



The Complete Marketing Plan to >>>> Get Your Home Sold



By **Patricia Schenk**

SAMSON
PROPERTIES

Phone : 703-593-3313
pjs@patriciajoyschenk.com

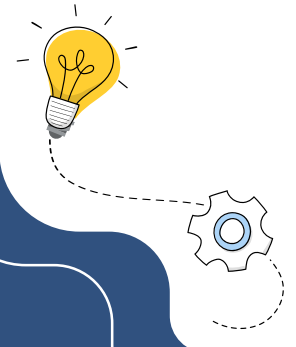
14291 Park Meadow Drive Ste. 500
Chantilly, Virginia 20151



We create a marketing platform around your listing

To literally drive thousands and even tens of thousands of interested buyers to see your home online and in person.

The MORE buyers that see your home, the more buyers I talk to and show your property to!



We **market** your home everywhere, including but not limited to:



Paid Advertising
on Facebook
and Instagram



Social Media
Marketing



Email Marketing



Print Marketing



Video Marketing



Mobile Marketing



Search Engine
Marketing



YouTube Marketing

And more!

Check the upcoming pages for more details



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Realtor and Consultant

PatriciaJoySchenk.com

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License: 0225203569, Virginia

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PROPERTIES

Paid Advertising on Facebook and Instagram



We will create **social media ads** and advertise your home on Facebook and Instagram.

- ✓ Different Facebook and Instagram ads for each status.
- ✓ Time tested ads that are guaranteed to generate results.

The collage displays six Facebook real estate ads from the 'Viola Real Estate Team'. Each ad is categorized by a status label in a blue box:

- Coming Soon:** A waterfront property in Mooresville with a pool and dream kitchen.
- Just listed:** A ranch in Liberty, MO, priced at \$149,000, with open house on Saturday and Sunday.
- Pending:** A home in Kearneysville, VA, under contract, with a call to action to get a free home price estimate.
- Open House:** A home in Grand Haven, MI, with a call to action to get a free home price estimate.
- Just Sold:** A home in Saskatoon, SK, with a call to action to get a free home price estimate.



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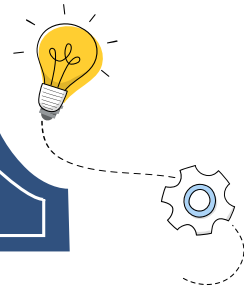
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Social Media Marketing

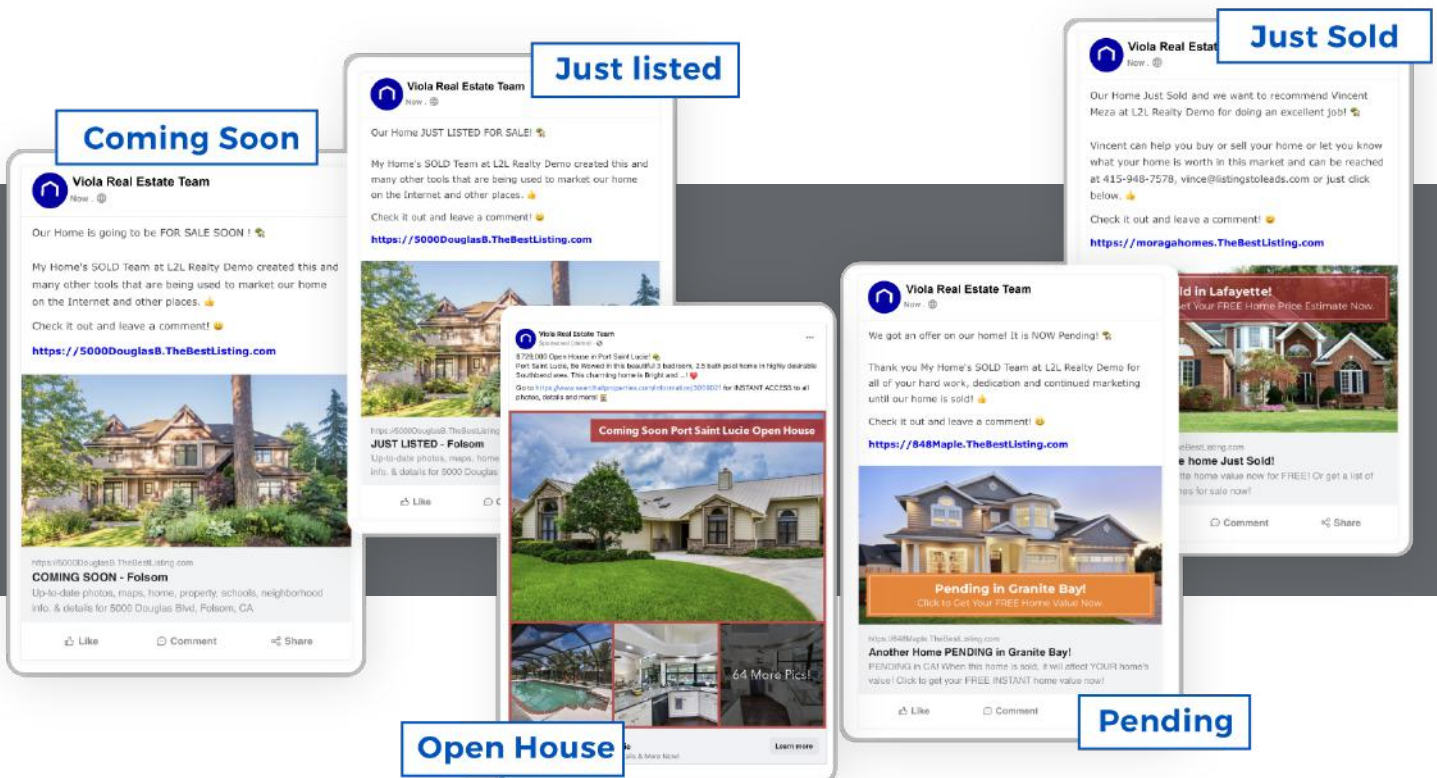


There are 4 billion total social media users across all platforms.



We will create **beautiful social posts** with images and share it in our Facebook, Instagram, LinkedIn, Twitter, and Pinterest.

