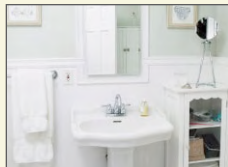




#### WHAT TO EXPECT

- Designed To Sell 360 will schedule a Home Staging Consultation with the homeowner.
- We walk the property and through the home, view the rooms and photograph the space.
- A short preliminary proposal is given on-sight.
- If needed, we meet again to review in detail the recommendations and answer any questions.
- Most single rooms require 1.5 - 2 hours and do not require leasing of furnishings. We begin by utilizing your existing decor. Other rooms may require additional time and furnishings.
- Designed To Sell 360 is available to do as much or as little as the homeowner chooses.
- After the home is Staged, photos and the Virtual Tour are taken. Upload is available in approximately 48 hours.



Thank you for spending time to become familiar with Home Staging, Virtual Tours, and Designed To Sell 360, a single corporation bringing together two vital standards in listing, marketing and selling a home. With over 10 years of combined experience in sales and marketing and proven success in Home Staging, we are here to assist you. A small investment to moving forward to the next phase in your life, Staging begins your moving process, clean it up, pack it up, and get ready to move, while you enjoy living in a Staged home.

If your home or listing currently shows well, invest in a Virtual Tour to showcase your home to potential buyers. Many people search homes on-line before they ever call a Realtor.

Please contact us for more information, schedule a consultation or virtual tour.



LISA COLEMAN

**LISA@DESIGNEDTOSSELL360.COM**

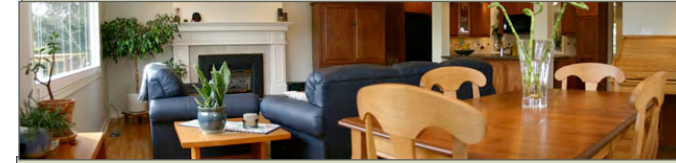
P.O. BOX 284  
PONTE VEDRA BEACH, FL 32004  
**904 982 2750**

[WWW.DESIGNEDTOSSELL360.COM](http://WWW.DESIGNEDTOSSELL360.COM)



Affiliate Member Interior Design Society,  
Virtual Tours powered by Real Tour Vision, Inspired by HGTV

## HOME STAGING AND VIRTUAL TOURS



# DESIGNED To SELL 360

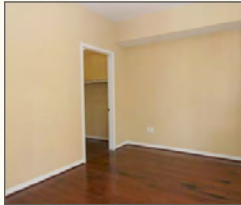
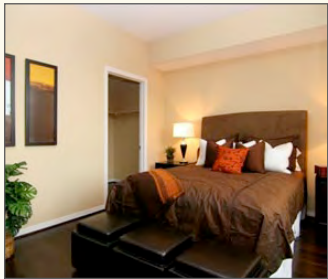
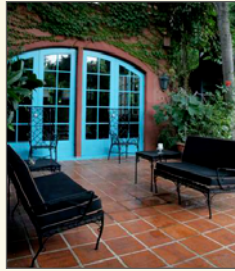


**Designed To Sell**  
360

# DESIGNED TO SELL 360

## REAL ESTATE STAGING AND VIRTUAL TOURS

**BEFORE and AFTER**  
Staging is based on the amount of work a home needs, existing furnishings, and the option of leasing additional accessories. We are sensitive to all budgets.



### STAGING and RE-DESIGN

- New placement of existing furniture and accessories can maximize a space.
- Removing excess furniture, collectables, and family favorites will neutralize a home's decor to give the broadest possible appeal for potential buyers.
- Adding furnishings to an empty room creates warmth and feeling and identifies the lifestyle of the space.
- Giving your home the look of a model home attracts buyers and is the main reason why new home builders invest in Staging a home.



### 5 THINGS TO KNOW ABOUT HOME STAGING

- Home Staging is not a new concept but **now is vital tool** to selling a home.
- **This is important for any home and fits all budgets.**
- **BEGIN your moving process NOW:** clean it up, pack it up, Stage it, and get ready to move, while you enjoy living in a model like home.
- **NEVER advertise a messy home or one that has not been Staged.**
- The goal is to depersonalize the home but maintaining warmth and lifestyle **so buyers can begin to imagine** their family living in the home.

**TIP:** Most often over looked but customary; home owners should invest a minimum of 2% of the homes value annually for maintenance, repairs and updating their homes.



### 5 THINGS TO KNOW ABOUT VIRTUAL TOURS

- **MORE PEOPLE** now **search for homes on-line** before they call a Realtor.
- There is no reason to miss a 24 hour 7 days a week opportunity to showcase your home.
- **Virtual Tours bring a photograph to life.** A panoramic or 360 degree view of each room, slide shows, music and more.
- Each Tour is personalized as your own for complete marketing exposure.
- **TOP EXPOSURE.** Uploaded to Realtor.com, Homeseekers.com, MSN, Homes.com, and more.

**BRINGING TOGETHER** two of the most vital marketing tools for your property:

**Virtual Tours** offering creative on-line exposure to local and out-of-town buyers



**Real Estate Staging** assuring that each room in your home is viewed to potential buyers at its best.



### SERVICES OFFERED

VIRTUAL TOURS	HOME STAGING	DESIGN CONSULTATIONS
31 CUSTOMIZED OPTIONS	<b>DISCOUNT PACKAGES</b>	<b>INTERIOR RE-DESIGN OF EXISTING ITEMS</b>
PHOTO & CD PACKAGES	<b>CLUTTER REMOVAL</b>	ACCESSORY PACKAGES / FURNITURE LEASING
SLIDE SHOWS	<b>ORGANIZE</b>	<b>GET IT SOLD PLAN TO DO YOURSELF</b>
FLYERS	COLOR ANALYSIS	VENDOR ASSISTANCE AND COORDINATION