

# PRE-LISTING PACKAGE



**JUDY BOONE  
REALTY, INC.**

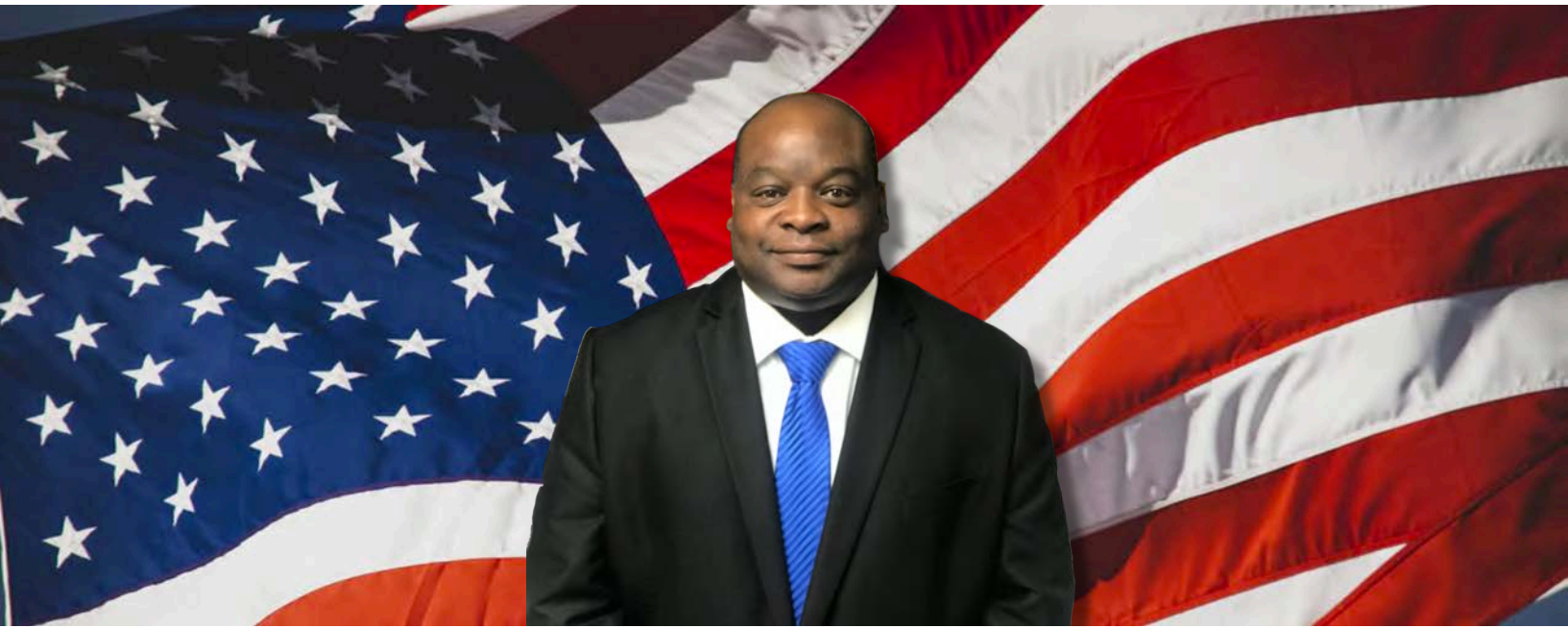


**ANTAR WILSON**  
**Realtor®**

757-642-3422

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# CONTACT



## **ANTAR WILSON, Realtor®**

**Cell: 757-642-3422**

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**[facebook.com/AntarTheRealEstateGuy](https://facebook.com/AntarTheRealEstateGuy)**



**YouTube: Search "Antar The Real Estate Guy"**

### **Office Address:**

**Judy Boone Realty, Inc.**

**809 E. Ocean View Ave. Norfolk, VA 23503**

**Monday - Saturday: 9 AM to 5 PM**

**I am a licensed Realtor®, dedicated to your satisfaction, whether you are buying or selling a home, I am readily available for you.**





# TESTIMONIALS

I have spent over twenty years learning the particulars of investing in Real Estate but decided to become a Realtor at the coaxing of my family and friends. I earned my license in December 2019 and was hired by Judy Boone Realty in March 2020. Since then, I've sold many homes and I am tracking to sell at least twenty-four homes by the end of my first full year. That will put me on pace to be in the top 1% of realtors in the state of Virginia. I would be honored if you chose me to be your Realtor. You can be assured that I am a man of my word and always follow through. Just read what some of my clients have said so far...



