



Your Personal Listing Consultation with

Lynda Melnick



Content in this publication is for informational purposes only and is not to be construed as legal, financial or real estate advice. Subject to change.





Why Lynda & The Melnick Collection?

As a seller, you want your real estate transaction to go smoothly. That means selling your home promptly on the most favorable terms. That's what we do.

Our goal is to help YOU reach YOUR goals!

- Integrity, Honesty, & Accessibility
- Team of Experts to Assist You With More than 45 Years Experience
- Luxury Waterfront Specialists
- Comprehensive Research, Analysis, & Marketing
- Professional Negotiation Skills
- State-of-the-Art Websites & Technology
- Full-Time Marketing Director
- 24 Hour Concierge



Lynda

Highly Skilled to Get You the Best Price for Your Home



If I could leave six stars I would. First off, Lynda and her entire team are a class act, understanding, patient, and professional. Lynda knows the market and local conditions and pricing. And it's very obvious they care about each of their clients, She returns each text, email, or any questions I have. I sold my house and have no regrets that I chose her as my agent! Highly recommended. ~David Tseng



Lynda Melnick is a super real estate agent. Her outstanding work ethic provided for a smooth, flawless process in the purchase of our new home. Lynda and her team were excellent. ~Lewis Brock



We have bought and sold eleven properties all over the country for a total of 22 transactions and Lynda was, by far, the best realtor we've ever worked with. We highly recommend her to anyone buying or selling a home. ~Roger Sorochty

Meet the Team

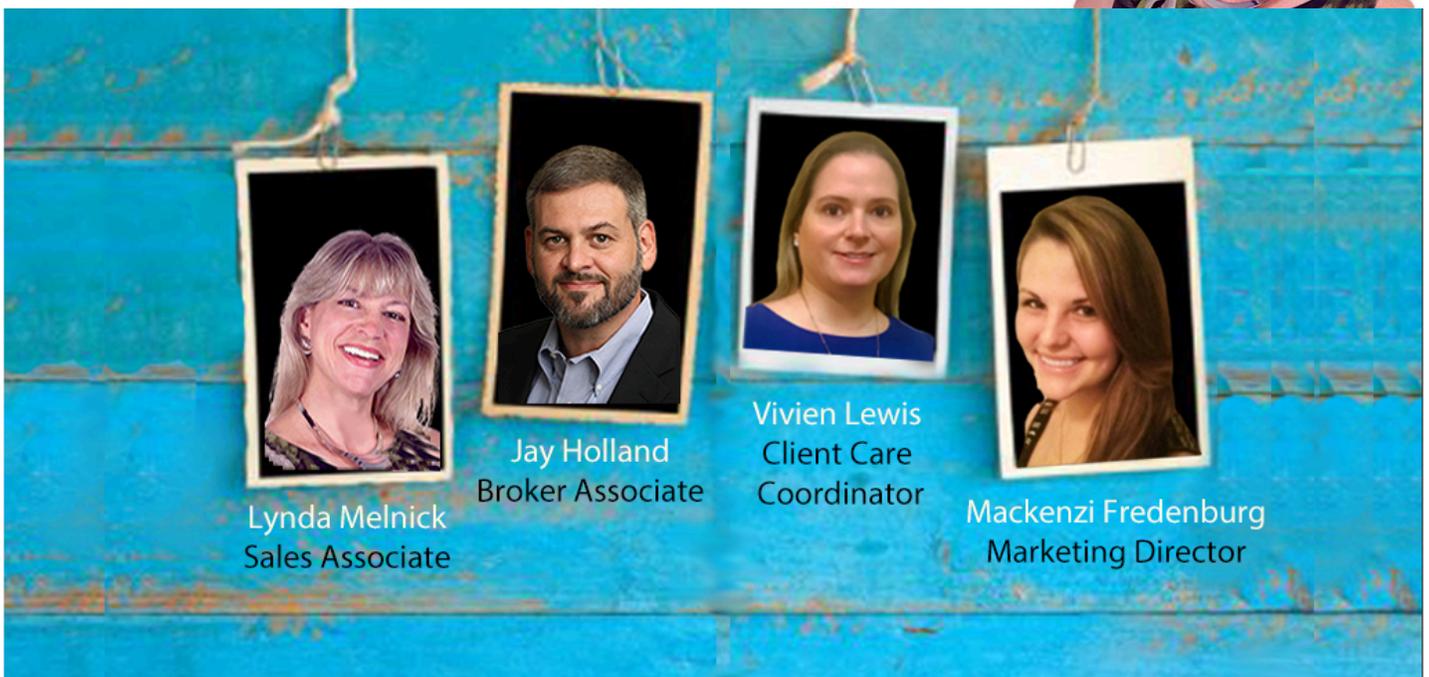
Jay Holland - "My drive and dedication to outstanding performance allow me to excel in a fast-paced real estate market without sacrificing quality and details. Born and raised in Manatee County, I'm a Homegrown Agent. I've watched the Manatee/Sarasota area grow, develop, and prosper. From back roads to highways, from the Manatee River to the Gulf of Mexico, I help buyers and sellers explore the possibilities and options available. As a knowledgeable negotiator, I'll research potential properties, provide the answers needed to make decisions, as well as negotiate the terms and price to successfully complete a real estate transaction. I look forward to working with you!"

