

AGENCY239

NAPLES REAL ESTATE

LINDA + TODD PARKS

9124 DELANO ST #8702 | NAPLES, FLORIDA

Why
Choose
US ?

FIVE STAR PROMISE

- ★ **HONESTY**
- ★ **LOYALTY**
- ★ **COMPETENCE**
- ★ **COMMUNICATION**
- ★ **RESPONSE TIME**

MEET TEAM



Robert Alpizar

Realtor® + Team Lead



Barbi Vilaseca

Transaction Coordinator



Marlene Rodriguez

Buyer's Agent



Diane Lindenberger

Buyer's Agent



Chris Encinosa

Marketing Director



Tania LaSalle

Mortgage Specialist

Awards + Accomplishments

Awards & Accomplishments

- Multi-Million Dollar Producing Team
- Certified Luxury Home Marketing Specialist
- Resort and Second Home Property Designation



Personal Associations



AVERAGE LIST TO SALE

90 Days

93.9%

Local
Average

vs

65 Days

96.5%

Our Team
Average



PREPARATION

The image features a solid blue background with a subtle, wavy texture that resembles water or sand dunes. The texture is more pronounced in the lower half of the image, creating a sense of depth and movement. The word "PREPARATION" is centered in the upper half in a clean, white, sans-serif font.

REPAIRS + PRE-INSPECTION

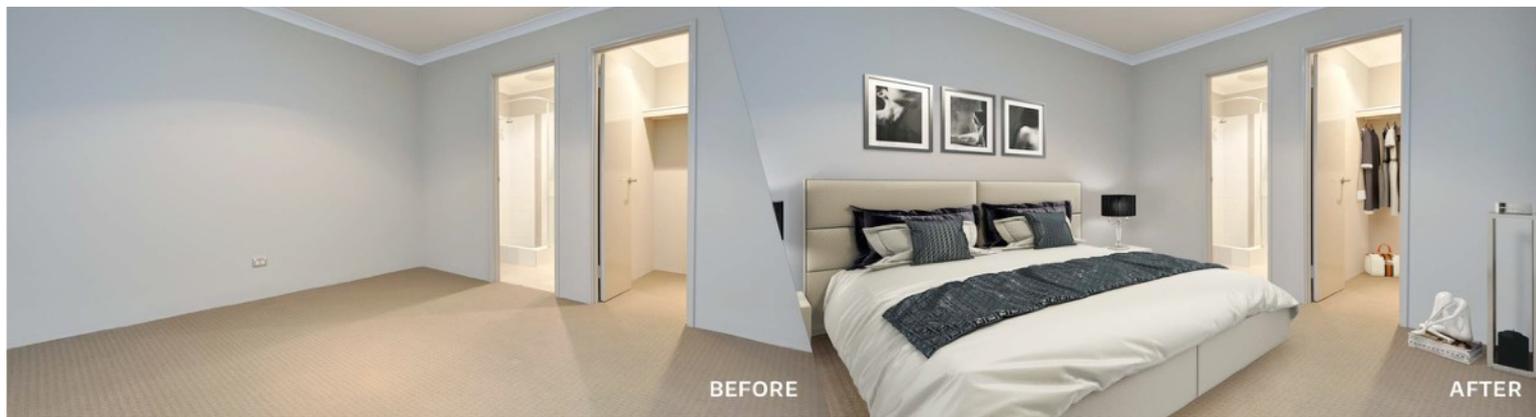


\$167 later, a couple fell in love with the home's deck and put in an offer.

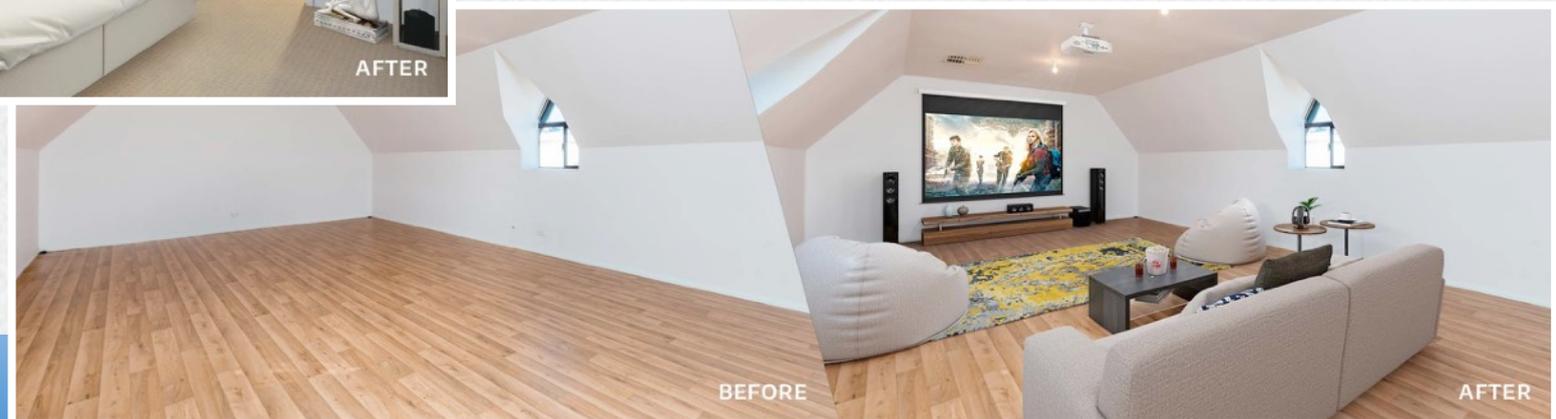
99% of Home Inspections find at least one issue that needs correction.



