



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

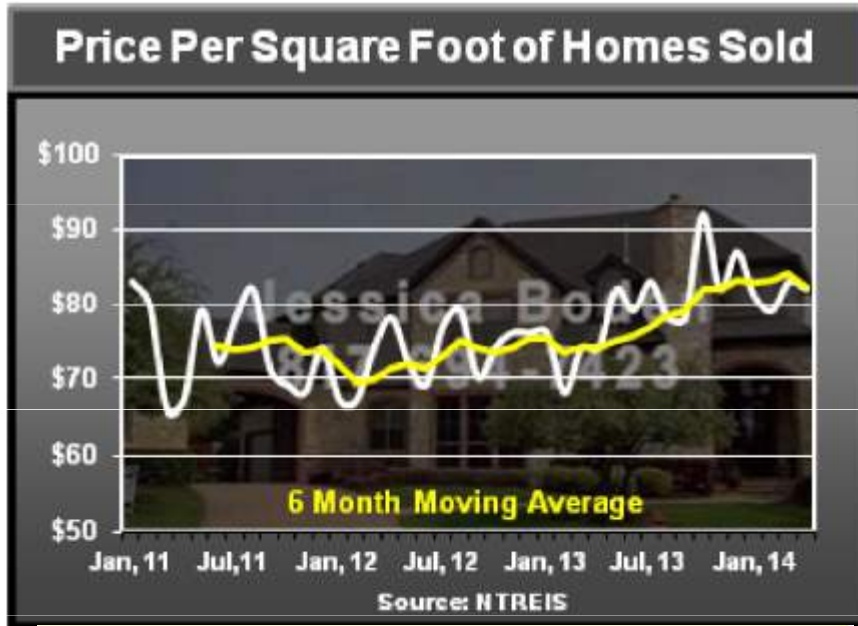
Month-O-Month			
Apr	\$159,500	▲	+6.8%
Mar	\$149,400		
Year-O-Year			
2014	\$159,500	▲	+15.6%
2013	\$138,000		
The moving average of \$150,000 is at the high point for the 40 month period. From the January price of \$142,000 prices have been up the last 3 months: \$144,500, \$149,400 and \$159,500.			

An analysis of market conditions where your house is!



Market Conditions

Avg Price/SF Trends



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:

Nick Miller

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76179

Median Sales Price

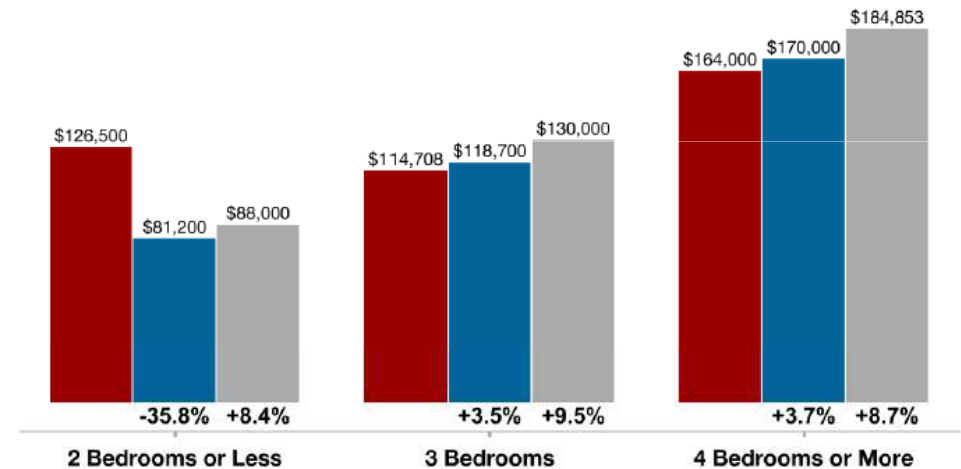
Time Frame: Rolling 12 Months



■ 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 NTREIS. 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