Vivien Lewis - "The Melnick Collection culture is my main focus. I pride myself in being able to read others and anticipate their needs. This allows me to maintain seamless operations and perform at a high level. I'm proficient in a wide range of integrated apps and platforms. The Melnick Collection focuses on superior service. It is my priority to manage daily tasks and ensure a smooth transaction every time!"

Mackenzi Fredenburg - "I'm fueled by my passion for people. As Marketing Director, I embrace challenges and consider myself a forever student. Staying current and effective with branding, marketing and technology, I strive to use the best tools to maximize exposure, both locally and globally. In today's fast-paced, ever-changing world, it's important to stay one step ahead, always searching for the best possible strategy!"



Lynda



Lynda Melnick
Sales Associate



Jay Holland
Broker Associate



Vivien Lewis
Client Care
Coordinator



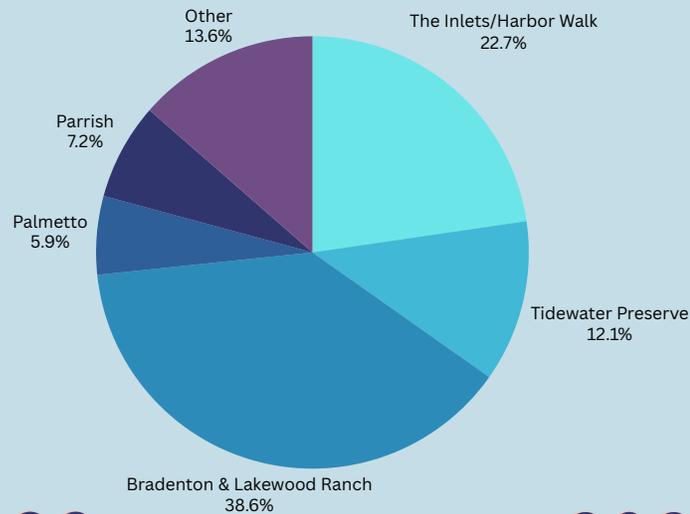
Mackenzi Fredenburg
Marketing Director

What are the Differentiators?