- ✓ Different social media posts for each status.
- ✓ Different social media posts for each platform.
- ✓ Time tested post descriptions that get engagements.
- ✓ Beautiful custom-designed images for each social post.



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YouTube Marketing

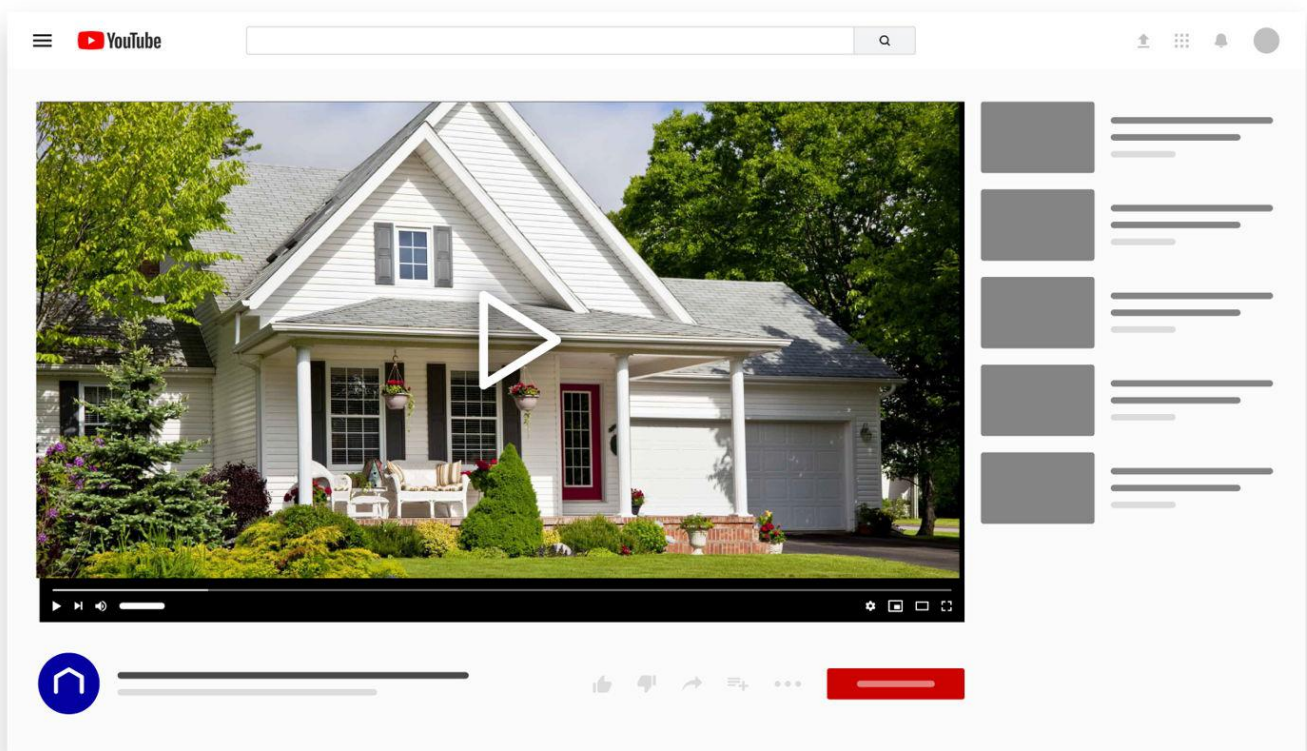


We will create a video for your home and post it to YouTube, where over 122 million people watch 1 billion hours of content every day.



We use proven techniques to optimize your home video to reach as many people as possible by sharing it on our channels.

- ✓ #1 Video Website in the US.
- ✓ #2 Visited website on the internet.
- ✓ Great SEO for your home.



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Print Marketing



56% of people find print marketing to be the most trustworthy type of marketing.



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Nearby Neighbor Marketing

Families and Friends are reconnecting more now than ever and that includes moving closer to the ones you love.

We will let neighbors know your home is for sale!



Hello, I hope you're having a great week!

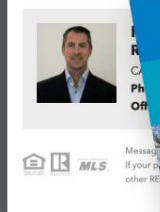
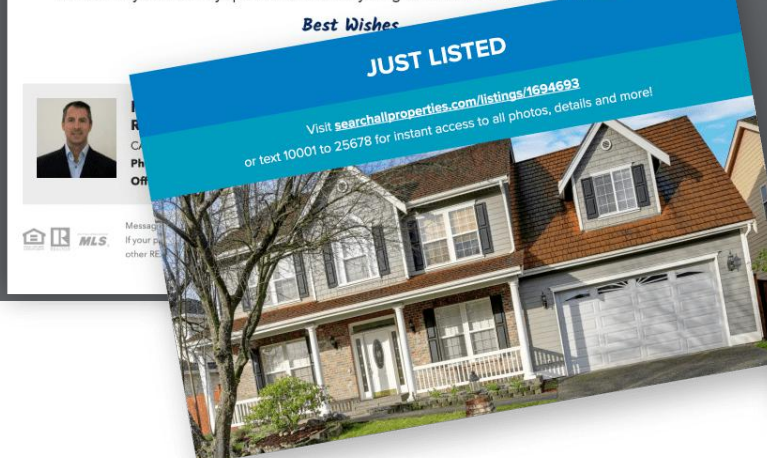
I just wanted to let you know that we are having an Open House at
15 Ambient Way in Granite Bay, CA on Sunday from 1:00 PM-4:00 PM!

You can get more information, price, all photos and more by going to:
15AmbientWay.TheBestListing.com
Or text 10009 to 25678.