STAGING



+ Virtual Staging

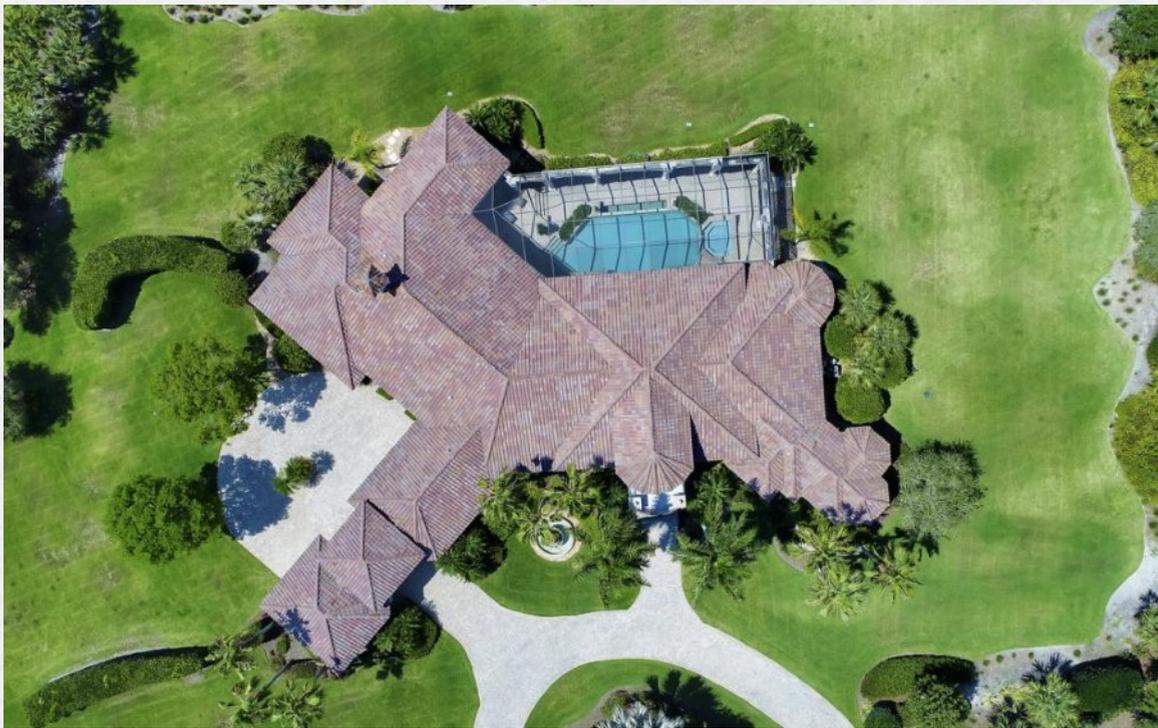


Professional **Photography + Video**



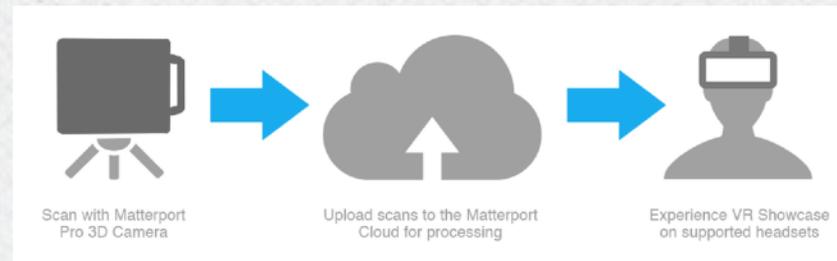
Daytime + Twilight + Accent Shots

Aerial Drone Video



Cinematic Footage + Bird's Eye View + Surrounding Area

matterport® 3D VIRTUAL TOUR



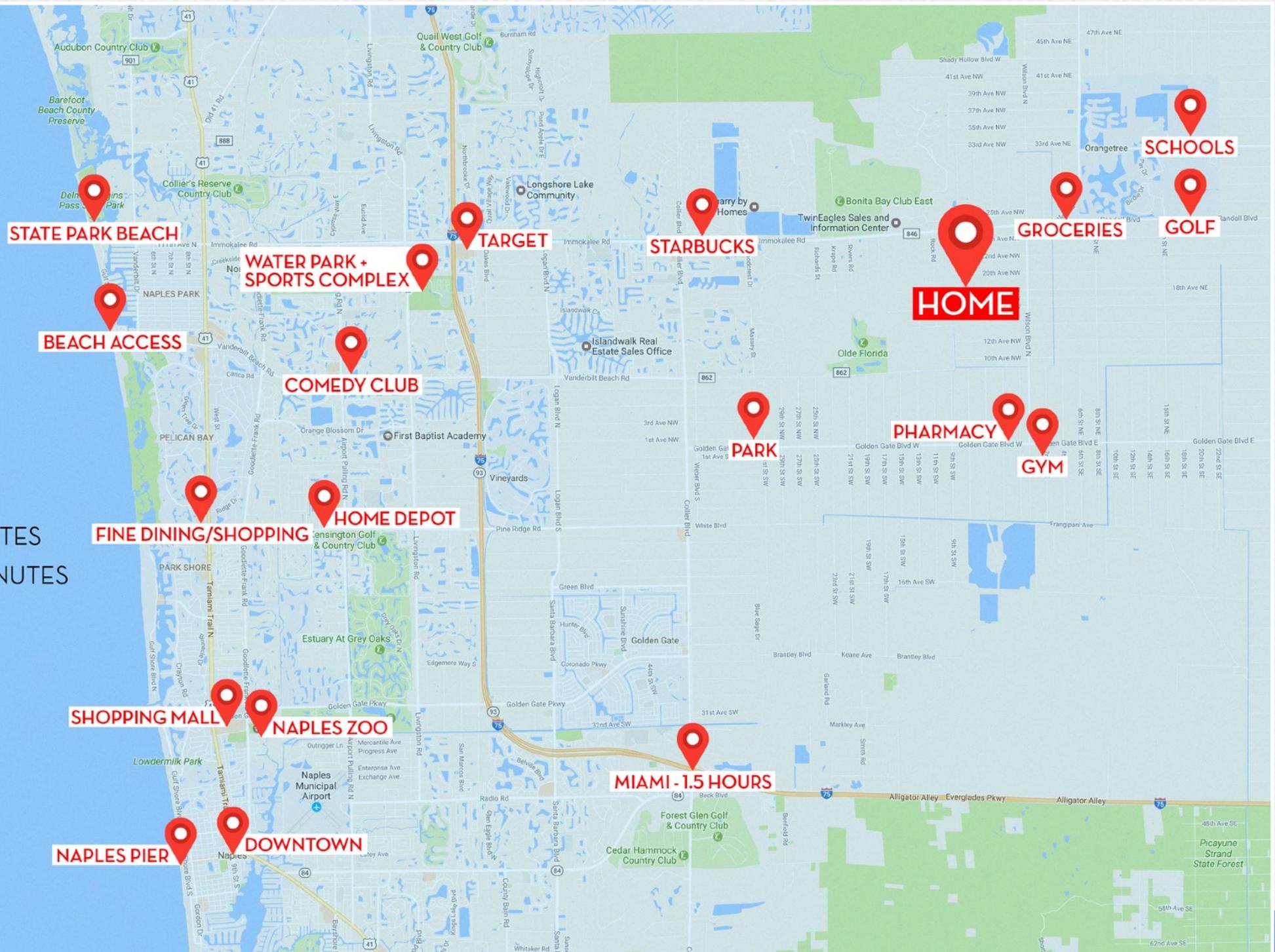
Proximity Map

Convenience + Attractions

AREA MAP

- SCHOOLS: 5 MINUTES
- GROCERIES: 5 MINUTES
- GYM+PHARMACY: 5 MINUTES
- GOLF RANGE: 5 MINUTES
- PARK: 5-10 MINUTES
- STARBUCKS: 5-10 MINUTES
- TARGET: 10 MINUTES
- STATE PARK BEACH: 15 MINUTES
- COMEDY CLUB: 15 MINUTES
- HOME IMPROVEMENT: 20 MINUTES
- FINE DINING/SHOPPING: 20 MINUTES
- SHOPPING MALL: 20 MINUTES
- NAPLES ZOO: 20 MINUTES
- DOWNTOWN: 30 MINUTES
- NAPLES PIER: 35 MINUTES
- MIAMI: 2 HOURS
- TAMPA: 3 HOURS
- ORLANDO: 4 HOURS