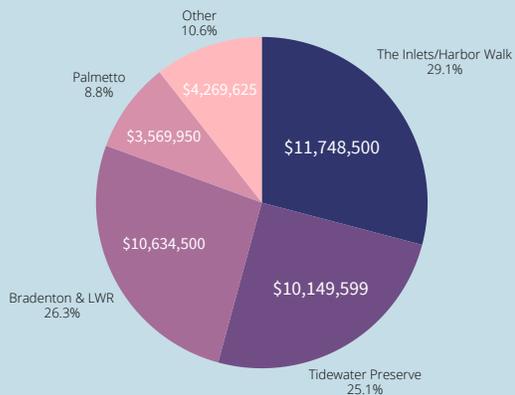


Neighborhood Production Volume 2021 - 2022 - 2023

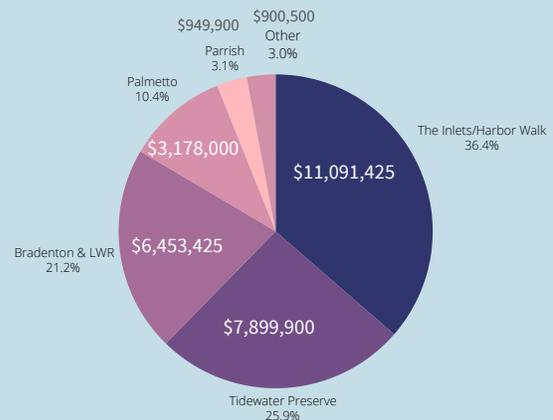
2023
\$17,360,917



2022
\$ 26,808,340

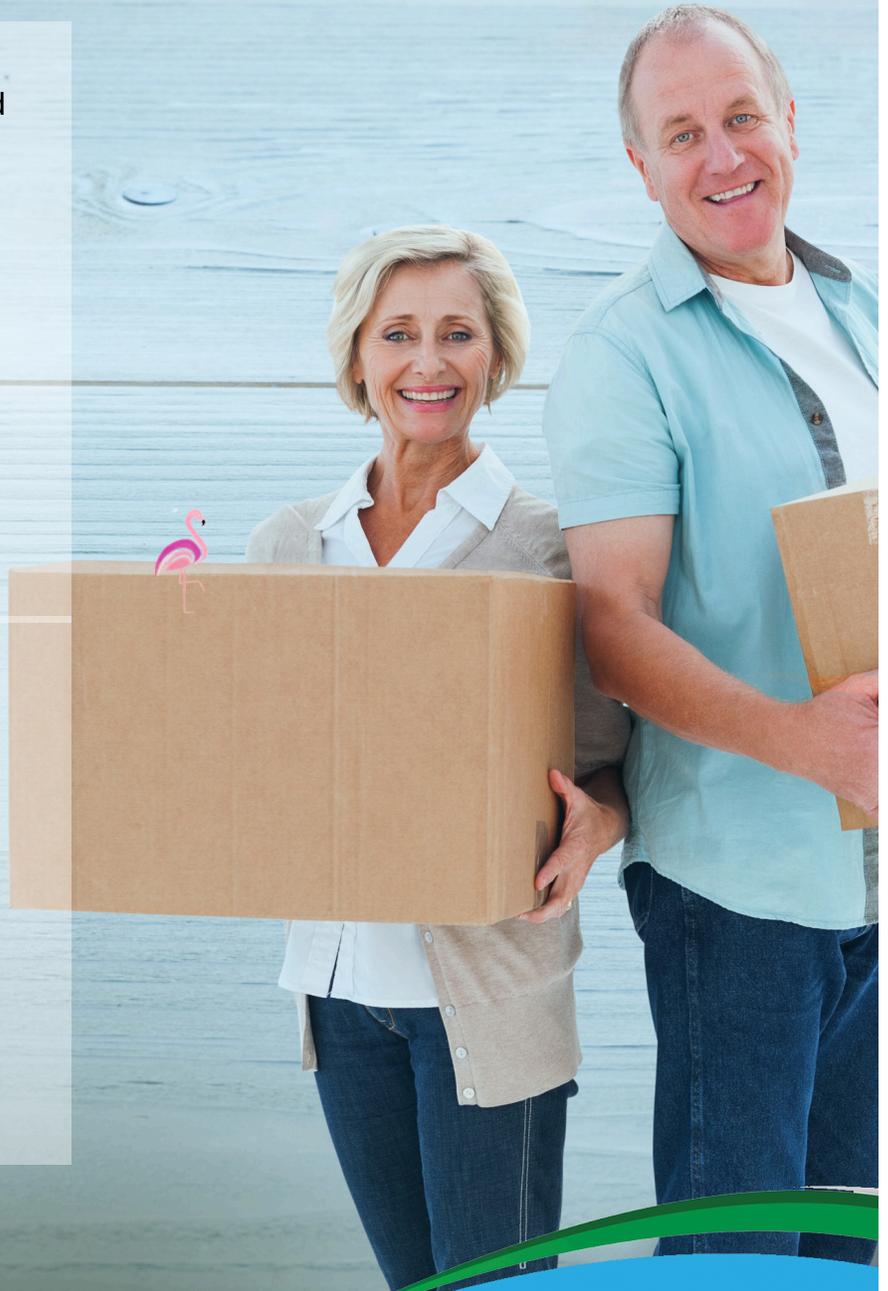


2021
\$38,894,722



We Recognize That We Work For You

- We listen to you and understand your needs.
- We know the current real estate market and will explain how it impacts your pricing decisions.
- We communicate progress with you.
- We handle your confidential transaction with the utmost security every step of the way.
- We strive to provide value to you.
- We understand the complex state-required disclosures and look out for your best interests.
- We recognize the stress factor, and personally help alleviate issues before they happen.