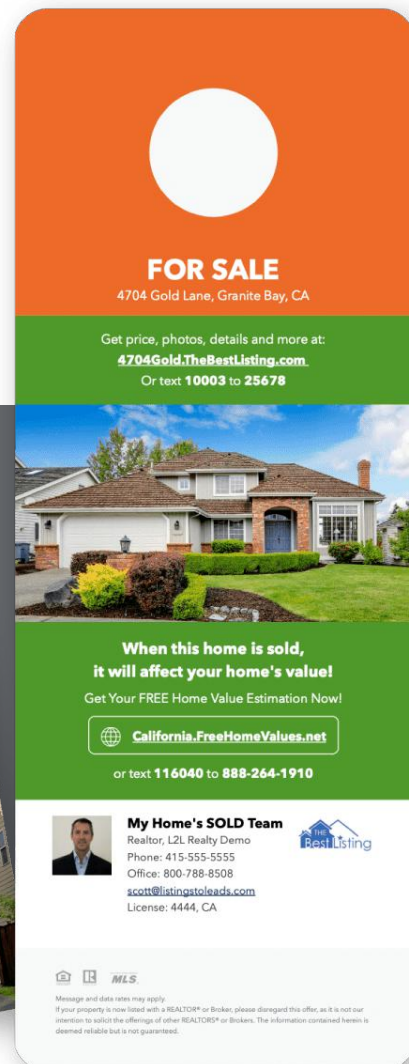
When this home is sold, it will affect YOUR home's value!

I would like to invite you to find out the new value of your home using today's technology at:
<https://California.FreeHomeValues.net>

I hope you find this helpful and, as always, I appreciate your referrals and do not hesitate to let me know if you have any questions about anything related to real estate or your home.



Message and data rates may apply. If your phone is not a text-capable device, please call.



When this home is sold, it will affect your home's value!

Get Your FREE Home Value Estimation Now!

California.FreeHomeValues.net

or text 116040 to 888-264-1910



Message and data rates may apply. If your property is now listed with a REALTOR® or Broker, please disregard this offer, as it is not our intention to solicit the offerings of other REALTOR® or Brokers. The information contained herein is deemed reliable but is not guaranteed.



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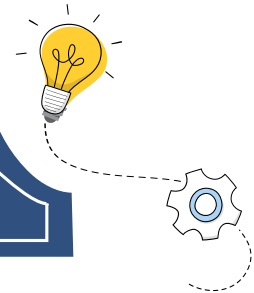
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PROPERTIES

Email Marketing

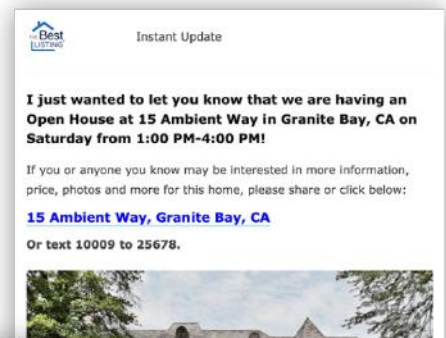


There are 4 billion daily email users.



We will be **sending your home** to our database of buyers in your area, our partners and your sphere of influence.

- ✓ We will create a different campaign for every listing stage.
- ✓ All our emails are optimized for mobile, tablets & desktops.
- ✓ Designed to generate and pre-qualify buyers, then schedule showings for your home.



to find out the new value of your home using website I created that will provide you with

[FreeHomeValues.net](#)

FREE Home Value Now!

ful and, as always, I appreciate your g any friends, family, or colleagues my way. porting me and my business endeavors and t know if you have any questions about estate or your home!



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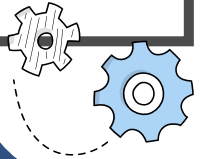
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Database Marketing to My Contacts



99% of email users check their email every day, some as much as 20 times a day!

We send your home to our database of buyers in your area, our partners, and your sphere of influence.

- ✓ We will create a different campaign for every listing stage.
- ✓ All our emails are optimized for mobile, tablets & desktops.
- ✓ Designed to generate and pre-qualify buyers, then schedule showings for your home.



Best Listing Instant Update

I just wanted to let you know that we are having an Open House at 5000 Douglas Blvd in Folsom, CA on Thursday from 1:00 PM-4:00 PM!

If you or anyone you know may be interested in more information, price, photos and more for this home, please share or click below:

[5000 Douglas Blvd, Folsom, CA](#)

Or text 107242 to 25678.

When this home is sold, it will affect YOUR home's value!

I would like to invite you to find out the new value of your home using today's technology at a website I created that will provide you with this information at:

<https://California.FreeHomeValues.net>

Get Your FREE Home Value Now!

I hope you find this helpful and, as always, I appreciate your consideration in referring any friends, family, or colleagues my way. Again, thank you for supporting me and my business endeavors and do not hesitate to let me know if you have any questions about anything related to real estate or your home!

Best Wishes,



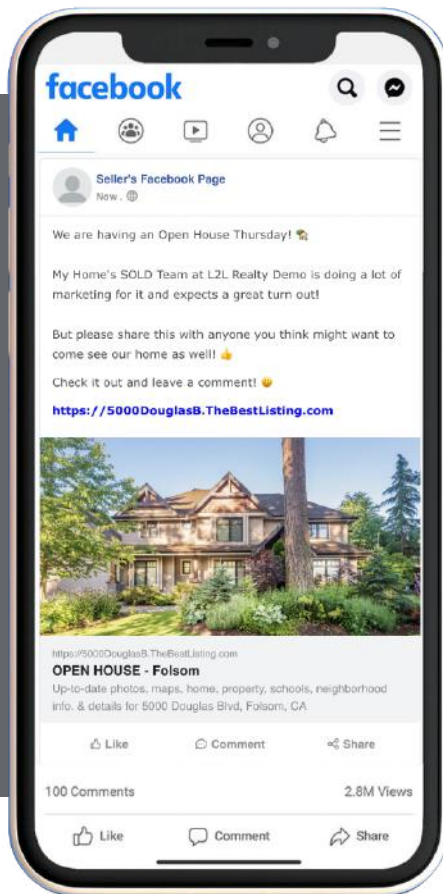
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Seller Sphere Of Influence

Someone you know likely knows someone looking to buy in the area. We will leave **NO stones unturned** trying to find a buyer and the highest price for your home!







OPEN HOUSE


01 : 22 : 07 : 31


DAYS HOURS MINUTES SECONDS




5000 Douglas Blvd Folsom, CA 95630

 **\$800,000**

 **3 BEDS**

 **5000 SQUARE FEET**

 **2 full, 1 half BATHS**


Not working with a real estate agent?


Then call us to get a \$2,000 bonus if we show you and you buy this or any of the homes listed [here](#). *See terms below.



