

SELLING



YOUR HOME



Jill Perfetto
REALTOR®



(732) 610-5464



www.JillPerfetto.com

Jill Perfetto

WHAT YOU CAN EXPECT

- Honesty & Transparency
- Timely Communication
- Experience & Expertise
- Customer Satisfaction

Let's Connect



(732) 610-5464



JillPerfetto@gmail.com



www.JillPerfetto.com



Facebook.com/JillPerfettoRealtor

Nice to meet you!

As a licensed REALTOR for more than nine years, I'm driven by my passion to help families locate their dream homes. I provide residential real estate services throughout Manatee and Sarasota Counties.

Born and raised in Central New Jersey, I studied marketing and business during my college years. I spent more than twenty-five years as Executive VP Officer of a successful European fragrance and cosmetic company. Traveling to Switzerland, France, and Lithuania, I gained expertise and in-depth knowledge of foreign exchange, importing, investing, and negotiation.

Love of the outdoors is what inspired me to relocate to Florida. In my free time, I enjoy golf, biking, and living life to the fullest with fun-spirited people. I'm a proud mother of two sons that are currently attending the University of South Florida and Stockton University in New Jersey.

Jill

Our Lakewood Ranch Office on Main Street is 1 of 7 offices in Manatee and Sarasota Counties.



8141 Lakewood Main Street, Suite N106
Lakewood Ranch, FL 34202

David Eckel

LOCAL, VETERAN
OWNED & OPERATED
SINCE 1939



Our Company & Commitment,



**VOTED PEOPLE'S # 1 CHOICE
FOR MORE THAN 25 YEARS!**

For more than 85 years, Wagner Realty has been an established leader in the local real estate industry. It takes a team of trained professionals to maintain the position of leadership that Wagner Realty enjoys. Our team is committed to contributing to the well-being of the region on civic, social, and professional levels. Our agents and brokers serve on local non-profit boards, organize fundraisers, and volunteer for many charities. We celebrate the true meaning of community, whether in donations, time, or talents. We care about our neighbors.

With seven office and more than 200 exceptionally talented agents, Wagner Realty offers the highest level of customer service to buyers and sellers throughout the Sarasota-Manatee region and beyond. We are committed to exceeding your expectations as we provide you with our signature service.

David





As an “Invitation Only” Affiliate, We Market YOUR PROPERTY TO THE WORLD.

When selling your home, you need global exposure in addition to the strong marketing expertise we deliver locally. As an affiliate of Leading Real Estate Companies of the World,[®] we have the resources to market your property to the highest possible number of potential buyers. With 150,000 associates around the world, we expose your property to buyers on six continents. In addition, we receive inbound clients from other affiliates around the globe who are interested in purchasing a home.

Leading Real Estate Companies of the World[®] is a pedigree denoting the very best companies who represent qualified clientele and wish to do business with similar firms. When your home is posted to our website locally, it is immediately promoted on the LeadingRE.com website and connected to the websites of 550 of our affiliate real estate firms.



I'M LOCAL I'M GLOBAL[®]

550
companies

4,800
offices

134,000
sales associates

70+
countries

Leading
REAL ESTATE COMPANIES
OF THE WORLD

Through the International Listing Services, Your Property has OPTIMAL SYNDICATION

Using multiple listing services (MLS) and online portals significantly increase the exposure of your home. By listing your property on MLS platforms, you ensure that it reaches a vast network of real estate agents and brokers who actively search for properties on behalf of their clients. Simultaneously, online portals such as Zillow, Realtor.com, and others broaden visibility to an audience of potential buyers, including those searching independently. The combined reach of MLS and online portals maximizes exposure, increases buyer interest, and ultimately shortens the time your home spends on the market, optimizing the selling process.





The
Winning **STEPS OF**
SELLING A HOUSE

***Personalized Consultation
and Listing Agreement***

1

After review of CMA (Comparative Market Analysis) the listing agreement is signed and the best sale price is determined.

Home Review & Staging

2

Home recommendations may be suggested to enhance both the interior and exterior, such as staging, painting, making repairs and cleaning.

Collaborative Marketing

3

Digital, Print, & virtual marketing work together to make your property shine. Attracting the right audience at the right time is key to a successful marketing strategy.