The Winning **STEPS OF SELLING A HOUSE**

1

Personalized Consultation and Listing Agreement

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

2

Home Review & Staging

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

3

Collaborative Marketing

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

4

Photography and Video

Showcasing your property is done with professional photography and videography.

5

Syndication & Exposure

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

6

Outdoor Signage

If permissible, our installation professionals will place an attractive For Sale sign in the best possible location.

7

Extensive Listing Launch

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

8

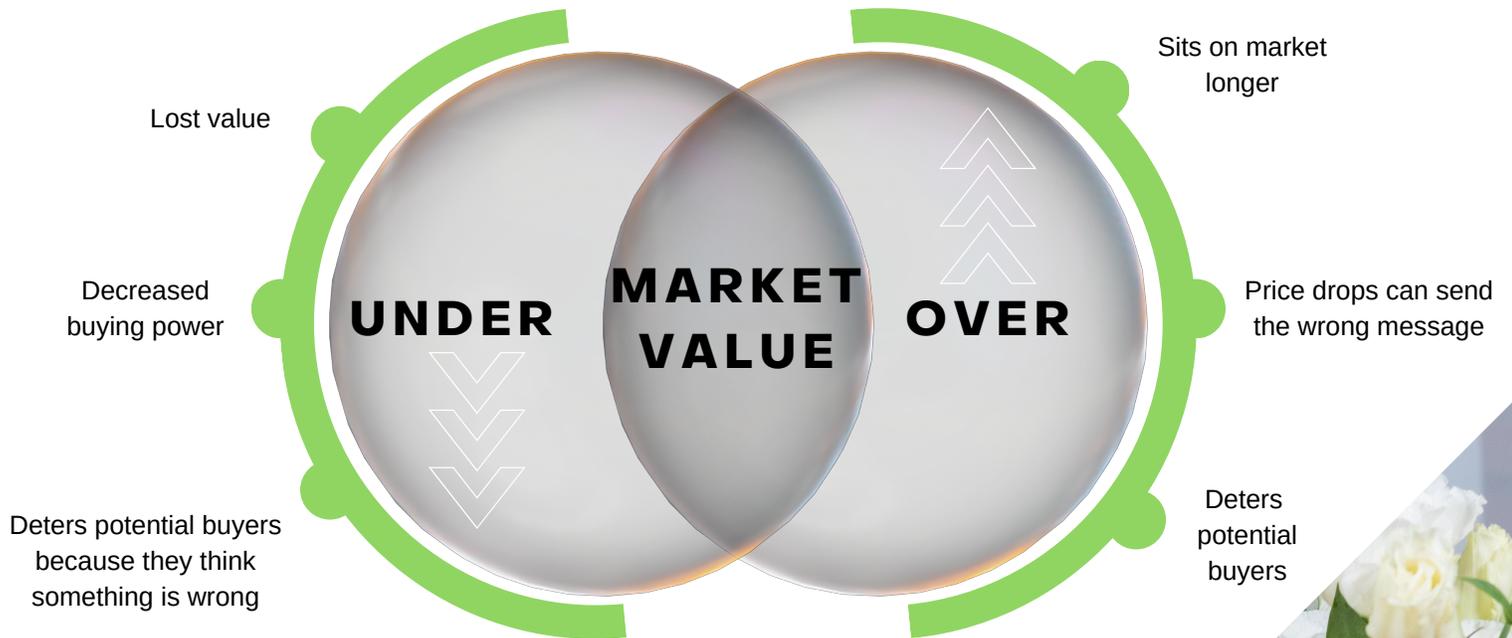
Seller Communications

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

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 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

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 we are to find a buyer fast.