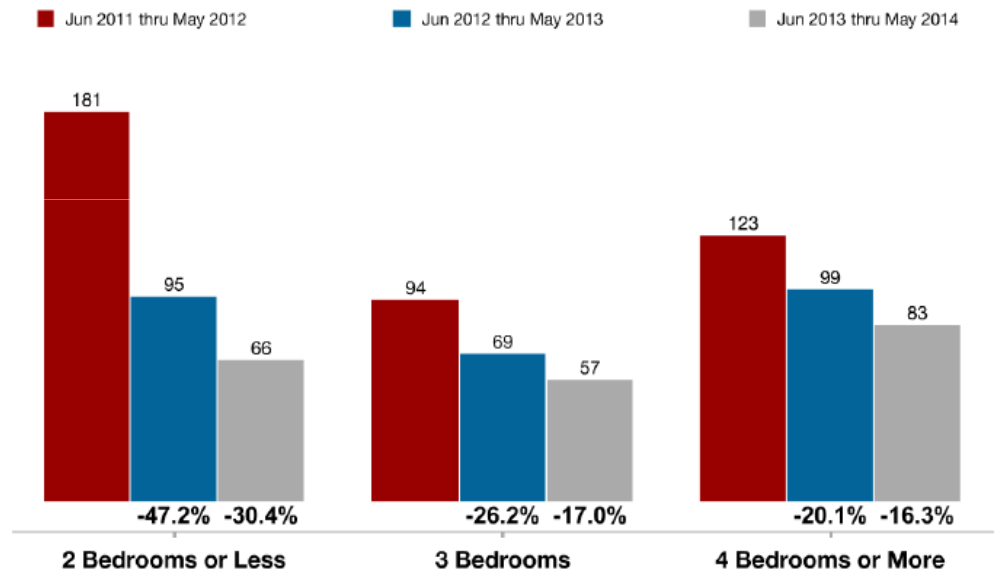


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Days on Market
Time Frame: Rolling 12 Months



April DOM - 71

Month-O-Month

Apr	71	-10 days
Mar	81	

Year-O-Year

2014	71	+6 days
2013	65	

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

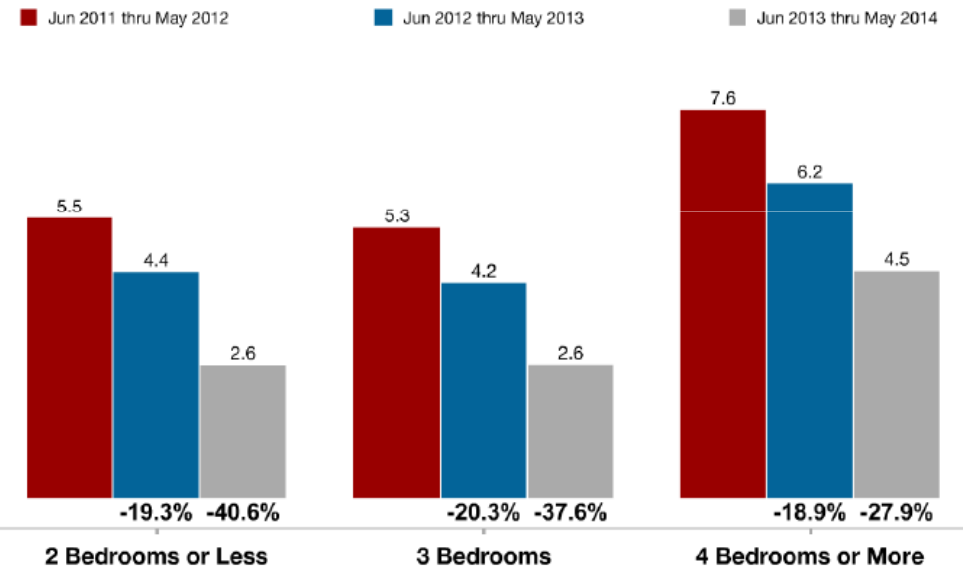
2014	2.9	-27.5%
2013	4.0	

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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