You will be pleasantly surprised by this well kept home in Parkview. It is located on the Lobby Level and is accessed from the inside hallway or from a staircase on the outside which leads to this end unit. Everything sparkles--new kitchen and bath, perfect wall-to-wall carpeting plus a balcony which overlooks the beautiful bird sanctuary and garden area. There is a seasonal in-ground swimming pool and ample parking for residents and their guests. Don't miss out on this one!!!

*\$2,000 offer only available to purchasers not under contract with a real estate agent. Offer available for the purchase of this home only and valid if shown and bought through the listing agent.

Sincerely

**My Home's SOLD Team**
Realtor, L2L Realty Demo

Email: scott@listingstoleads.com
Phone: 415-555-5555
License: 4444, CA

SEARCH ALL HOMES FOR SALE
DOWNPAYMENT ASSISTANCE AVAILABLE
NEW CONSTRUCTION FOR SALE

Get Your Granite Bay Home Value FREE & INSTANT!

WARNING: The content of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the content to anyone or make copies thereof.



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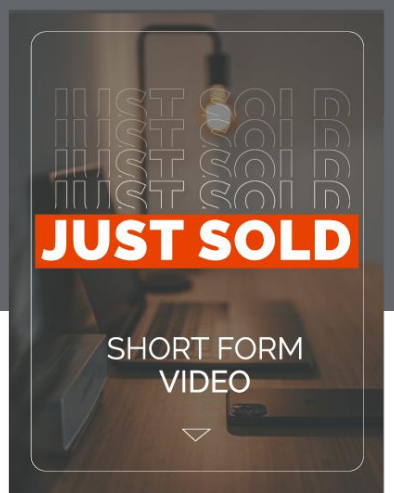
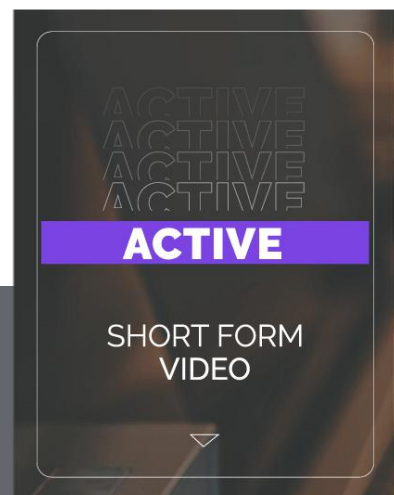
Short Form Videos



90% of vertical/short videos have a higher watch completion rate compared to horizontal ones.



We will create **unique vertical/short videos** for your home. Share them on Tiktok, Instagram Reels, and YouTube shorts. This new format is hot and known to generate motivated buyers.



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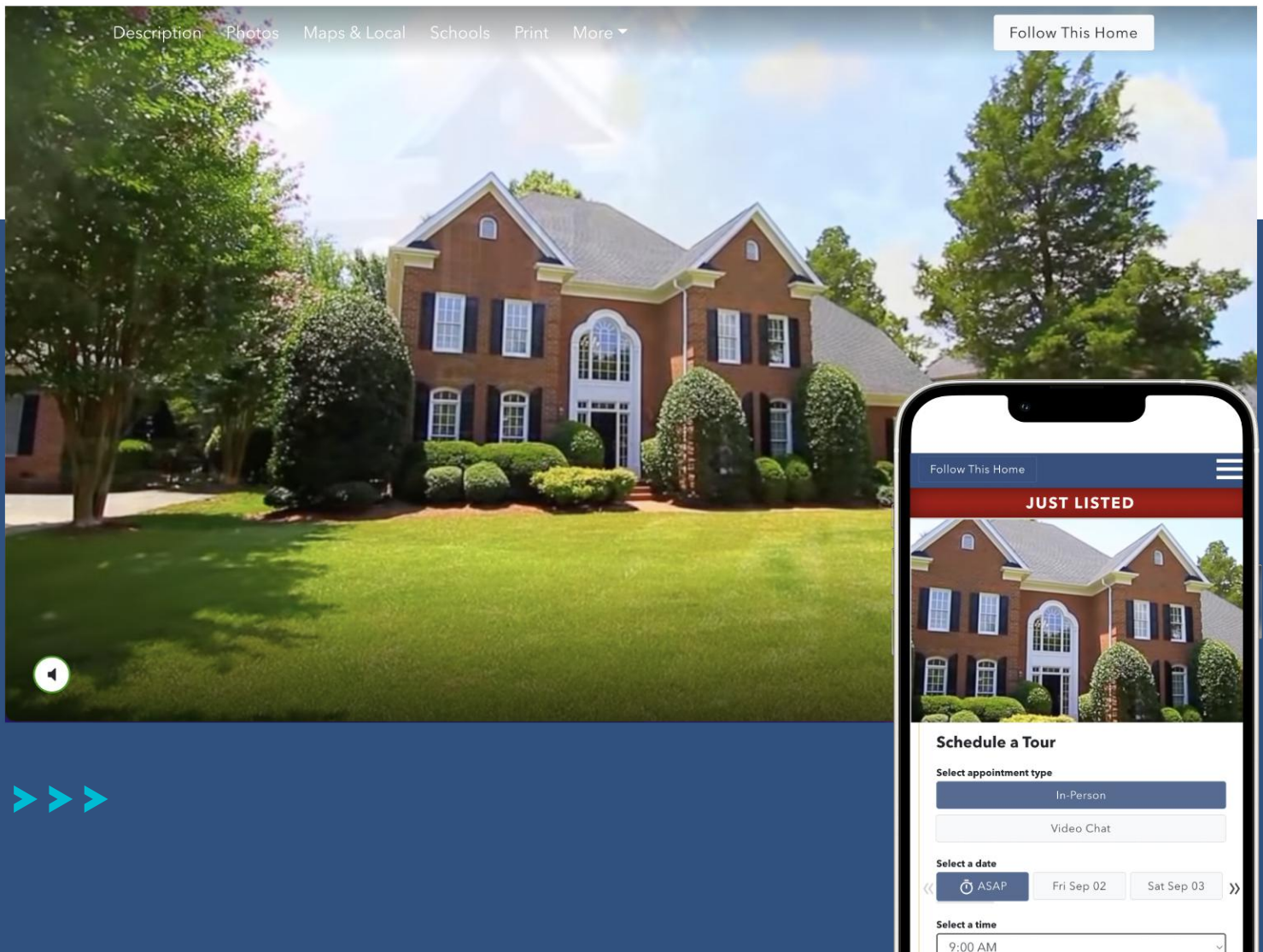
pjs@patriciajoyschenk.com 703-378-8810

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Listing Websites & Virtual Tours

We will create **beautiful single property websites** and **full-screen virtual tours** for your listing.