- Email campaigns
- E-Cards
- E-Blasts
- Social Media Posts
- SINGLE PROPERTY WEBSITES
- Worldwide Listing Syndication
- Associate Website Exposure
- Properties in Motion

900 Sample Way
Woodbury, NY 11797

PRICED AT \$900,000

Listing Details

3 Bedrooms, 2 1/2 Bathrooms, 2,200 Square Feet, 5 Lot Size

Description

Features

Gallery

Contact the Listing Agent

First Name, Last Name, Email, Phone

WAGNER REALTY

Properties in Motion is a video solution with voice over that gets listings rated higher on Google (resulting in being featured on Google page one more quickly.)

We have buyers!

Find an office at WagnerRealty.com and receive a FREE Comparative Market Analysis

Wagner Realty - Florida Real Estate

3639 Cortez Rd W, Ste 200
Bradenton, FL 34210

Promote your business locally to lead people directly to 3639 Cortez Rd W, Ste 200 Bradenton, FL 34210.

Wagner Realty

Established in 1936, Wagner Realty is one of the oldest and largest independent, locally owned and operated real estate companies in

LISTING VIDEO

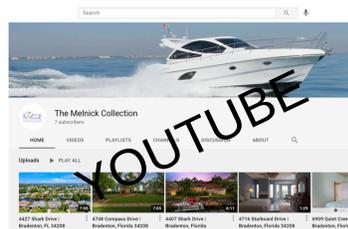
308 6TH AVENUE E, PALMETTO, FL 34221

WAGNER REALTY

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

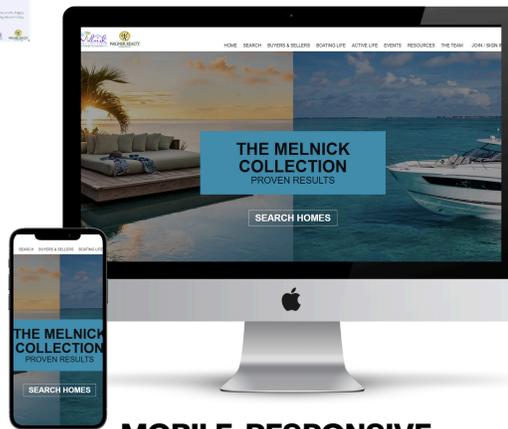


SOCIAL MEDIA HAS CHANGED THE WAY REAL ESTATE IS SOLD TODAY. WE USE EXCEPTIONAL NETWORKING SKILLS TO GET THE WORD OUT AND CREATE A BUZZ ABOUT YOUR PROPERTY.



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



WE PUT SOCIAL MEDIA TO WORK FOR YOU

Print Marketing - Targeted Distribution



Marketing - Above & Beyond Open Houses!



Parade of HOMES 2019
 Sunday, July 21st from 12-4 pm

Please join us for a Sunday fun day including the bites, Wandering Whale Mimosas, incredible homes and prizes! Visit these four Melnick Luxury Collection homes for your chance to win \$100 Michael Johns gift card, \$100 to charity of your choice and MORE!
 Please RSVP to Sherry Puchberg at Admin@melnick.com

| | | | |
|------------------|------------------|-------------|-------------|
| | | | |
| 4758 Mainsail Dr | 4725 Mainsail Dr | 504 Regatta | 508 Regatta |

Featured Luxury Homes Include:

- 504 Regatta | \$386,000
- 508 Regatta | \$512,500
- 4758 Mainsail Dr | \$714,500
- 4725 Mainsail Dr | \$682,500

We hope to see you there!

Lynda Melnick
 (941) 730-5180 • LyndaMelnick@gmail.com
 www.LyndaMelnickRealtor.com

Parade of HOMES
 Change Your Latitude

Harbour Walk
 Sunday, July 21st, 12-4 pm

| | | | |
|------------------|------------------|-------------|-------------|
| | | | |
| 4758 Mainsail Dr | 4725 Mainsail Dr | 504 Regatta | 508 Regatta |

Enjoy a Sunday fun day including lite bites, Wandering Whale Mimosas, incredible homes, and prizes! Visit these four Melnick Luxury Collection homes for your chance to win \$100 Michael Johns gift card, \$100 to charity of choice, and MORE! Homes are going quickly...
 Join Us, make your dreams come true!