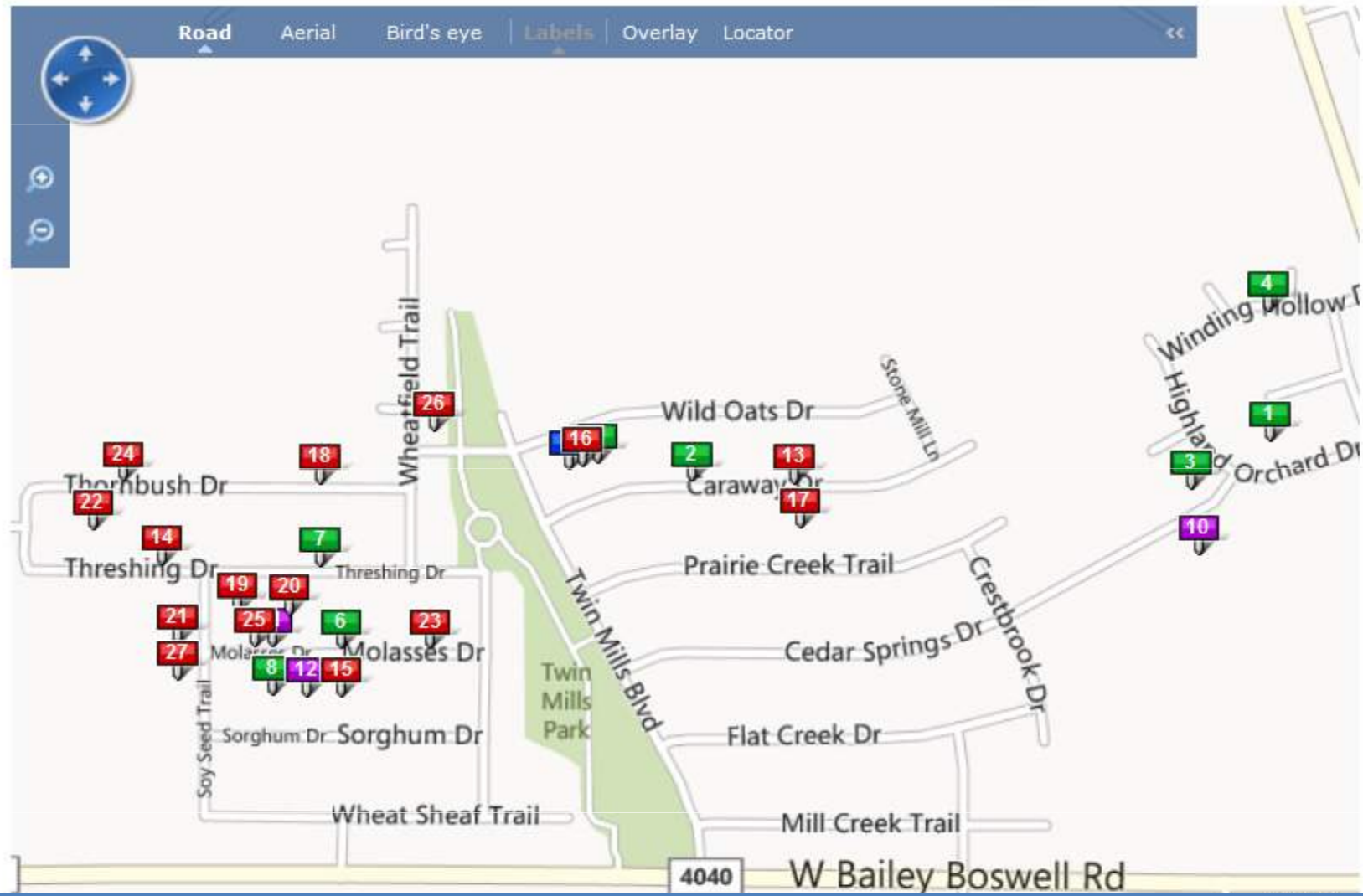
Financing



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) OR (-97.3932409286499 < LONGITUDE AND -97.39804744720459 >= 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														
Subject Property														
Address	City	BR	Bth	Gar/Cp/TCP	SqFt	Acr	Blt	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														
Subject Property														
Address	City	BR	Bth	Gar/Cp/TCP	SqFt	Acr	Blt	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:



**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 Mbath
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)



Trust a:



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:

Address:

Telephone #:



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
 Pre-Rated Taxes \$ 4858.73
 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:

\$ 9225.00	Seller Paid Buyer Costs	\$ 0.00
\$ 0.00	Appraiser	\$ 0.00
\$ 250.00	Escrow Fee	\$ 250.00
\$ 25.00		

Other Costs:

\$ 183357.00	Present 2nd Mtg Balance	\$ 0.00
\$ 0.00	Interest Due on 2nd Mtg	\$ 0.00
\$ 0.00	Pre-Payment Penalty 2nd Mtg	\$ 0.00
\$ 0.00	Home Warranty Policy	\$ 450.00
\$ 0.00	Home Inspection	\$ 0.00
\$ 1403.70	Inspections	\$ 75.00
\$ 0.00	HOA Transfer Fee	\$ 75.00
\$ 4858.73	Messenger Charge	\$ 0.00
\$ 0.00	Tax Service Fee	\$ 0.00
\$ 0.00	Flood Certificate	\$ 75.00
\$ 40.00	Final Inspection	\$ 0.00
\$ 50.00	HOA Fee	\$ 0.00



Trust a:



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

Estimated Net Proceeds

\$5065.57

Break Even: \$200K



Working with other realtors...



“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]

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



ONLINE MARKETING ADVANTAGE



ShowcaseSM Listing Enhancements

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



Featured HomesSM

Your home will have premium positioning on the most engaging real estate site,¹ realtor.com[®]



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



¹ comScore, Media Metrix, key measures report, Jan-Dec 2012



Listing 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 on Realtor.com
to capture Buyers:**

- **Showcase Listings**



- allows for additional pictures which forces the listing
higher in the listings

- **Featured Homes**