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Listing Flyers for Buyers!

We will design various **print flyers** with different colors, styles, and QR codes to generate engagement and link buyers to your listing vanity URL.

All the flyers come with:

- ✓ A link to your listing vanity URL.
- ✓ Listing photos, maps, and information.
- ✓ QR code and/or text extension.
- ✓ Different colors and design styles.
- ✓ Designed and tested to generate engagement.



FOR SALE
4704 Gold Lane, Granite Bay, CA

Contact for Price

SCAN FOR MORE DETAILS

5,450 sqft **4 Beds** **2 full, 1 half**

This Granite Bay home offers a bold dining room with built-in hutch, great chandelier, butler's pantry, master suite with dressing room, two-person shower, custom storage, his-and-her baths, linen closet, privacy room, his-and-her closets, makeup table, sitting room, walk-in closet to quickly find your clothes,...

Text 10003 to 25678
to receive all photos, details, school information and more via text 24/7!

Need to sell before you buy? Go to:
California.FreeHomeValues.net
for your FREE & INSTANT home value estimate!

My Home's SOLD Team
Realtor, L2L Realty Demo
License: 4444, CA
scott@listingstoleads.com
Phone: 415-555-5555
Office: 800-788-8508

Message and data rates may apply.
If your property is now listed with a REALTOR® or Broker, please disregard this offer, as it is not our intention to solicit the offerings of other REALTORS® or Brokers. The information contained herein is deemed reliable but is not guaranteed.



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Text / IVR & Sign Riders



We will capture quality buyer leads using text extensions!



INFO & PHOTOS. **ANYTIME.**
ON YOUR MOBILE PHONE.

**TEXT XXXXX
TO 25678**



- ✓ Unique extension number for your property.
- ✓ Designs proven to capture even more leads.
- ✓ Linked to your property website.
- ✓ Integrated with our marketing tools.

**Text XXXXX
To 25678**

INFO & PHOTOS. **ANYTIME.**
ON YOUR MOBILE PHONE.



**Text XXXXX
to 25678**

...

INFO & PHOTOS. **ANYTIME.**
ON YOUR MOBILE PHONE.



GET YOUR HOME'S VALUE NOW!

**Text XXXXX
To 888-264-1910**

Your 24/7 Home Evaluation Recorder Online



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Mobile Marketing



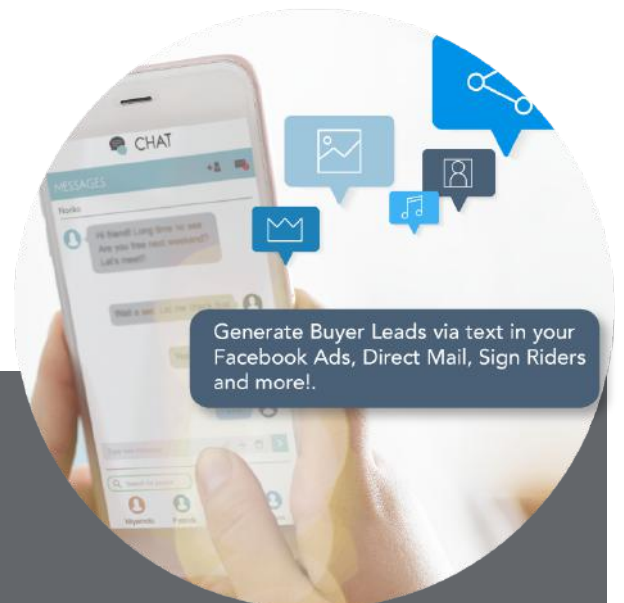
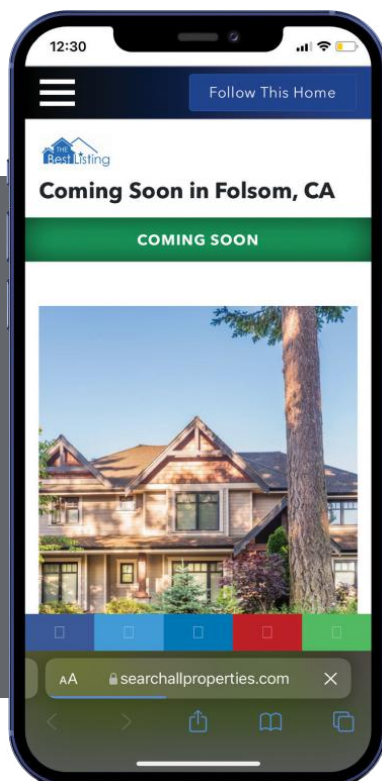
83.37% of the world's population own a smartphone and they spend 4 hours using it every day!



So we make sure that all our tools are **optimized for mobile and tablets** and guarantee to show your home the best way possible on each device.