Lynda Melnick
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 www.LyndaMelnickRealtor.com

Syndication & Exposure - Local & Global



INDUSTRY-
LEADING
SALES.
**WORLD-CLASS
SERVICE.**

1.3 MILLION
GLOBAL TRANSACTIONS

550
COMPANIES

4,600
OFFICES

150,000
SALES ASSOCIATES

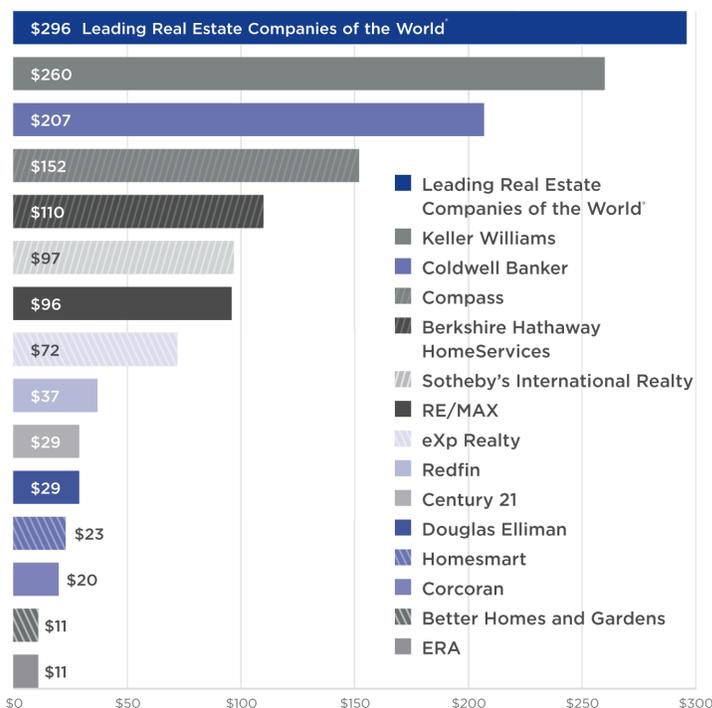
70
COUNTRIES



Leading
REAL ESTATE COMPANIES
OF THE WORLD

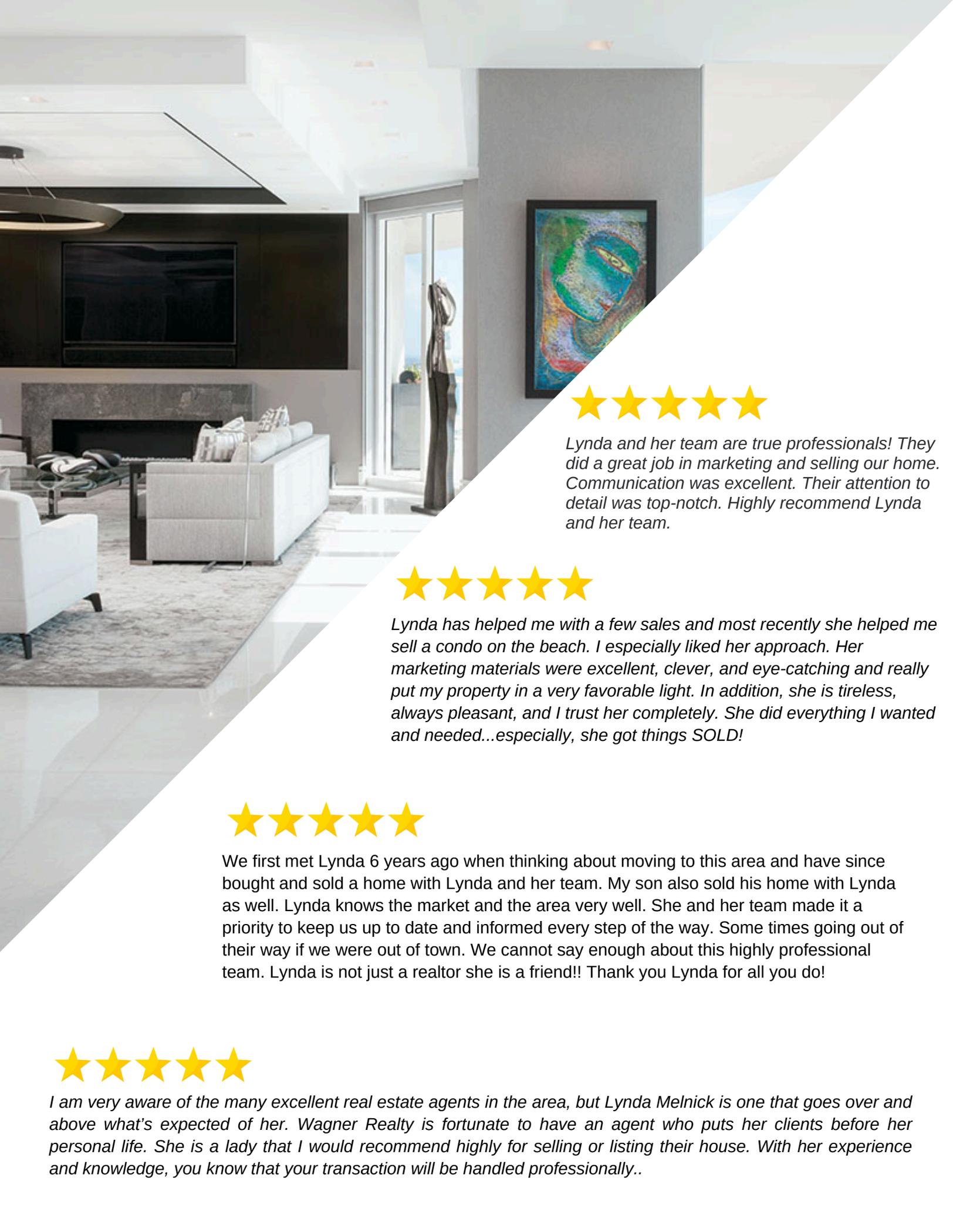
MORE U.S. HOME SALES VOLUME THAN ANY OTHER REAL ESTATE NETWORK, FRANCHISE OR BROKERAGE BRAND. \$296 BILLION IN U.S. HOME SALES VOLUME.