- brings home to front page in an area

Capturing Buyers For Your Home – internet marketing!



Listing with Realty Side by Side, LLC

JUST LISTED



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: \$73,600/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	Hardwood 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 been updated 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 outdoors. New roof in 2009.

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



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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

2816 Woodpath Ln.
 Bedford, TX 76021

Equal Housing Opportunity logo

If your property is currently listed with a real estate broker, please disregard. All information deemed reliable but not guaranteed. Equal Housing Opportunity. © 2010 COLOR FOR REAL ESTATE. Printed in U.S.A. CRIED

Fliers

Post Cards

Capturing Buyers For Your Home – traditional marketing!



Listing with Realty Side by Side, LLC

OPEN HOUSE

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
Sq ft: 1447

Subdivision: North...
Year Built: 1977
Parking: 2 Car
Floors: 1

PROPERTY FEATURES:
Central A/C, Walk-in closet, Family room, Dishwasher, Balcony, Deck, or Patio, Central heat, Hardwood floor, Dining room, Stove/Oven, Yard, Fireplace, Tile floor, Breakfast no., Microwave

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. House 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](#)

Capturing Buyers For Your Home – traditional marketing!



Listing with Realty Side by Side, LLC



cyberhomes



ProXio



HomeGain



SecondSpace



Vast



foreclosure.com

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




Listing with Realty Side by Side, LLC

Flyerus

Home Pricing Samples Receive FAQ Get Started

My Flyerus - My Flyers

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



This 4/2.1/2 totally updated & remodeled on 1/4 AC
343 Radecke Road
Krum, TX 76249
MLS: 12144381

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

Market County(s): Denton, Dallas

Flyer ID: **65791**
Flyer Type: **Seller**
Status: **Sold**
Deleted Date: **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](#)

On-line Marketing

Capturing Buyers For Your Home – email fliers!