SCAN THE
QR CODE



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Craigslist

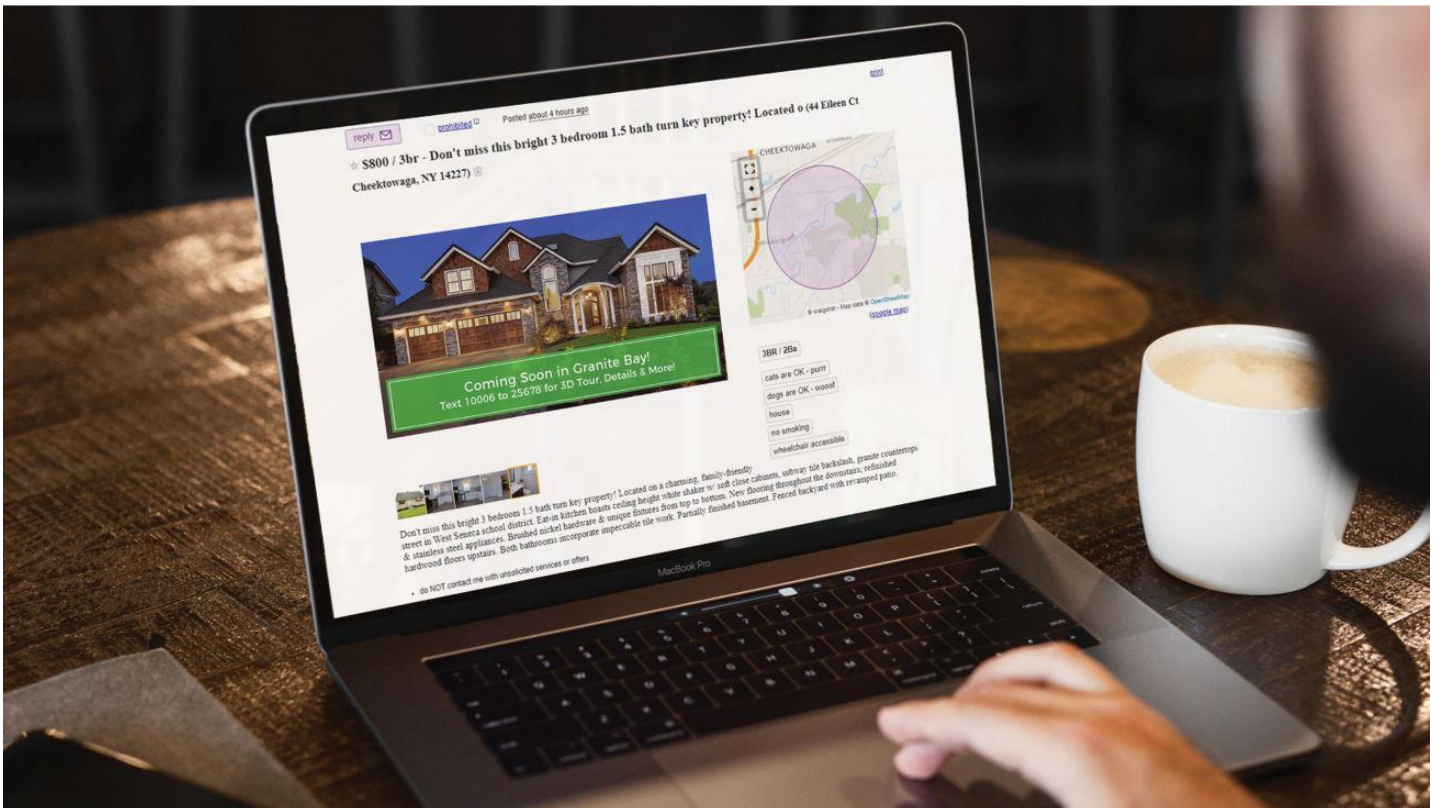
NOPE CRAIGSLIST IS NOT DEAD



Craigslist has at least 60 million monthly users in the United States alone and it drives 50 billion page views each month.



Our Craigslist ads will display your home with proven **call-to-actions** that generate more buyers.



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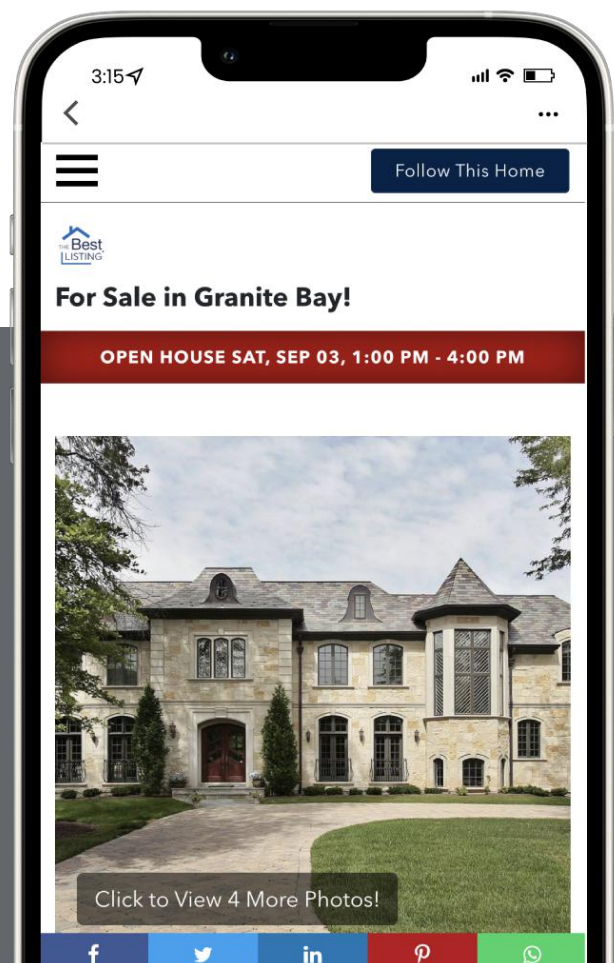
QR Codes

Our **QR codes** are designed especially for your listing and optimized for mobile marketing. This makes it simpler for potential buyers.

A QR code will be added to all your print marketing automatically. We can also provide you with the QR code to print on its own and use it in any place you feel is appropriate.



SCAN THE
QR CODE



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Reach & Frequency

We will market your home across **multiple channels** at each stage of the listing to ensure maximum reach and frequency.



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PROPERTIES

Coming Soon <<<

Get started strong out of the gate with Coming Soon Marketing **to let everyone know your home will be for sale.**

This is the time for your home to be introduced to the market getting any and all potential buyers excited to get more information and see your home ASAP!

Beautiful Home in Granite Bay
4704 Gold Lane, Granite Bay, CA

COMING SOON

Contact for Price
4 Beds
2 full, 1 half
5,450 sqft

This Granite Bay home offers a bold dining room with built-in hutch, great chandelier, butler's pantry, master suite with dressing room, two-person shower, custom storage, his-and-her baths, linen closet, privacy room, his-and-her closets, makeup table,...

