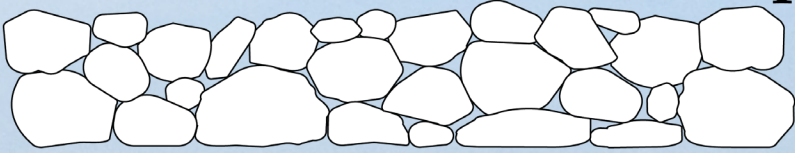


Ballard Hall Sales Group



Real Estate Sales, Estimates, & Referrals

**Marketing
Package**

OBJECTIVE

Our goal is to market your property in an exciting and engage way in order to sell it in a timely manner at the best possible price.

"We recently retained Gail Hall to sell our BI real estate property. Gail did a great job of helping us prepare and of marketing our property. She really understands the market and the area. She is personable, honest, and easy to communicate with."



PRINT ADVERTISING

The Block Island Times

As Block Island's only local newspaper, the Times is a valuable source of information for subscribers and newsstand purchasers. We currently reserve the back cover each week and feature all of our properties for sale with large photos and 45± word description.

*** FINANCIAL TOWN MEETING - LIVE - MAY 3 ***

THE BLOCK ISLAND TIMES

Vol. 112, No. 18, Friday, May 3, 2021



Town Council holds last minute info session on Overlook purchase

By Bruce Brier

The Block Island Times is pleased to announce that the Town Council will hold a live financial town meeting on Friday, May 3, at 7:00 PM. The meeting will be held at the Block Island Community Center, 100 Main Street. The agenda includes a presentation by the Block Island Historical Society regarding the purchase of the Overlook property, followed by a public comment period and a vote. The meeting will be streamed live on the Block Island Times website.

New house at power company clears first hurdles with HDC

By Bruce Brier

The Block Island Times is pleased to announce that the new house at the power company has cleared the first hurdles with the Historic District Commission (HDC). The house, located at 100 Main Street, is a two-story, white-painted house with a red roof. It features a large front porch and a small garden. The house is being built by the Block Island Power Company and is expected to be completed in the summer of 2021.

Housing Board asks for zone change for new development

By Bruce Brier

The Block Island Times is pleased to announce that the Housing Board has asked for a zone change for a new development. The development, located at 100 Main Street, is a two-story, white-painted house with a red roof. It features a large front porch and a small garden. The house is being built by the Block Island Power Company and is expected to be completed in the summer of 2021.

Block Farms

Block Farms is a local business that specializes in organic produce. They offer a variety of fresh vegetables, fruits, and herbs. They also offer a delivery service to local homes and businesses. For more information, visit their website at www.blockfarms.com.

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www.blockislandtimes.com

Ballard Hall Sales Group

Real Estate Sales, Estimates of Value, & Referrals

401-466-8883

info@blockislandproperty.com

461 Chapel Street



1680 SPRING STREET

Stunning contemporary 4-bedroom, 4-bath home located on the second highest point near the Southeast Light. This home boasts plenty of space to gather and quiet spots to retreat. Lower level includes 2-bedroom suite. Situated on 2.5 acres with excellent rental history. Walk to Mohegan Bluffs.

MLS #1253680

Offered at \$5,200,000



1781 MANSION BEACH ROAD

Be within walking distance to the renowned Mansion Beach area of Crescent Beach from this light-filled year-round vacation home with a stunning, pastoral setting and a pond on the property. Enjoy colorful tansies and Atlantic views. Property includes a private guest studio over 2-bay garage.

MLS #1262111

Offered at \$2,250,000



212 WATER STREET

Established businesses include Finn's Seafood Restaurant, Finn's Seafood Market, and Finn's Restaurant plus retail space, meeting house for 18 employees, and a 1-1/2 year-round apartment. Steps from ferry landing with indoor and outdoor dining on two levels. A rare opportunity!

MLS #1266948

Offered at \$2,100,000



1777 CORN NECK ROAD

Located just steps from Scotch Beach and Great Salt Pond this 3 bedroom / 2.5 bathroom home has central A/C on both living levels and a three-to-five car garage in excellent condition plus all equipment. Enjoy the sunrise over the Atlantic and sunset over New Harbor from two levels of decking.

