



WE GET OUR LISTINGS SOLD

WE HAVE ALL YOU NEED

JACKSONVILLE HOME SELLING EXPERT

- TAGHI SHOAEI
- Broker
- ABR,SFR
- (904) 536-2637
- TAGHOMES04@YAHOO.COM
- JacksonvilleDreamHome.com
- 20 years experience



BUYER INQUIRIES GO DIRECTLY TO ME

NO CALL CENTERS | NO OUTSIDE AGENTS

WHEN A BUYER CALLS ABOUT YOUR HOUSE, I AM THE ONLY ONE WHO WILL ANSWER BECAUSE I AM THE ONLY ONE QUALIFIED TO TRULY CONVEY THE BEAUTY AND UNIQUE NATURE OF YOUR HOME. I KNOW WHAT IT TAKES TO GET YOUR HOME SOLD.

WE USE VIDEO TO BOOST YOUR INTERNET EXPOSURE



WE USE PROFESSIONAL PHOTOGRAPHERS AND VIDEOGRAPHERS TO PROPERLY MARKET AND ADVERTISE YOUR HOME BOTH DIGITALLY AND THROUGH PRINT MEDIA.



MARKETING ACTION PLAN

PROFESSIONAL PHOTOGRAPHY

VIRTUAL WALK THROUGH

WEBSITE ADDRESS CUSTOM

PRINTED BROCHURE

SOCIAL MEDIA MARKETING

DIGITAL MARKETING

VIDEO TOURS

PROFESSIONAL VIDEOGRAPHY

PRINTED MEDIA MARKETING

EXTENSIVE MARKET ANALYSIS

OPEN HOUSE SCHEDULE

BRANDED CUSTOM SIGNS



SERVICES WE PROVIDE

WE WILL:

Help you determine the highest possible selling price for your home

Present a list of suggested repairs

Provide you options for reputable, honest home repair companies

Have a professional photographer come to your home to ensure your property looks amazing

Share your listing with all the agents in our brokerage (over 950)

Advertise your home in digital magazines and websites

Keep line of communication open and make sure you are kept in the loop

SERVICES WE PROVIDE (continued)

WE WILL:

Promptly advise you of changes in the market place

Present all offers to you and assist you in evaluating them

Stay in contact with the Buyer's agent

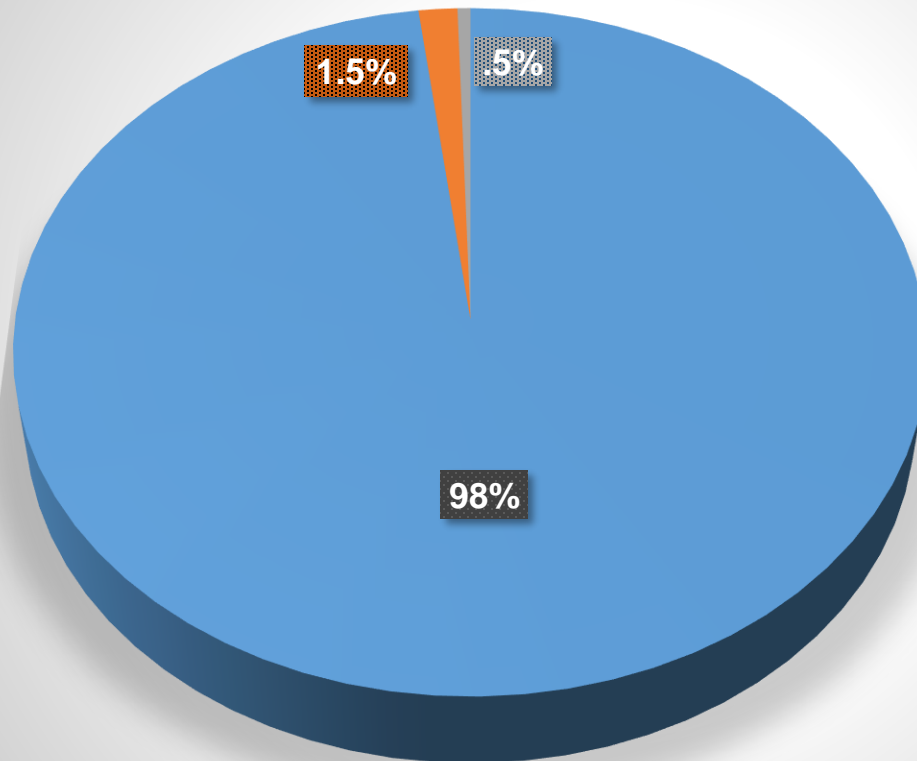
Monitor progress towards closing

Immediately advise you of any events that may threaten closing

Be present at closing to ensure a successful conclusion

98% OF HOME BUYERS USE THE INTERNET

HOME BUYERS



- INTERNET
- PRINT MEDIA
- OTHER

ALMOST ALL HOME BUYERS WILL USE THE INTERNET TO SEARCH FOR A NEW HOME

WE WILL PROPERLY MARKET YOUR HOME TO TAKE FULL ADVANTAGE OF THIS KNOWLEDGE

SOCIAL MEDIA



Social Media is an important marketing tool to help skyrocket the visibility of your property across a variety of channels both locally and nationally.



OUR FIRM'S WEB PRESENCE



My firm has an aggressive strategy for attracting buyers to our listings. By distributing your listing information, along with photographs to a wide array of premier consumer websites, we make sure that we maximize every opportunity to attract qualified buyers to the table.



TO MAXIMIZE THE VALUE OF YOUR
HOME

The Three C's of Staging

Spotless Kitchens
Clean Bathrooms
Patio and Deck Clear
Flawless Pool
Yard Clean & Clear

Clean



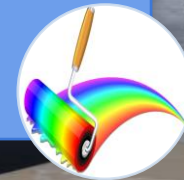
No Personal Items
No Pictures
Make it look like a
model home

Clutter-free



Warm, inviting
rooms with color
accents.