Text 159252 to 25678
To receive all photos, details, school information and more text 24/7!

Need to sell before you buy? Go to KevinMendez-FreeValues4Home.com
for your FREE & INSTANT home value estimate.

Rest Listing
Kevin Mendez
L2L Realty Demo
Phone: 415-894-9382
Office: 800-788-8508
kevin@listingstoleads.com

Message and data rates may apply.
If your property is not listed with a REALTOR® or Broker, please disregard this offer, as it is not our intention to solicit this offer or to sell or lease the property on behalf of the seller. This advertisement is not an offer to sell or lease the property.

COMING SOON
4704 Gold Lane, Granite Bay, CA

Get price, photos, details and more at:
4704GoldLane.IsHomeNow.com
Or text 159252 to 25678

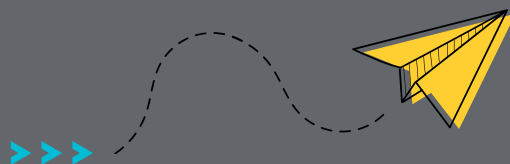
When this home is sold, it will affect your home's value!
Get Your FREE Home Value Estimation Now!

KevinMendez.FreeValues4Home.com

Kevin Mendez
L2L Realty Demo
Phone: 415-894-9382
Office: 800-788-8508
kevin@listingstoleads.com

Rest Listing

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Viola Real State Team
Sponsored (class)

Coming Soon in Winterville

Click below for INSTANT ACCESS to all photos, details and more.

This beautiful two-story home has 6 beds, 4 baths. It is the perfect home for a growing family. This home offers a open floor plan with a kitchen that...

FORM ON FACEBOOK
Coming Soon in Winterville
Get the Current Price, Photos, Details & More Now!

[Learn more](#)



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Just Listed <<<

Get started strong out of the gate with Just Listed Marketing **to let everyone know your home is now for sale.**

This is the time for your home to be introduced to the market getting any and all potential buyers excited to get more information and see your home ASAP!

Just Listed in Granite Bay!

JUST LISTED



View the Property Details, Photos, Map & School information here!

5530 Douglas Boulevard Granite Bay, CA 95746

BEDROOMS: 4 | BATHROOMS: 3 FULL, 1 HALF |
LIST PRICE: \$ GET CURRENT PRICE | 5,000 SQUARE FEET

Not working with a real estate agent?
Then call us to get a \$2,000 bonus if we show you and you buy this or any of the homes listed [here](#). *See terms below.

Sit by the cozy fireplace of this 4000-SF home only an easy drive to downtown.


Offers 4 bedrooms, 3 bathrooms, with built-in bookcases, surround with linen closet, whirlpool tub for his-and-her baths, dual sinks, custom sunny kitchen with work island, built-in quarters, luxury baths, sun room, home office, den, wine cellar, honed marble, custom drapes, detailed plaster molding, solid wood doors, paint, built-in barbeque for back yard.

*\$2,000 offer only available to professional real estate agent. Offer available and valid if shown and bought through agent.

Support L2L
Now - 6:00 PM

Just Listed in [Edit Image](#)

Text 10001 to 25678 for Photos & Details.




4 More Pics!

Just Listed in Granite Bay
Get the Current Price, Photos, Details & More Now!

[Comment](#) [Share](#)

JUST LISTED

Visit searchallproperties.com/listings/1694693 or text 10001 to 25678 for instant access to all photos, details and more!



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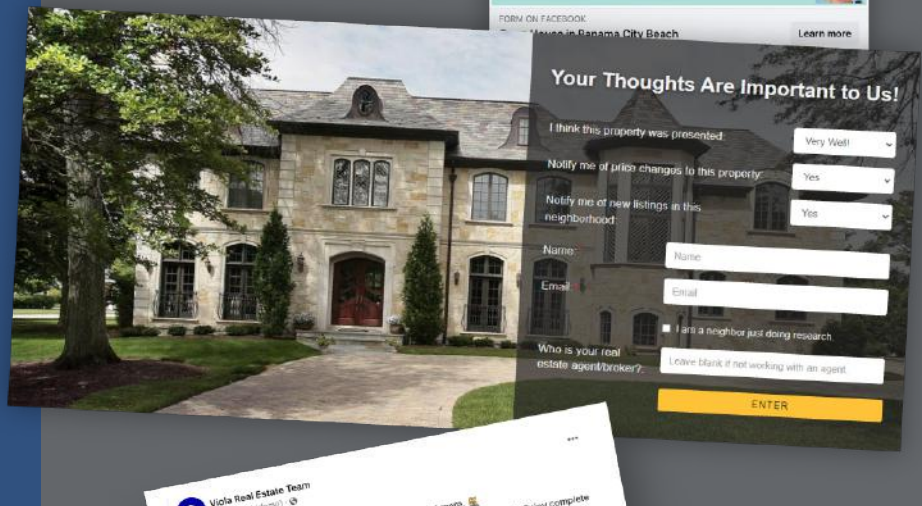
If you have not received and accepted an offer by the end of the Just Listed period, we will adjust our marketing and keep marketing your property until an offer is received and accepted.



Open House <<<

During the course of the listing, **it may be necessary to hold open houses** in order to more easily facilitate to the showing needs of the maximum number of buyers as possible.

We will discuss this with you to create a plan that maximizes your needs and goals.



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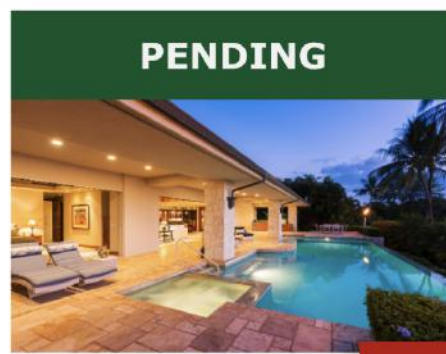
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Pending <<<

When an offer is received and accepted **there is still a lot of work to do until the deal is closed!**

We will continue to market your home until the deal is done in order to maximize your options and protect your interests.