SOCIAL NETWORKING

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

The screenshot displays the Facebook timeline for 'Realty Side by Side, LLC' for the year 2013. The page includes a navigation bar with the company logo, name, and tabs for 'Timeline' and 'Admin Panel'. Three posts are visible:

- Post 1 (January 24):** Announces an 'Open House Saturday from 1pm to 4pm; come see us!' and includes a link to a real estate listing for 2816 Woodpath Ln, Bedford TX. The post has 11 likes and 1 comment.
- Post 2 (January 23):** Features a photo of a house and asks 'Are you sure that's a bedroom?!'. The text discusses a master bedroom with a pool outside and an exterior door to the pool patio. The post has 14 likes and 1 comment.
- Post 3 (January 13):** Provides information about the Homestead Exemption deadline for Texas homeowners. It includes a photo of a woman standing in front of a house. The post has 4,477 likes and 1 comment.

Each post includes a 'Like · Comment · Share' button and a 'Boost Post' option.



Screen shots represent site as of publication date. Site subject to change without notice.



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



INTERNET ADVERTISING

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

Advertising locally and afar.



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



- 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!



Listing 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)	

Keeping you in the loop— Property Report!



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Certificate of Completion

Envelope Number: 4D0DE453ACC64895AF356A8754AC668B

Status: Completed

Subject: 6308 Riviera Drive - CDA

Source Envelope:

Document Pages: 1

Signatures: 1

Envelope Originator:

Certificate Pages: 4

Initials: 0

Nicholas Miller

AutoNav: Enabled

2816 Woodpath Ln.

Envelope Stamping: Enabled

Bedford, TX 76011

nmiller.999@gmail.com

IP Address: 76.183.228.130

Record Tracking

Status: Original

Holder: Nicholas Miller

Location: DocuSign

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

nmiller.999@gmail.com

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-b6fd331aaad7

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

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Ease & convenience – electronic signature!



Listing 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
- **Get a Home Warranty (Free)**
 - Give Buyer's confidence to move forward
- **Go to showings for competing properties**
- **Consider upgrades and repairs**
- **Set price and Sell that House!**



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GRI, ABR®, BPOR, Green, SFR

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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	Bl	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	1/1/2			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	1/1/2			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



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.



NATIONAL ASSOCIATION OF REALTORS®
SHORT SALES & FORECLOSURE
RESOURCE CERTIFICATION

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



Listing 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!



Listing with Realty Side by Side, LLC

What do others say?



“ People like you...

*Thank you for your knowledge, time, prayers and friendship. We appreciated it so much!
I have told everyone I know how great it was working with you and how much we learned, post it everywhere!*

J & A

“ Diligent and helpful...

We are so thankful to Nick Miller for being so diligent in helping us find our new home and being such a great partner in our search. Nick is very aggressive in finding homes that met our criteria and made the transaction so much easier by keeping us informed of what to expect. He negotiated a great deal for us and walked us through the entire process. We would recommend to anyone buying or selling a home as he is never more than a phone call away.

Johnny R

“ Thank You

*We just really want to Thank you and Melanie for EVERYTHING you guys did for us. Our friend is going through the house buying process now and her realtor is not informing them of important dates, things to sign or look for etc. They didn't know what "option period" meant. (I TRIED to convince her to call you!!!) We really just appreciate all your knowledge and time explaining things to us. I have been helping out our friend and showing her your notes and emails and I know she's hitting herself in the head for not calling you. Thank you! Thank you! Thank you!!!
P.S. We LOVE this house!!!*

JP

A Listing Agent You Can Count On – testimonials!