



SELLING YOUR
HOME
WITH
**THE | ALMODOVAR
GROUP**





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OUR PERSPECTIVE

Real estate transactions are one of our lifetime's biggest decisions. The Almodovar Group understands this. They appreciate the impact of a real estate transaction on a family's life. This is why they are passionate about understanding their clients and their needs in order to achieve the best possible outcome in every unique situation.



MEET WITH THE GROUP

Meeting with The Almodovar Group is the first step in order to align your goals and expectations and to prepare yourselves for the process. A real estate transaction has many moving parts to it, and they will provide you with the security that you need to move forward confidently. Communication is a cornerstone of their approach to every transaction, and among other things, this begins with guiding you through the forms that you'll be coming across, what they mean, and how they impact you. This transparency and commitment to you holds true throughout the entire process and allows for a worry-free experience.

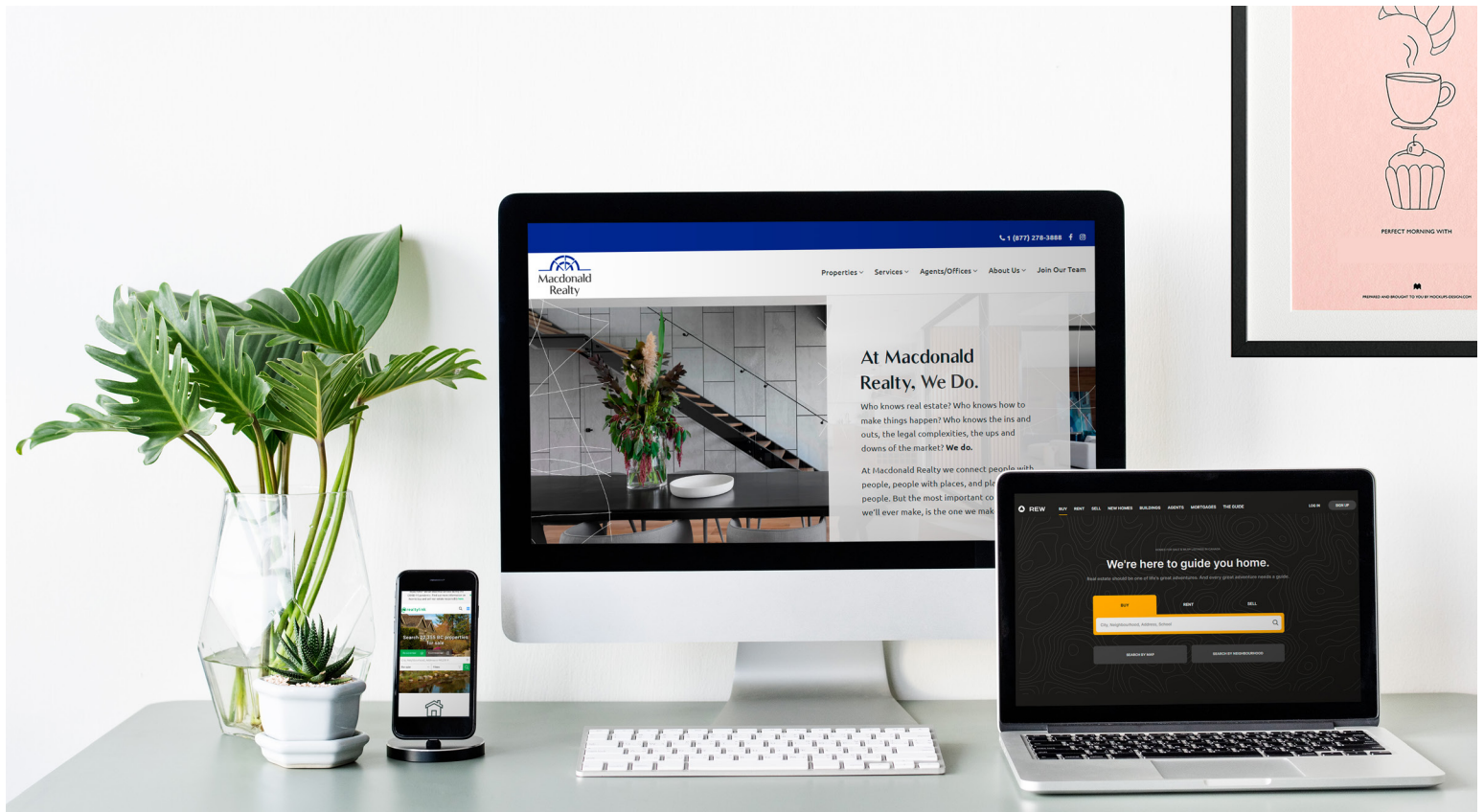


CURRENT MARKET ANALYSIS

Conducting a thorough and current market analysis is vital in order to reach a well-supported valuation of your home. The market analysis provided by the team is holistic. Considered in the home valuation process will be factors such as current market statistics, recent sales, and active listings. In addition to that research, this team also prioritizes finding the intangible value in each home by considering the minute details that make each home unique.