PENDING

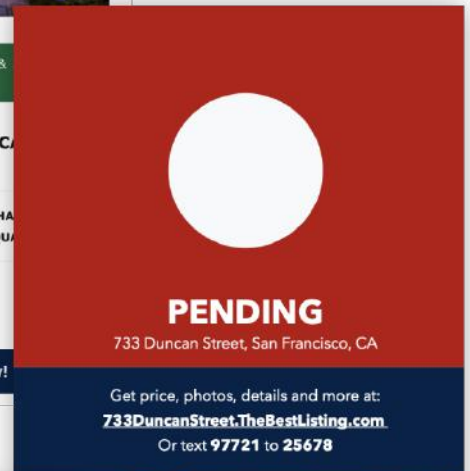
View the Property Details, Photos, Map & information here!

733 Duncan Street San Francisco, CA

BEDROOMS: 4 | BATHROOMS: 3 FULL, 1 HALF
LIST PRICE: \$ GET CURRENT PRICE | 4500 SQU

Amazing new home.

Get Your Free Home Value Now!



PENDING

733 Duncan Street, San Francisco, CA

Get price, photos, details and more at:
733DuncanStreet.TheBestListing.com
Or text 97721 to 25678

Viola Real Estate Team
Now . @

We got an offer on our home! It is NOW Pending! 🎉

Thank you My Home's SOLD Team at L2L Realty Demo for all of your hard work, dedication and continued marketing until our home is sold! 🙌

Check it out and leave a comment! 🙌

<https://848Maple.TheBestListing.com>



Pending in Granite Bay!
Your FREE Home Value Now.

Pending in Granite Bay!
This home is sold, it will affect YOUR home's FREE INSTANT home value now!

Comment

Share



Nearby Home Sales Will Be Affected!

Get your updated home market analysis now below! *

Please Enter Your Property Address

Get Market Analysis

or use your email instead

If you would like to view & receive updates about the property and others like it, please click 'Continue with Facebook' or 'Use email instead'.

Text XXXXX
To 25678

INFO & PHOTOS. ANYTIME.
ON YOUR MOBILE PHONE.



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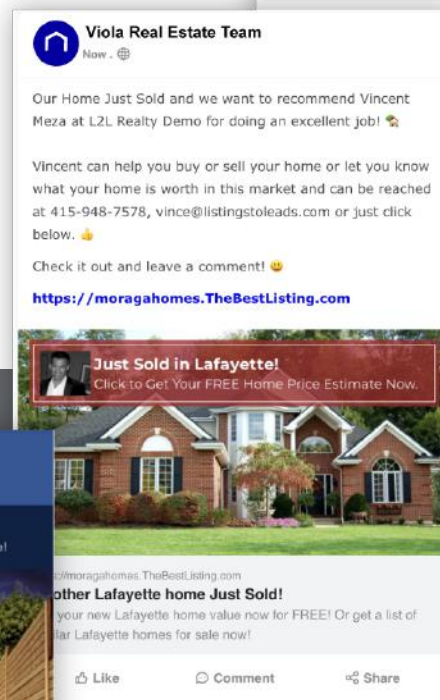
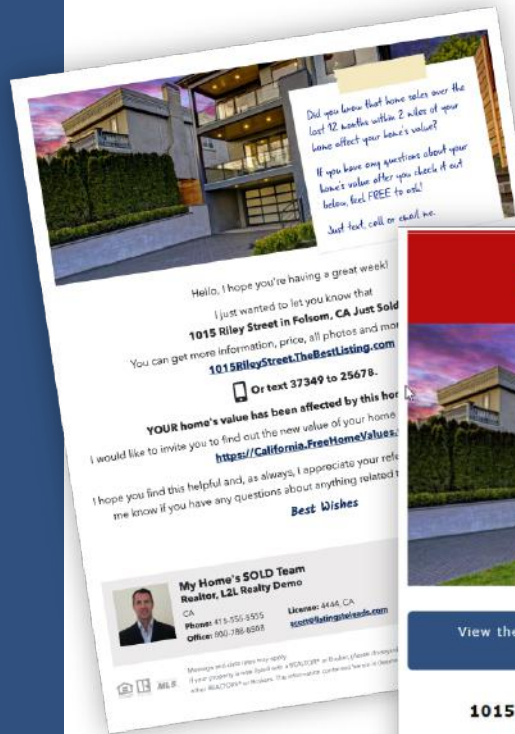
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Marketing to Just Sold <<<

No matter how great the market may or may not be, your home will get sold for top dollar in the shortest amount of time possible.



multiple offers above asking!

Granite Bay School District, this home features an open floor plan, updated kitchen and entertaining.

It provides many choices for indoor and outdoor dining room with hardwood floors and intimate dining experiences. The kitchen, with granite countertops, provides plenty of space for "chef" in the family.

Viola Real Estate Team
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listingstoleads.com
415-550-5555
A



Patricia Schenk

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SAMSON
PROPERTIES

Weekly Traffic Reports

You will receive **weekly traffic** reports that detail our marketing efforts so that you are always up-to-date. >>>



Your Weekly Performance Report for:

15 Ambient Way, Granite Bay, CA

Your property has been marketed using the tools below and achieved the following results, bringing your property more exposure and generating more leads for me to talk to, about your property.

Social Media

We share your listing on different social media platforms including Facebook, Instagram, Twitter, LinkedIn and Pinterest.

Number of Posts

63

Advertising

We use paid advertising to promote your listings on Facebook, Instagram and Google Ads.

Reach

4,003

Impressions

2,542

Clicks

58

Property Websites

We create a fully dedicated single property website, virtual tour and listing landing page for your listing. Click to see your property's website: <https://15AmbientWayTheBestListing.com>

Visits

464

Clicks

67

Form Submissions

191



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Please check my reviews at:



Scan me

Schenk.AmazingClientReviews.com



My clients find these reports valuable in helping them **get more money faster** for their home! Scan the QR code to get your FREE copy



SCAN THE QR CODE



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The Complete Marketing Plan to >>>> Get Your Home Sold



By Patricia Schenk

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Chantilly, Virginia 20151



If your property is now listed with a REALTOR® or Broker, please disregard this offer, as it is not our intention to solicit the offerings of other REALTORS® or Brokers. The information contained herein is deemed reliable but is not guaranteed. Message and data rates may apply.