Color



21 TIPS FOR HOME SELLING **SUCCESS**

- 1 CURB APPEAL:** Make sure your home looks beautiful from the outside
- 2 DRIVEWAY:** Make needed repairs and wash/clean it
- 3 ROOF:** What condition is it in; does it need to be replaced?
- 4 MAILBOX:** Make it look good, no comedic mailbox
- 5 FRONT DOOR:** Must be in best shape possible
- 6 WINDOWS:** Are they clean and free of cracks?
- 7 EXTERIOR PAINT:** How is the condition? Cracks? Discoloration?
- 8 GARAGE DOOR:** How is the physical condition? Any mechanical problems?
- 9 FRONT, SIDE & BACK YARD:** Lawn must be cut and weeds pulled **AT ALL TIMES**

21 TIPS FOR HOME SELLING **SUCCESS**

10 YOUR CARS: If not in good shape, move them away from the house

11 FRONT ENTRY: Clean and clear; free of clutter

12 CLOSETS AND ROOMS: Remove as much clothing, furniture and personal items as possible

13 CARPET: Must be clean

14 DOOR LEADING TO GARAGE: Have door unlocked and garage clean

15 INTERIOR PAINT: Must be in the best shape possible; if discolored, repaint.

16 LIGHT BULBS: Make sure all of them work and are the proper wattage

17 HVAC SYSTEM: Make sure they are clean and running properly

18 HOME SMELL: It matters. If your home smells bad, fix it. I can help with that.

19 HOME CLUTTER: Eliminate it

20 KITCHEN: Clean and Bright at all times

21 BATH & BEDROOMS: Always kept clean

MAXIMIZING VALUE

WE CAN'T CONTROL OUTSIDE FACTORS LIKE:

MARKET CONDITIONS
COMPETITION
PROPERTY LOCATION
PROPERTY SIZE

OUR FOCUS WILL INSTEAD BE ON THE FACTORS WE
HAVE CONTROL OF

→ PRICE
→ CONDITION
→ MARKETING

FACTORS THAT **DO NOT** AFFECT THE VALUE OF YOUR HOME

FACTORS THAT HAVE **NO** EFFECT:

Home Improvements
Renovations
What Price You Paid

OBVIOUSLY THERE ARE EXCEPTIONS, BUT GENERALLY THESE ARE TRUE STATEMENTS.

FACTORS WE **CANNOT** CHANGE:

Physical Qualities of your Home
(size, rooms, bathrooms, etc.)

Market Conditions

The Competition

(sometimes a motivated seller will severely undersell a property)

Location of your Property

What you owe on the Property

What a buyer is willing to pay is based solely on the market conditions at the time. Market conditions are based on what other comparable homes have sold for in the area.

YOUR HOME WILL BE SOLD FAST

- **WITH OVER 20 SUCCESSFUL YEARS EXPERIENCE HELPING SELLER AND BUYERS TO ACHIEVE THEIR REAL ESTATE GOAL.**
- **HIGHLY MOTIVATED TO CLOSE EVERY TRANSACTION.**
- **MY CLIENTS ARE MY PRIORITIES.**
- **HARDWORKING AND HIGH INTEGRITIES MAKE ME DIFFERENT.**
- **GREAT KNOWLEDGE OF AREA AND CITY.**
- **EXPERT IN DESIGN, LAYOUT, MATERIALS, REMODELING.**
- **CALL ME TODAY (904) 536-2637 YOUR HOME WILL BE SOLD TOMORROW.**



TESTIMONIAL

9/8/2022 - devastator441

Bought and sold a Single Family home in 2022 in University park, Jacksonville, FL.

Local knowledge

Process expertise

Responsiveness

Negotiation skills

Mr Taghi has been my trusted advisor for over ten years. He sold me my first home and helped me to sell it once I grew a family. I wish there were a million upstanding realtors like him.

Highly likely to recommend | 5.0

Negotiation skills

Mr. Taghi Shoaail was very easy to talk with and very knowledgeable about the housing market. He was accessible and punctual. When I called him he responded quickly and respectful I truly will recommend him to everyone I know.

Highly likely to recommend | 5.0

- 5/17/2022 - dalzeriemckoy
Bought a Single Family home in 2022 in Oceanway, Jacksonville, FL.
- Local knowledge
- Process expertise
- Responsiveness
- Negotiation skills
- We have been working with Taghi for some time. He is nothing less than outstanding. He is very knowledgeable, helpful, patient and kind. He helped us find the home that we've wanted, not a home we settled for. He is the best Realtor and I will be t...
- Highly likely to recommend | 5.0



3/23/2021 - atlantasweethomes

Bought a Single Family home in 2021 in University club, Jacksonville, FL.

Local knowledge

Process expertise

Responsiveness

Negotiation skills

Taghi has deep knowledge of the local real estate opportunities. We viewed many homes over 2 weeks. At each home he pointed out positives and negatives to our requirements. We actually refined our beginning requirements going through many homes and learning from Taghi. He knows the process well and guided us through the process of making and negotiating offer, inspection,closing. He was very responsive , always only a phone call away.

7/13/2021 - evtorres 56

Bought a Single Family home in 2021 in Goodby's creek, Jacksonville, FL.

Local knowledge

Process expertise

Responsiveness

Negotiation skills

My experience with Taghi Shoaeei was beyond wonderful. He's very knowledgeable, he helped me buy my dream home with his negotiating skills and making sure i was getting the best before closing. He knows what he's doing, I highly recommend Taghi Shoaee...

Highly likely to recommend | 5.0

