | List Price | LsdP | %LP | Leased Date | Price/ SqFt | Leased Price |
|-----------------------|------------|----------|------------|--------------|-----|-----|--------------|--------------|-------------|-----|------------|------|--------------|-------------|-----|-------------|-------------|--------------|
| 4748 Cedar Springs DR | Fort Worth | 3 | 2.0 | 2/1/2 | | | 1,377 | 0.096 | 2006 | N | 9 | | 1,100 | 100% | | 2/01/2014 | 0.80 | 1,100 |
| 4732 Cedar Springs DR | Fort Worth | 3 | 2.0 | //2 | | | 1,377 | 0.096 | 2006 | N | 63 | | 1,150 | 100% | | 4/11/2014 | 0.84 | 1,150 |
| 4936 Caraway DR | Fort Worth | 3 | 2.0 | 2/0/2 | | | 1,540 | 0.121 | 2013 | N | 144 | | 1,295 | 120% | | 2/25/2014 | 1.01 | 1,550 |
| 4833 Cedar Springs DR | Fort Worth | 4 | 3.0 | 2/0/2 | | | 2,039 | 0.193 | 1993 | N | 44 | | 1,350 | 100% | | 3/18/2014 | 0.66 | 1,350 |
| 5005 Wild Oats DR | Fort Worth | 4 | 2.1 | //2 | | | 2,927 | 0.121 | 2005 | N | 0 | | 1,850 | 100% | | 5/05/2014 | 0.63 | 1,850 |
| Min | | 3 | 2.0 | 0/0/2 | | | 1,377 | 0.096 | 1993 | | 9 | | 1,100 | 100% | | | 0.63 | 1,100 |
| Max | | 4 | 3.0 | 2/0/2 | | | 2,927 | 0.193 | 2013 | | 144 | | 1,850 | 120% | | | 1.01 | 1,850 |
| Average | | 3 | 2.2 | 1/0/2 | | | 1,852 | 0.130 | 2005 | | 65 | | 1,349 | 104% | | | 0.79 | 1,400 |

Number of Properties: 5
 Average (Price / SqFt) : \$0.79

Average = \$.79/SF = \$2000/Mo.
 Market doesn't support greater than \$1550 - \$1850/Mo.



Listing with Realty Side by Side, LLC



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When you choose a real estate broker you need to seek someone who has the education and skill to understand how best to represent your interests as well as navigate the complex real estate process. Nick has an MBA degree from UT Dallas, also achieved the coveted GRI (Graduate Realtor® Institute) certification, the MRP certification; and the SFR, ABR, BPOR, and Green designations, which require experience and education to achieve.

Nick is also a HUD approved Broker.



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