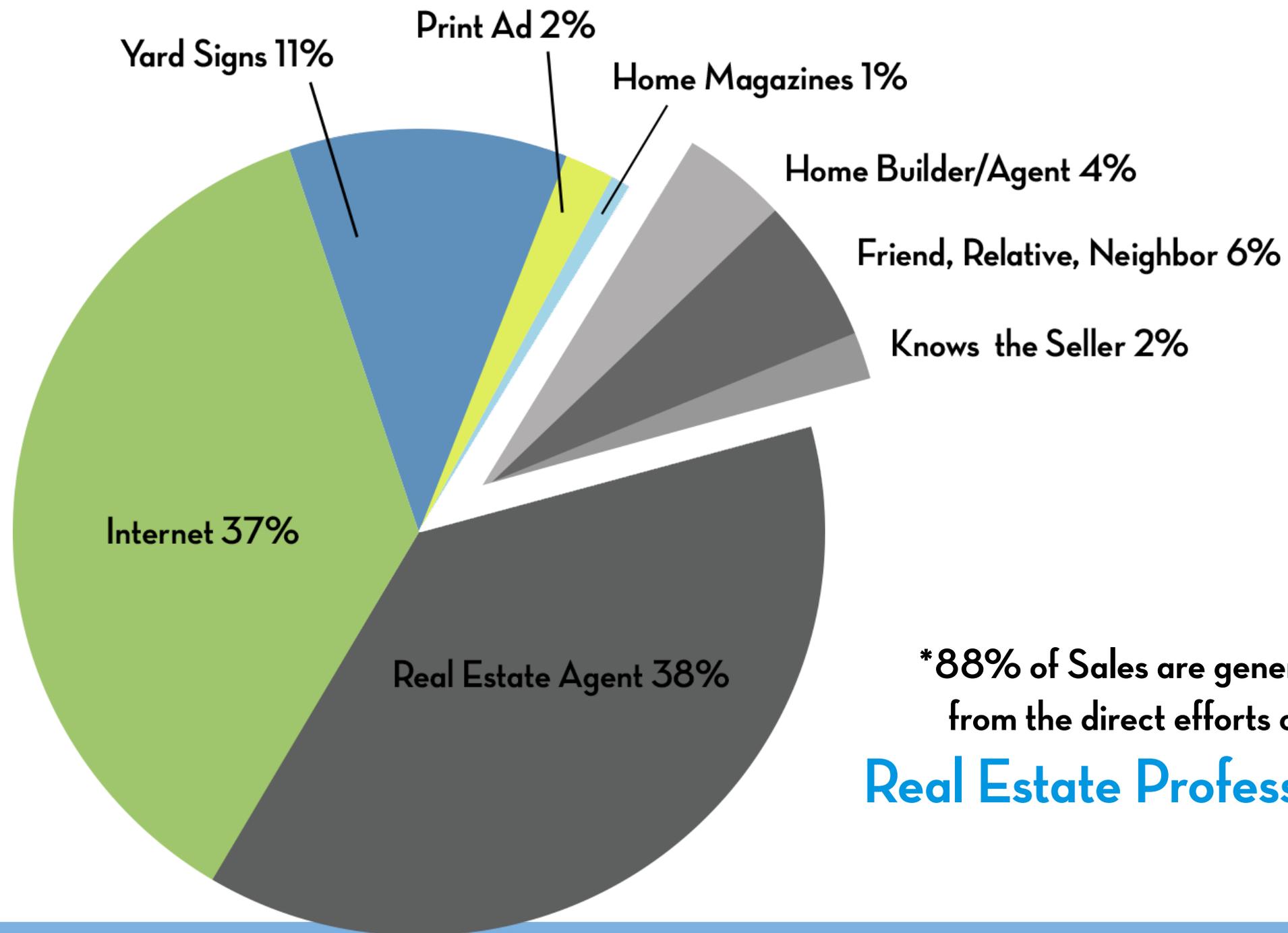
*TIMES ARE ESTIMATED



MARKETING



Where are the **Buyers**?



***88% of Sales are generated from the direct efforts of a Real Estate Professional.**

Marketing Campaign



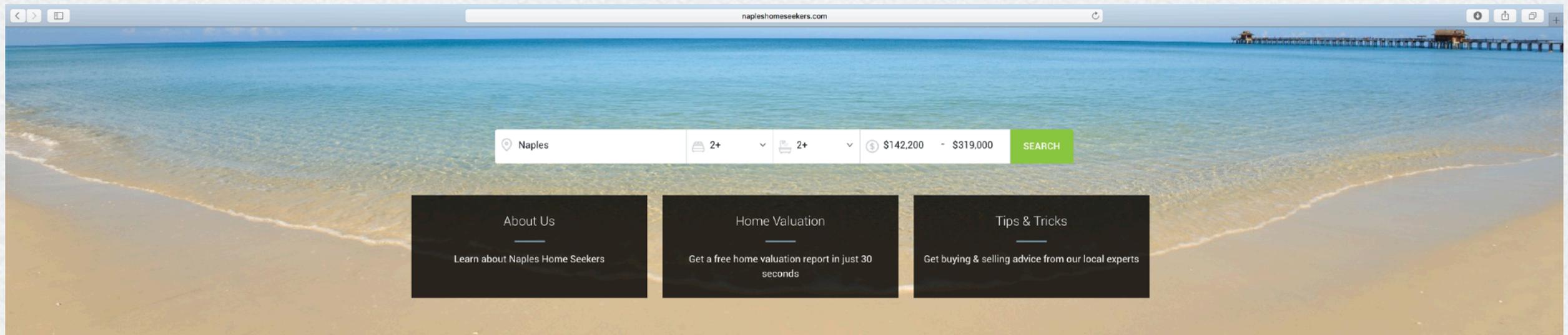
NEIGHBORHOOD TARGETED
DIRECT MAIL CAMPAIGN