Photography and Video

4

Showcasing your property is best with professional photography and videography.

Syndication & Exposure

5

Local & global distribution of your listing reaches nearby targeted audiences as well as worldwide agents, investors, & buyers.

Outdoor Signage

6

If permissible, our installation professionals will place an attractive For Sale sign.

Extensive Listing Launch

7

The listing goes live very quickly through the Multiple Listing Service (MLS) with a distribution network of more than 60,000 Florida agents.

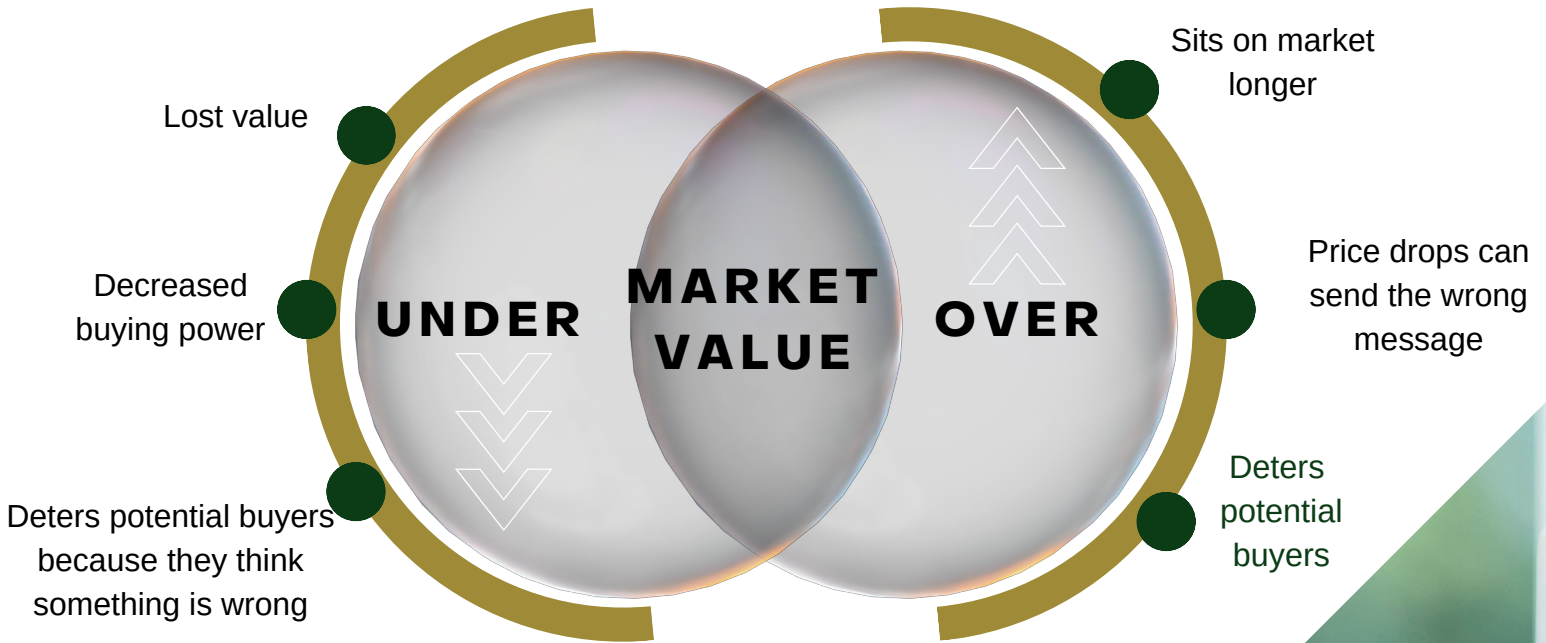
Seller Communications

8

Communication is my top priority. A comprehensive accounting of all property activity is compiled regularly and communicated to client.

WE PROVIDE EXCEPTIONAL EXPERIENCE DURING EACH STAGE OF THE SELLING PROCESS.

The Art of Pricing YOUR PROPERTY



Pricing your home correctly from the 1st day on the market is critical to your success as a seller.

More prospective buyers are brought in when a house is listed at a fair market value rather than a higher than market value.



