



In checking with the multiple listing today it appears your listing is expired and your home is no longer on the market for sale. I can help! You have a very desirable property and it should be sold! I would like to apply for the job. I **SPECIALIZE** in selling expired and terminated listings that other agents can't. There are five factors that typically stop a home from selling. I will troubleshoot your last listing and often make a minor change (not necessarily price) and many listings that have sat on the market for 6 to 12 months with other realtor sell within days of listing with me. As with any major decisions doesn't it make sense to at least get a second opinion? Especially if you are considering going back with your old agent again expecting a different result. Call me to evaluate with you either by phone or in person. There is no cost or obligation... Put my 1000+ sales and 10 years of experience to work to identify what stopped your home from selling and what it takes to get it SOLD this time!

Sales are up.... I have had 5 offers on my listings this week alone! We are busier during the last 2 weeks than we have been all year.

I am confident that with our:

*INTERNATIONAL EXPOSURE - TOP real estate Company in the world! / *My Energy, Experience & Knowledge...

I will sell your home!

There is no substitute for experience. Results speak for themselves - there is a difference! I personally SOLD over 550 properties during the last 10 years here in SW Florida. 250+ homes last year. 21 Homes last month alone and currently pended 4 sales and negotiating 2 offers so far this week! We are BUSY! The National Association of Realtors states the average agent sells 2-3 homes per year. I sell 1-2 homes every WEEK. There is no substitute for knowledge, skills and experience. When it comes to marketing and negotiating for your assets you can trust in my track record of success to achieve the same result for you.

3 Reasons Why **NOW**...is the best time to SELL:

1. **READY, WILLING & ABLE BUYERS**...Our SEASON selling opportunities are HERE! We are seeing the most SERIOUS and MOTIVATED buyers of the year. Anyone wanting to use a property this season needs to buy now. No tire kickers and sightseers. Isn't the ideal buyer someone ready, willing and able to buy now? You only need one. Don't you want them to know your property is available?
2. **STANDING OUT...SEE & BE SEEN**...Unique opportunity! Do you want your home to be shown and seen by real buyers? We are currently going into season with 37% less inventory on the market! A shortage of inventory creates an excellent opportunity for yours to really stand out and be visible to more buyers today.
3. **PRICE**...Currently, area inventory is so low prices are higher. Serious buyers will pay more today to secure a property so they can enjoy it this year. Supply and demand means low inventory causes higher prices and faster sales. In the next 30-60 days when all of your neighbors return we will be flooded with seasonal inventory and your home could be passed by again as the competition then doubles or triples. We all know what that can do to prices...not to mention the benefit of closing sooner eliminates you paying the taxes, insurance, utility, mortgage, fees and other costs to carry for another year so today's sellers enjoy a higher net!

Why wait? With the builders continuing to put new inventory in the market and interest rates projected to rise is there really any benefit to waiting if you could sell now? Buyers are still here! Wouldn't it be best to let them know it is available? Everything to gain and nothing to lose? More homes will be SOLD during the next 90 days. Is there any reason not to sell now? Call me to discuss exactly what we will do differently to make sure your home sells this season! My goal is to sell the home for the BEST possible price in the least amount of time to maximize YOUR return. Why wait? If you stay the course you will likely be the next one SOLD. Why wait if you could SELL NOW?