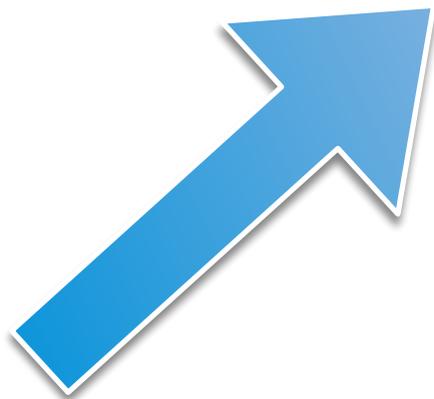
JUST LISTED +
OPEN HOUSE
DOOR
KNOCKING
CAMPAIGN



FEATURED HOME LOCAL BUYERS SITE + PPC



FEATURED LISTINGS



<p>ACTIVE</p> <p>\$3,998,000 4 Beds 6 Baths</p> <p>315 Pirates Bight, Naples, FL 34103</p> <p>Listing Provided By Mvp Realty Associates LLC</p>	<p>ACTIVE</p> <p>\$1,925,000 3 Beds 4 Baths</p> <p>5172 Seahorse Ave, Naples, FL 34103</p> <p>Listing Provided By Mvp Realty Associates LLC</p>	<p>ACTIVE</p> <p>\$1,425,000 3 Beds 3 Baths</p> <p>3023 Gardens Blvd, Naples, FL 34105</p> <p>Listing Provided By Mvp Realty Associates LLC</p>
<p>ACTIVE</p> <p>\$1,295,000 3 Beds 2 Baths</p> <p>1580 Bonita Ln, Naples, FL 34102</p> <p>Listing Provided By Mvp Realty Associates LLC</p>	<p>ACTIVE</p> <p>\$1,195,000 3 Beds 2 Baths</p> <p>451 Bayfront Pl 5511, Naples, FL 34102</p> <p>Listing Provided By Mvp Realty Associates LLC</p>	<p>ACTIVE</p> <p>\$1,037,000 4 Beds 5 Baths</p> <p>446 Rosemeade Ln, Naples, FL 34105</p> <p>Listing Provided By Mvp Realty Associates LLC</p>

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Naples Home Seekers. 18 likes · 1 talking about this. Naples Home Seekers is here to help you find your Perfect Home in our Beloved Naples Florida. Your...

PRE-LAUNCH FACEBOOK CAMPAIGN

Agent 239 - Robert Alpizar, Realtor
August 1, 2016 · 🌐

Just Listed. Possibly the Most Charming Home in all of Cape Coral! Open House - Sunday, August 21st from Noon to 4PM... Come Enjoy Wine and Hors d'oeuvres while this home works its charms on you! 😊 #Agent239 #WaterFrontRealty #RealEstate #NaplesRealEstate #Naples #NaplesFL #NaplesFlorida #SWFL #InThe239 #Luxury #LuxuryRealEstate #WaterFront #Beachfront #Boat #Golf #Shop #Dine #MarcoIsland #BonitaSprings #Estero #FortMyers #FortMyersBeach #CapeCoral #GulfCoast #NaplesPier #DowntownNaples #NaplesBeach #Realtor

JUST LISTED
2219 SE 2ND STREET · OFFERED AT \$179.9K





ROBERTALPIZAR, REALTOR®
Inquiries: 239.537.1943 • www.Agent239.com

1,688 people reached [View Results](#)

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👍👎👤 4

3 shares

Agent 239 - Robert Alpizar, Realtor
August 3, 2016 · 🌐

Soak it up! Just Listed. Possibly the Most Charming Home in all of Cape Coral! Open House - Sunday, August 21st from Noon to 4PM... Come Enjoy Wine and Hors d'oeuvres while this home works its charms on you! 😊 #Agent239 #WaterFrontRealty #RealEstate #NaplesRealEstate #Naples #NaplesFL #NaplesFlorida #SWFL #InThe239 #Luxury #LuxuryRealEstate #WaterFront #Beachfront #Boat #Golf #Shop #Dine #MarcoIsland #BonitaSprings #Estero #FortMyers #FortMyersBeach #CapeCoral #GulfCoast #NaplesPier #DowntownNaples #NaplesBeach #Realtor