MULTI MEDIA ONLINE MARKETING

READY TO ESCAPE THE COLD?

Trade the snow for sand and come to where it's warm and sunny! I can help you find the perfect home.

WAGNER REALTY

- E-Cards & E-Blasts
- Social Media Posts
- SINGLE PROPERTY WEBSITES
- Worldwide Listing Syndication
- Associate Website Exposure
- Properties in Motion Video[®]

LISTING VIDEO

308 8TH AVENUE E, PALMETTO, FL 34221

WAGNER REALTY

\$650,000
Bedrooms 3
Bathrooms 2.0
MLS# A4523468

Properties in Motion is a voice-over listing video that boosts Google search priority.

Your listing will immediately be sent out to more than 10,000 agents in our region as well as my contact list of potential buyers. The more people that get to view your property, the more likely to find a buyer fast.



SOCIAL MEDIA HAS CHANGED THE WAY REAL ESTATE IS SOLD TODAY. WE USE EXCEPTIONAL NETWORKING SKILLS TO GET THE WORD OUT AND CREATE A BUZZ AROUND YOUR PROPERTY.



WE PUT SOCIAL MEDIA TO WORK FOR YOU



QUICK FACTS



- 7.8 Billion people in the world on mobile
 - 4.8 Billion Internet users
 - 3.78 Billion active Social Media users
 - 5.15 Billion unique Mobile users
 - 3.8 Billion active Mobile Social users
- MOBILE-RESPONSIVE**



Jill is a fantastic Realtor. She was so helpful and her personality outstanding!! I would recommend her to anyone who is looking for a realtor, she helps with every little detail. Thank you Jill for helping us sell our Condo.



Jill has been wonderful. This is our first time renting our place and we couldn't be happier with our decision to choose Jill. She came to our condo right after we contacted her. She walked us through 100% of the necessary preparation and details involved with getting our condo ready to rent. When we had any questions she always contacted us as soon as possible. She explained all prep, maintenance, and financial details. She is always keeping us up to date on any issues our renters have. It is not easy renting in Florida in the summer but Jill was able to do this for us. She is passionate about her work and cares deeply about her clients, both owners and renters.



Jill is the consummate professional real estate agent. My wife and I purchased a condo in River Strand this year, and Jill was our agent. She was exactly what you want in a real estate agent. Knowledgeable. Professional. Personable. Responsive. All our questions were answered right away with easy to understand information. Jill knows the real estate market in and around Bradenton. If you want to retain a great agent, then contact Jill. You will be glad you did.



WOW, I am in awe of Jill's attention to detail, helping me to find that awesome new home and then working through the process of finance and to closing.... I basically provided my info and Jill managed the process and provided the BEST REALTOR Services one could ever want or expect!!! If you looking for a Fantastic, Knowledgeable and Awesome Real Estate Agent I highly recommend Jill.

TESTIMONIALS



Jill represented us as buyers on our recently purchased condo. We took a long time to buy and she was very patient. Jill is a super hard worker, highly organized, and a great negotiator. She has fantastic communication skills and was always good about getting back to us super fast. You know she won't let anything fall through the cracks, like the \$2500 she saved us by spotting and following up on an association document change. I doubt any other realtor would have worked so tirelessly to save us money! She also spotted an overcharge on our closing documents made by our association and had that corrected prior to closing. On a side note, I've seen her property listings and she is a expert marketer, so I wouldn't hesitate to have her as a listing agent. She really cares and it shows! Thanks Jill!



Jill handled the sale of our Riverstrand home impeccably! She was always available to us from start to finish. Jill handled every detail efficiently and gave our home a wonderful presentation to allow for a quick sale at a great price. She made it easy for both us and the buyers to have a smooth process with her wealth of knowledge , experience and preparation . I absolutely giving Jill 5 stars. I will definitely call her when we decide to move again.



Thank
you!

WAGNER  REALTY
ESTABLISHED IN 1939



Thank you for taking the time to preview this preliminary seller package.

When we meet I will go through, in detail, the Comparable Market Analysis (CMA) and answer any questions you may have. If you need to reach me before then, feel free to call me at (732) 610-5464.

I look forward to working with you in the near future and feel certain that you will be happy with my services.

Jill Perfetto

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