*"Antar is the best Real Estate person to have on your side. Not only during the process of your real estate deals but afterwards also. He goes above and beyond to meet your expectations. I've had several home buying experiences and this purchase with Antar by far exceeded previous real estate dealings. I'm new to the area and I and met Antar at a open house that my son purchased." - Wynetca B.*

*"I love having Antar Wilson and Judy Boone Realty working with me. They are very knowledgeable and professional. You are treated like a person that matters. They are really attentive to their clients every step of the way. Antar is the best realtor a person could ask for. It is easy to see that he is people oriented and cares very much. You can only expect the best from Antar because he is the best. I can't say enough." - Valerie H.*

*"Antar is a very respectful and professional Real Estate Agent. He doesn't push you into buying a house and he is patient and devoted to try and find you the house that you want. He makes you feel like your family and not just some other customer. He always kept me in the loop and never once let me down. I had a great experience with Antar and I would recommend him to anyone! Thank you for helping me find the perfect home!" - A.A.*

*"Wow, we did not expect that kind of forward thinking service at all from Antar and his team of people. First of all we did not know what we wanted in the house we decided to go with. I mean we knew what we were looking for of course. But he sat us down and went over everything we needed now and the future needs. So we are not doing this again in a few years. Telling you. Antar is your guy. Call him you'll see." - Trudy P.*

*"Antar has worked diligently with my family as we were both buying and selling homes. He is an awesome realtor that will work hard for his client." -Jermaine B.*

# MARKETING

I will listen to your goals and what is most important to you. Then, I will determine the marketing strategy that emphasizes the best features of your home to potential buyers. The Real Estate Information Network (REIN) of Hampton Roads will assign your home a Multiple Listing Service (MLS) number. Your listing will be posted on JudyBooneRealty.com, Realtor.com and Redfin. I will use Facebook, Instagram, Google and YouTube to maximize its exposure. Open houses will be scheduled at your convenience and advertised in a timely manner. Virtual and 3D tours will also be an option.

Below are a few examples of marketing materials which I have used to successfully sell homes:





**3664 KENTUCKY AVE. NORFOLK, VA 23502**

Nice 3BR/2BA on corner lot with fireplace. Remodeled kitchen & bath. New Roof. Currently undergoing additional updates and improvements. Easy to maintain yard with storage shed in backyard on canal. Close to light rail, interstate and shopping.

OFFERED AT: \$195,000  
BEDROOMS: 3  
BATHROOMS: 2 FULL  
MLS#: 10328616

Leading You Home...  
**JUDY BOONE REALTY, INC.**  
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**Just Sold!**  
14 Victor St.  
Hampton, VA 23669  
**\$218,000**

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757-587-2800 or 19



**UNDER CONTRACT**  
500 Sykes Dr. Chesapeake, VA 23322  
4BR/3.5BA | 3,138 Square Feet

Selling Agent:  
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**Just Sold!**  
9532 11th Bay St.  
Norfolk, VA 23518  
**\$409,900**

Selling Agent:  
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antar@judyboonerealty.com

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**UNDER CONTRACT**  
25 Roberts Trace  
Hampton, VA 23666

Selling Agent:  
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**3813 E. OCEAN VIEW AVE. NORFOLK, VA 23503**

READY FOR MOVE-IN! Traditional 4BR/3BA New Construction by Beachtowne Builders 2875 SF home in NPSA lot in E. Ocean View's Golf Cart Community near East Beach. Private off street drive with rear load 20x24 garage. Beautiful, gourmet kitchen with granite counters and fireplace in the living room. Huge 23x16.8 Master Suite, 16.8x9.10 master bath, 16x8.5 master walk in closet and two 2nd floor bedrooms 14.5x14 each with 5x15 hall bath. 1st floor bedroom 14x11 with 5x9.5 bath in foyer.

OFFERED AT: \$619,900  
BEDROOMS: 4  
BATHROOMS: 3 FULL  
MLS#: 10299327

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# **SUCCESS CHECKLIST**

## **PRE-LISTING**

- **Realtor®, Antar Wilson will discuss your goals and objectives at an initial appointment.**
- **You will sign an agency agreement contract before moving forward if all parties are cohesive.**
- **Antar will walk through your home with you and take notes.**
- **Antar will formulate the best plan to sell your home and provide all pertinent timelines and pricing.**
- **If necessary, you will remove personal items, declutter and make improvements as suggested by Antar to best showcase your home.**
- **Curb Appeal will also be addressed in this manner. We want to make the first impression count!**
- **Antar will check on your work progress and assist as needed.**

## **LISTING**

- **Realtor®, Antar Wilson will prepare all paperwork, agreements and disclosures.**
- **Antar will review market activity, gather comparable sales and present you with a valuation of your home.**
- **Antar and his drones will inspect any improvements and take photos, highlighting the features that will get your home sold! These photos will also be used when creating a virtual tour and printed marketing material.**
- **A FOR SALE sign will be installed in your yard.**
- **Antar will plan a most convenient open house schedule with you.**
- **Antar will advertise your home on real estate listing sites and social media.**
- **Antar will keep you informed of any changes, showings, offers, negotiations, etc.**

**Remember, Realtor®, Antar Wilson wants to sell your home and ease your worries. He will be readily available to answer any questions or concerns.**

**ANTAR WILSON**

**Reliable**

**Engaged**

**Accountable**

**Loyal**

**Trustworthy**

**Obliging**

**Respectful**