JUST LISTED
2219 SE 2ND STREET · OFFERED AT \$179.9K



ROBERTALPIZAR, REALTOR®
Inquiries: 239.537.1943 • www.Agent239.com

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2 shares

Agent 239 - Robert Alpizar, Realtor
August 4, 2016 · 🌐

Good Morning... well it would certainly be in this Master Bedroom! 🌞 Just Listed. Possibly the Most Charming Home in all of Cape Coral! Open House - Sunday, August 21st from Noon to 4PM... Come Enjoy Wine and Hors d'oeuvres while this home works its charms on you! 😊 #Agent239 #WaterFrontRealty #RealEstate #NaplesRealEstate #Naples #NaplesFL #NaplesFlorida #SWFL #InThe239 #Luxury #LuxuryRealEstate #WaterFront #Beachfront #Boat #Golf #Shop #Dine #MarcoIsland #BonitaSprings #Estero #FortMyers #FortMyersBeach #CapeCoral #GulfCoast #NaplesPier #DowntownNaples #NaplesBeach #Realtor

JUST LISTED
2219 SE 2ND STREET · OFFERED AT \$179.9K



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SOCIAL MEDIA EXPOSURE



OVER 25,000 CONNECTIONS

INSIDE SALES AGENT + OUTBOUND CALLS

+ **BROKERS CALLS**
JUST LISTED
OPEN HOUSE INVITE
FEEDBACK

+ **PUBLIC CALLS**
JUST LISTED
OPEN HOUSE INVITE
FOLLOW UP



OPEN HOUSE + EVENT

PROMOTION

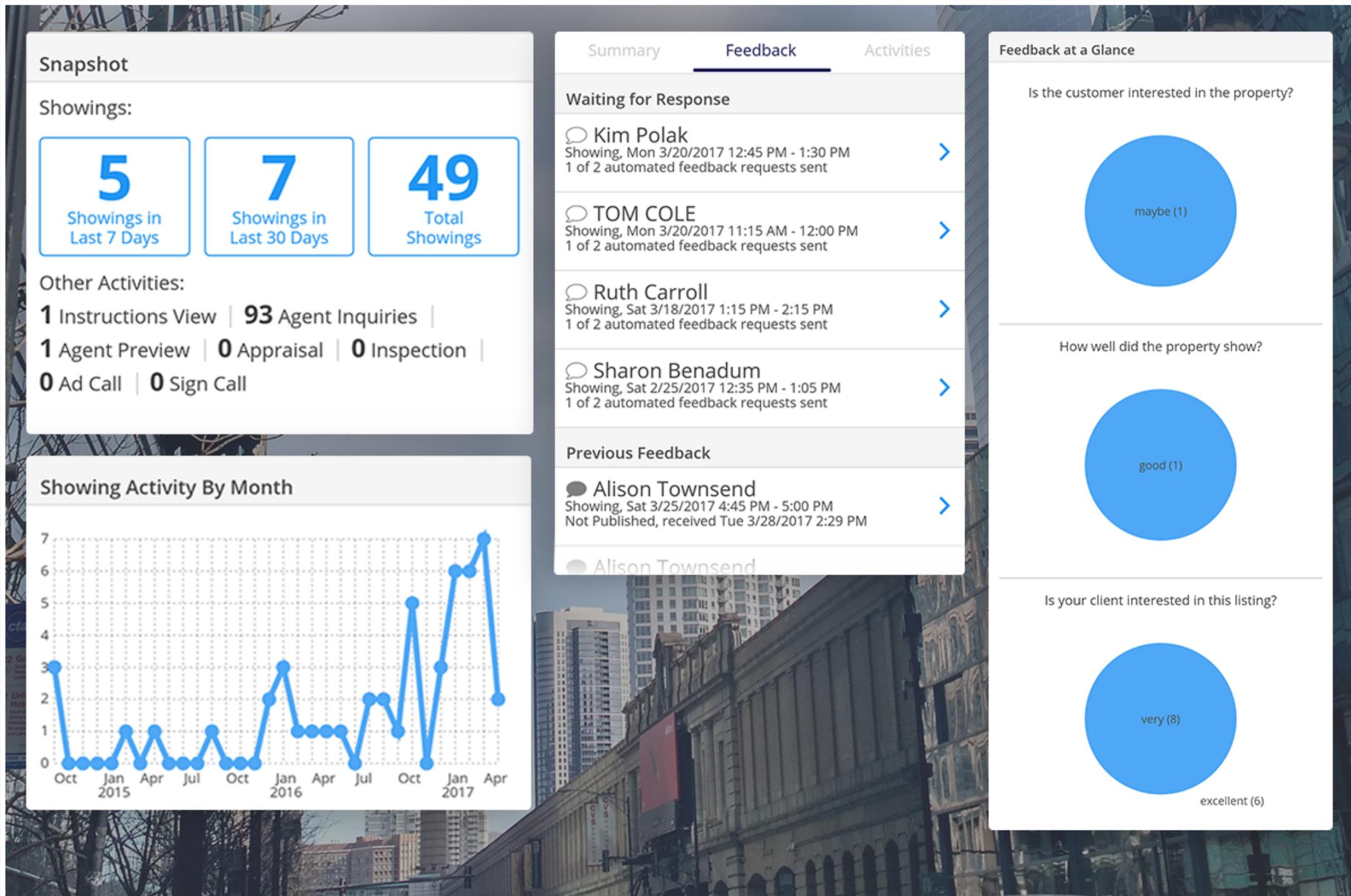
- SOCIAL MEDIA
- DIRECT MAIL
- OUTBOUND CALLS