This market analysis will guide the pricing strategy discussion. It is our agents' priority to collaborate with you in correctly pricing your property so that you feel confident in it. In being diligent during this research and analysis phase, the rest of the process will follow seamlessly.





A COMPLETE MARKETING PLAN

Each property possesses unique strengths and weaknesses, and the goal of the marketing plan is to highlight the value in each property. The comprehensive marketing plan will utilize a synergy of traditional and online marketing resources to gain the maximum exposure for your property.

ATTRACTING THE PUBLIC

- For Sale Signs
- Professional Marketing Materials
- Public Open Houses

PRINT ADVERTISING

- Prime exposure in the Vancouver Sun's popular Saturday West Coast Homes section reaches potential buyers that are not active online.
- 486,000 readers
- Exclusive to Macdonald Realty

ONLINE MARKETING

- 90% of buyers start their search online. How your home presents online and where it is showcased are both critical to attracting potential buyers.
- Your listing will be featured on a wide range of websites and social media platforms to ensure maximum exposure.

DIGITAL **ADVERTISING & MEASUREMENT**

- Outstanding professional photographs and video to showcase your property.
- If necessary, your property will also be viewable in an interactive virtual tour that allows prospective buyers to “walk through” your home. This service is done professionally by a Matterport 3D camera.
- Each property is professionally measured to ensure every inch of your home is accounted for.



The marketing plan, current market analysis, and first meeting with our realtor are a few of the notable instances along the timeline to selling your home. However, there is a complex process that goes on behind the scenes to ensure everything runs smoothly. Our realtor will guide you along every step of the way, and professionally advise you as necessary.





5 STAR

GOOGLE REVIEWS

A

**Adonia
Towe**

I am very happy that I chose T.J. to help me sell my condo in Mount Pleasant, Vancouver. T.J. was able to sell my home very quickly for a great price despite the market being tough to sell in and there were several unsold units in my building. He had great insight and guided me from preparing my condo for sale to handing over the keys which made the process very quick, smooth and stress-free. I really appreciated that he was always in communication with me and that his advice was always sincere. I am happy that I found a trusted Realtor for my future real estate endeavours and would not hesitate to recommend him to my family and friends. Thank you T.J. for a job well done!

C

**Carrie
Chu**

We worked with T.J. to sell two investment properties in Vancouver. Since we were overseas clients, T.J. regularly kept us informed and up to date on market conditions. He was professional, knowledgeable and responsive. He has very good communication skills and makes time to answer all your questions. One thing in particular that we really appreciated about T.J., is that he worked to accommodate our schedules, which sometimes meant working very late into the night for him. T.J. helped us achieve successful transactions and was creative in working through COVID-19. While we never met T.J. in person, we felt we were in very good and capable hands. We are very pleased to have worked with him and would not hesitate to recommend him to family and friends or anyone looking for a realtor!

K

**Khatija
Govani**

We engaged T.J. to sell our investment condo. We followed his advice and guidance to have the condo staged and within less than 2 weeks the condo was sold!! I would highly recommend T.J. He is very professional, and did an outstanding job in updating us throughout the process. He is hard working and very diligent. We will absolutely be using him again! Thank you so much T.J.!!

Z

**Zingeber
Udani**

I appreciate the knowledge and expertise that TJ provided us as our realtor for the sale of our townhome and for the purchase of our current home. The entire process took us less than 2 months. His calm demeanor and quick thinking was a much needed respite from the stress of the home buying process. We felt really looked after. I highly recommend him and his team. He is very responsive, makes the effort to be present in all of our visits, provides adequate and timely information and really looks out for the client's interest. We definitely felt that we can lean on him for professional advice.

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MEDALLION CLUB
TOP 10% BASED ON
SALES IN GREATER
VANCOUVER
MEDALLION - 3 YEARS