MLS #1261076

Offered at \$1,650,000

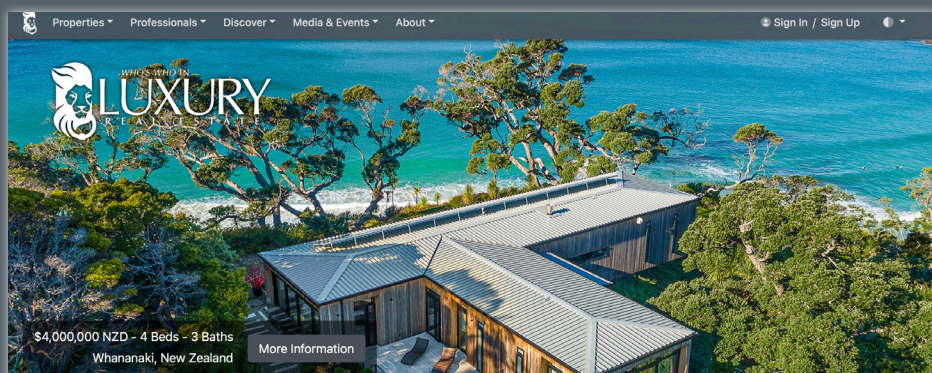
Available Upon Request

Luxury Real Estate Magazine
DuPont Registry & Country Life
The New York Times
The Wall Street Journal
Unique Homes
Rhode Island Real Estate Magazine
Soundings Magazine Waterfront Real Estate Insert

INTERNET ADVERTISING

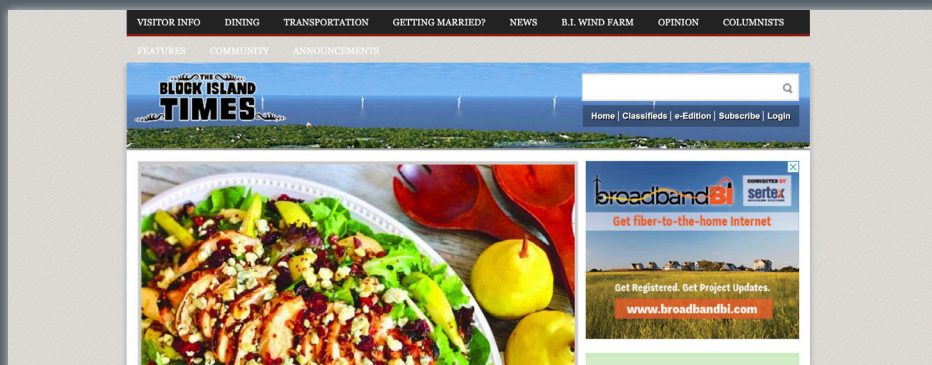
LuxuryRealEstate.com

BHSG is a proud member of “Who’s Who in Luxury Real Estate,” representing Block Island in a worldwide network of luxury property brokers. With over 3.5 million page views a month, it is the most-viewed luxury real estate website in the world.



BlockIslandTimes.com

The premiere website of Block Island’s only local newspaper, with 475,000 page views each month. The site is used by both island residents and visitors for information about the latest news and updates. As a business, we have the ability to post frequent updates in “Island Buzz” and also full property listings in the real estate section.



Rhode Island MLS

Provides information about your property to all other RI Realtor members and establishes a cooperating agent commission offer.

The consumer website for Statewide MLS is RILiving.com.

RI MLS also syndicates your listing to 30 popular real estate websites including:

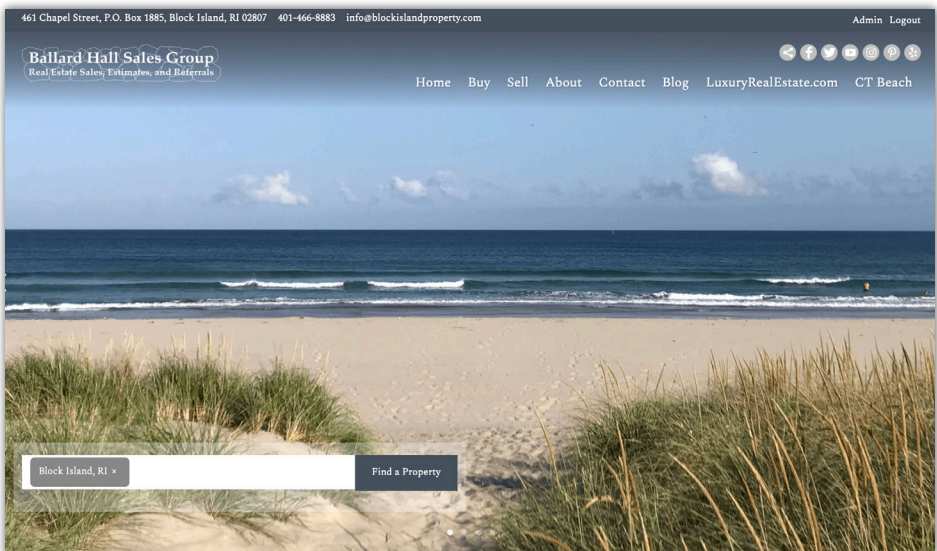
realtor.com®

Zillow®

trulia

BlockIslandProperty.com

Our website underwent a complete redesign in 2021 and features state-of-the-art lead capture, encouraging buyers to engage with our agents. Our site is visited by thousands of potential property buyers each year and information is updated in a timely manner, as often as is needed by our in-house web editor.



PRINTED MATERIALS




Upper level view of Great Salt Pond

Located in the coveted North Shore of Long Beach, this 4,000 sq. ft. home features a large open floor plan with formal and informal dining. Bright white walls, light wood floors, and a large fireplace with a stone surround. Kitchen with granite counter tops, stainless steel appliances, and a large island. Master bedroom with a walk-in closet and a large bathroom with a walk-in shower. The home is also close to the beach and has a large covered patio with a view of the Great Salt Pond.

Along with its natural beauty, Black Stone also offers a wide range of amenities, including a swimming pool, a hot tub, a large covered patio, and a large garage. The home is also close to the beach and has a large covered patio with a view of the Great Salt Pond.

Black Stone is only minutes away from the beach, and is a great investment opportunity. The home is also close to the beach and has a large covered patio with a view of the Great Salt Pond.

Admission to Mt. CDP in the city

Located in the heart of the city, this 4,000 sq. ft. home features a large open floor plan with formal and informal dining. Bright white walls, light wood floors, and a large fireplace with a stone surround. Kitchen with granite counter tops, stainless steel appliances, and a large island. Master bedroom with a walk-in closet and a large bathroom with a walk-in shower. The home is also close to the beach and has a large covered patio with a view of the Great Salt Pond.

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Black Stone Lead Trust

Black Stone is a lead trust that is designed to provide a steady stream of income to the beneficiaries. The trust is designed to provide a steady stream of income to the beneficiaries, and is a great investment opportunity. The trust is also close to the beach and has a large covered patio with a view of the Great Salt Pond.

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
Ballard Hall Sales Group
Real Estate, Mortgages, and More

Established in 2001, Ballard Hall Sales Group is a new concept and entirely operating on Black Island. We specialize in helping buyers and sellers of real estate, vehicles at value, and virtually anywhere in the world gain our network of qualified buyers.

Our agents are licensed professionals with 20+ years of experience who are members of the National Association of Realtors, the RI State's M.E.C., and the International of Black Island Realty.

We are excited about you absolutely knowing what will drive the success of Black Island Realty. We are committed to honesty and integrity, no working with you if you find our services are not going to be worth your time or your money. We are also available to work with you and state-wide as well as Black Island Realty and International.