EVENT

- CATERED / BBQ
- KID ACTIVITIES
- RAFFLES



SHOWINGTIME + FEEDBACK



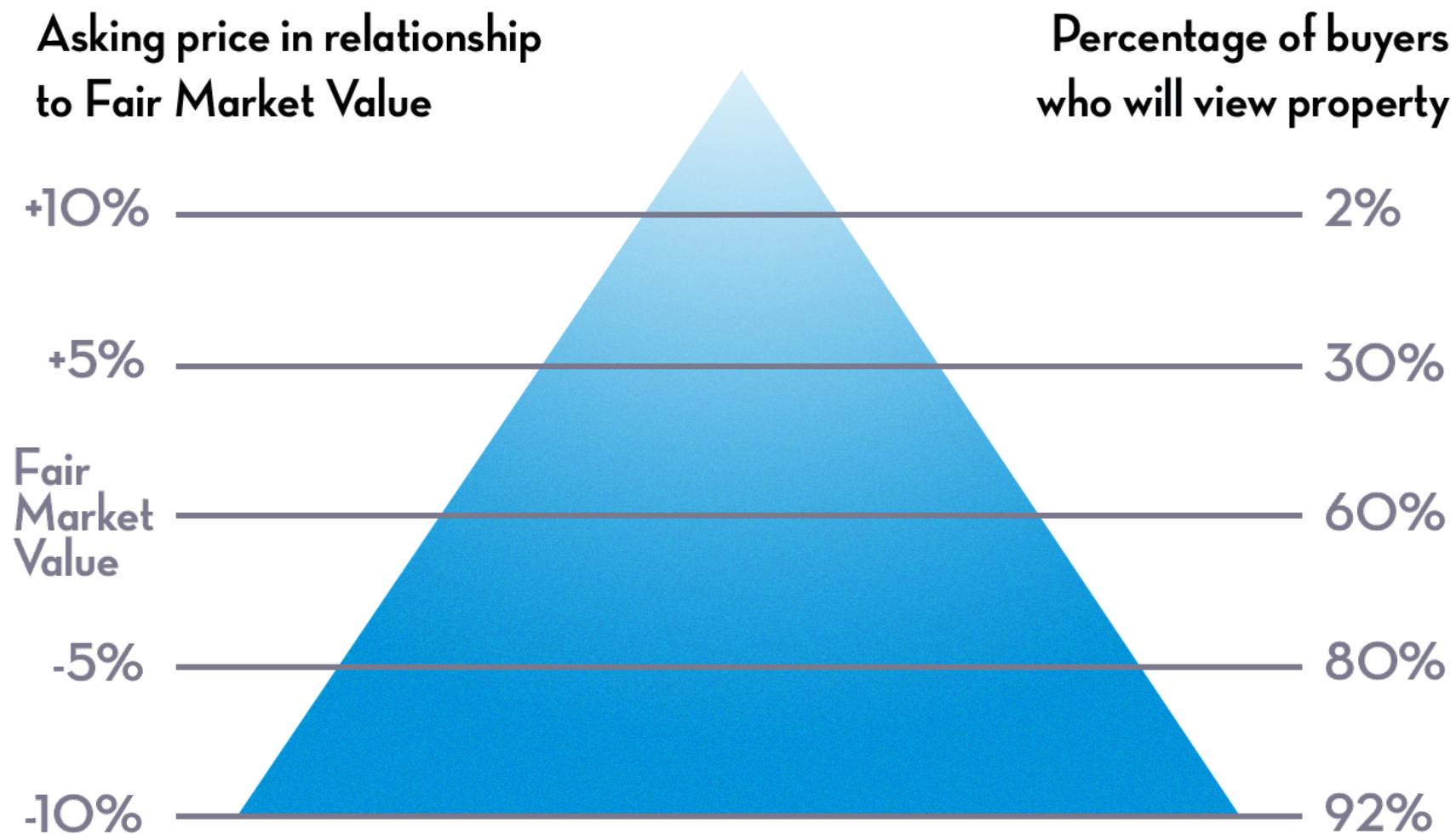
PRICING TO SELL



Pricing the Property

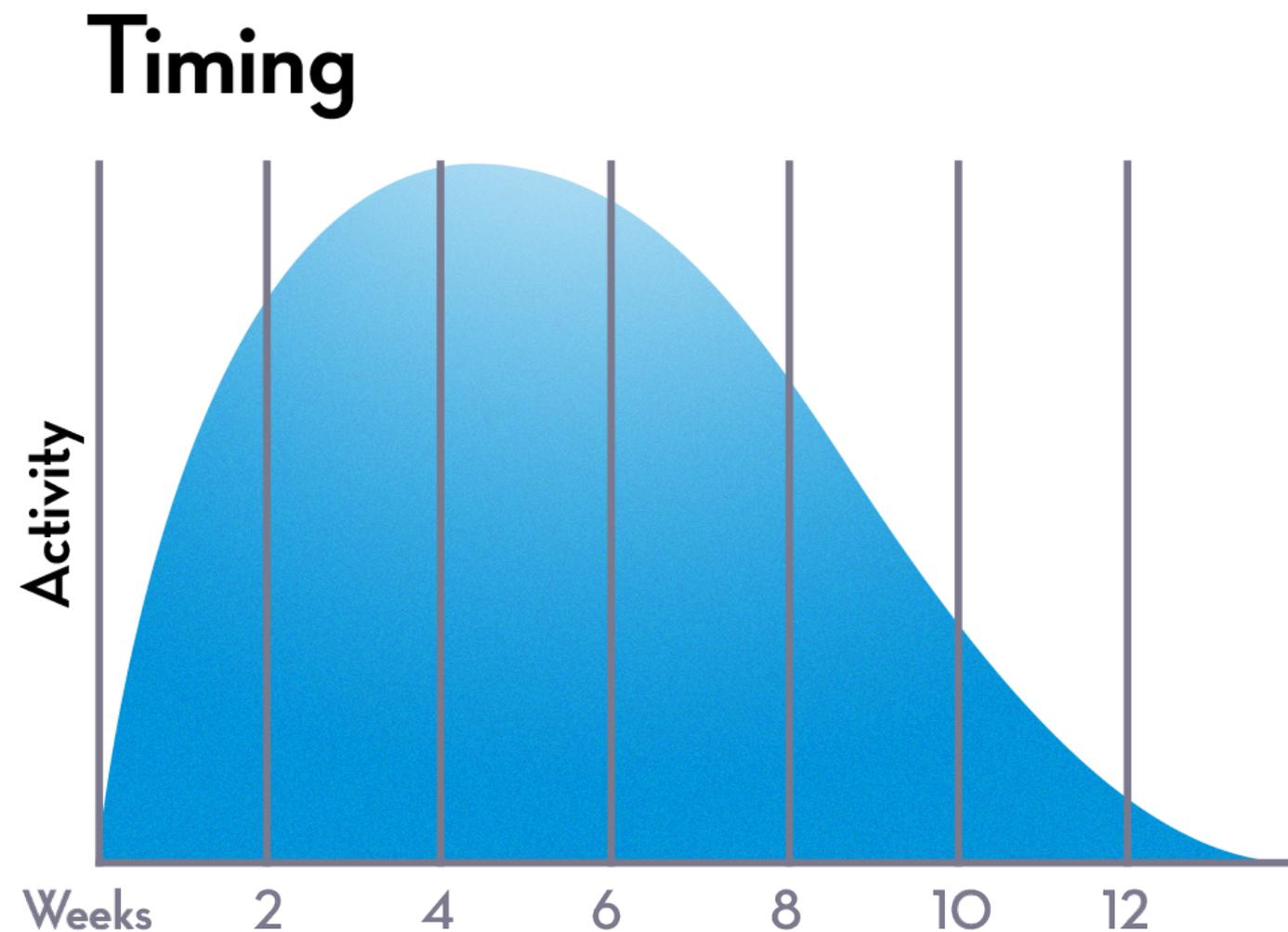
The risks of pricing too high.

Percentage of buyers who will view property



Pricing & **Timing**

The Excitement of a “New Listing”.



When selling your home, time is not your friend...

\$259,000

SUGGESTED LISTING PRICE

NET SHEET

LET'S REVIEW WHAT YOU WILL NET

LISTING AGREEMENT

ATTACHED TO LISTING SUMMARY PAGE

WHAT HAPPENS **NEXT?**

TEASER PICTURES

REPAIRS & STAGING

PHOTOGRAPHY & VIDEO

PRE-LAUNCH & MLS ENTRY

MARKETING & OPEN HOUSE

WEEKLY UPDATES

OFFER, INSPECTION, APPRAISAL & CLOSING



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