401-466-8883
info@blackislandproperty.com
www.blackislandproperty.com



Scan the QR code using your smartphone to discover our website and more information about current listings

Ballard Hall Sales Group

Real Estate Sales, Options & Referrals



245 Southeast Road

Owned at \$600,000

MLS # 127097

This property is being SOLD AS-IS with all study visible. The house was moved from Highway 201 in October 2004. Second floor construction and Cape-style roof system was started in late 2004. Building permits were obtained in late August 2005, an architectural permit was obtained to bring the structure. There is an approved building permit for a 4,320 sq. ft. Addition project issued by the RI Dept. of Environmental Management. The system has never been built. There is a defined wall with the eastern boundary which has never been built. There are open views to the northeast of the view of Galesburg, Connecticut border, the entrance to CM Ballbar and the main building. Walking across is a good view of the land of the abating property. The property is being sold by a Trust of the Trustee has no knowledge of the information or correction.

| Property Label | Lot Size | Sq. Ft. Living Space | Bedrooms | Bathrooms | Year Built | Taxes |
|---|------------|----------------------|----------|-----------|------------|---------|
| Michelle Padden Ballard Hall Sales Group | 0.96 Acres | 1,260 sq. ft. | 6 | 2 | 2004 | \$6,163 |

Spec Sheet

We prepare a sales specification sheet with color photos which are given at each showing to potential buyers. A PDF version is available to send to all buyer clients who may be interested in your property.

Brochure

We assemble a complete set of information about your property which is given out at each showing and includes a plat map, aerial map, seller's disclosure, property deed, any recorded survey or subdivision, most recent ISDS inspection, and zoning decisions.

Sales Booklet

We publish and maintain a sales booklet featuring every property listed for sale on Block Island which is available to the public at our office in town. Our own listings receive a full page "Featured Listing" display.

Display Board

We post listings with photos on a large display board inside our office for clients to peruse as well as one outside that gains a lot of attention from passersby. BHSG listings are always on display with other listings on a cycle.

PHOTOGRAPHY

Available to All Listings

Interior Photography
Exterior Photography
360 Photography
Walk-through Virtual Tours
Property Video

Available by Request

Aerial Photography
Photo Editing for Seasonal Corrections
Floorplans

SOCIAL MEDIA

We have active accounts with:

**Facebook, Instagram, YouTube,
LinkedIn, Pinterest, Twitter,
Yelp, and Google Business**

We make frequent postings using our curated and recognizable branding to market properties, recent market activity, and prominent sales.

PROPERTY SIGN

Property signs remain one of the most effective forms of advertising a property.



A BHSG For Sale sign will be placed at the edge of your property, at your discretion.

GENERAL MEMBERSHIP

We are dues-paying members of the **Block Island Chamber of Commerce** and **Block Island Tourism Council**. Both memberships include online advertising and promotion.

Sales brochures are also automatically sent to all **Luxury Real Estate** members, including **Sotheby's** and **Christie's** affiliated brokers.

HOME STAGING

- carefully curated interiors to sell your home •



Upon request from you or your sales agent, our team of home stagers will enhance your home's appeal.



As real estate professionals themselves, our stagers have a firm understanding of what buyers in today's market are looking for and have the ability to make it happen.



By repurposing items you already have and bringing in new items, we believe we can sell your house faster and at a higher price than without staging services.

ADDITIONAL MARKETING AVAILABLE UPON REQUEST

Through our affiliation with Who's Who in Luxury Real Estate, we have other opportunities to promote your property. These methods are not included in our commission fee structure, although we prepare all copy and photography. If you would like to see your property advertised through any of these vehicles, you will be responsible for payment. Ballard Hall Sales Group will refund a portion of these costs at closing.

Featured Listing

The only property listed on the first page of LuxuryRealEstate.com. We can reserve this prime location for one week at a time.

Of the 65 million monthly visitors to the site, 5 million enter the site by clicking through the Featured Property of the Week. We receive a copy of every inquiry email generated.

Mini Websites

The LuxuryRealEstate.com web design team will create a website specifically for your property showcasing all of the property details, interior and exterior photos and Ballard Hall Sales Group contact information.

Featured Email

Reaching all members of Who's Who in Luxury Real Estate, a featured email promotes only your property with all details, photos and Ballard Hall Sales Group contact information.

Printed Brochures

Glossy, magazine-quality, full-color brochures featuring your property are available through The Iris Group at 40% discount due to our membership with Luxury Real Estate. Available designs:

2-sided brochure with 3 photos
4-sided brochure with 8 photos
6 x 8.5-inch property postcards