As an affiliate of Leading Real Estate Companies of the World, our brokerage is a local and global market leader working on your behalf. LeadingRE's world-class marketing resources and connections allow us to provide you with a truly exceptional real estate experience.



Volume shown in billions of dollars.
This bar chart is sourced from REAL Trends 500 for 2020, realtrends.com.





Lynda and her team are true professionals! They did a great job in marketing and selling our home. Communication was excellent. Their attention to detail was top-notch. Highly recommend Lynda and her team.



Lynda has helped me with a few sales and most recently she helped me sell a condo on the beach. I especially liked her approach. Her marketing materials were excellent, clever, and eye-catching and really put my property in a very favorable light. In addition, she is tireless, always pleasant, and I trust her completely. She did everything I wanted and needed...especially, she got things SOLD!



We first met Lynda 6 years ago when thinking about moving to this area and have since bought and sold a home with Lynda and her team. My son also sold his home with Lynda as well. Lynda knows the market and the area very well. She and her team made it a priority to keep us up to date and informed every step of the way. Some times going out of their way if we were out of town. We cannot say enough about this highly professional team. Lynda is not just a realtor she is a friend!! Thank you Lynda for all you do!



I am very aware of the many excellent real estate agents in the area, but Lynda Melnick is one that goes over and above what's expected of her. Wagner Realty is fortunate to have an agent who puts her clients before her personal life. She is a lady that I would recommend highly for selling or listing their house. With her experience and knowledge, you know that your transaction will be handled professionally..

TESTIMONIALS



I can't speak highly enough of Lynda Melnick as our real estate agent. Her professionalism, knowledge, honesty, integrity, and hard work ethic were very much appreciated and respected. She was detail-oriented from giving us staging advice and tips to quickly sell our home. She hired an awesome photographer who took over 80 amazing pictures of our home. In addition that photographer made an amazing virtual tour as well. Lynda is honest, good with people, and my wife Violet and I are truly blessed that we selected her to sell our home.



Lynda is the real deal! She sold our home in about 30 days! From day one of signing with Lynda, we had so many prospective buyers - it was almost overwhelming! She was always reachable (day & night) and our questions were answered within minutes (text or email). DO NOT let anyone else attempt to sell your home - choose ONLY the BEST... Lynda Melnick!



Lynda has been an outstanding realtor for over 20 years. Her knowledge of the market and her professionalism are unequaled. She is always ready to go the second mile to get your needs met.

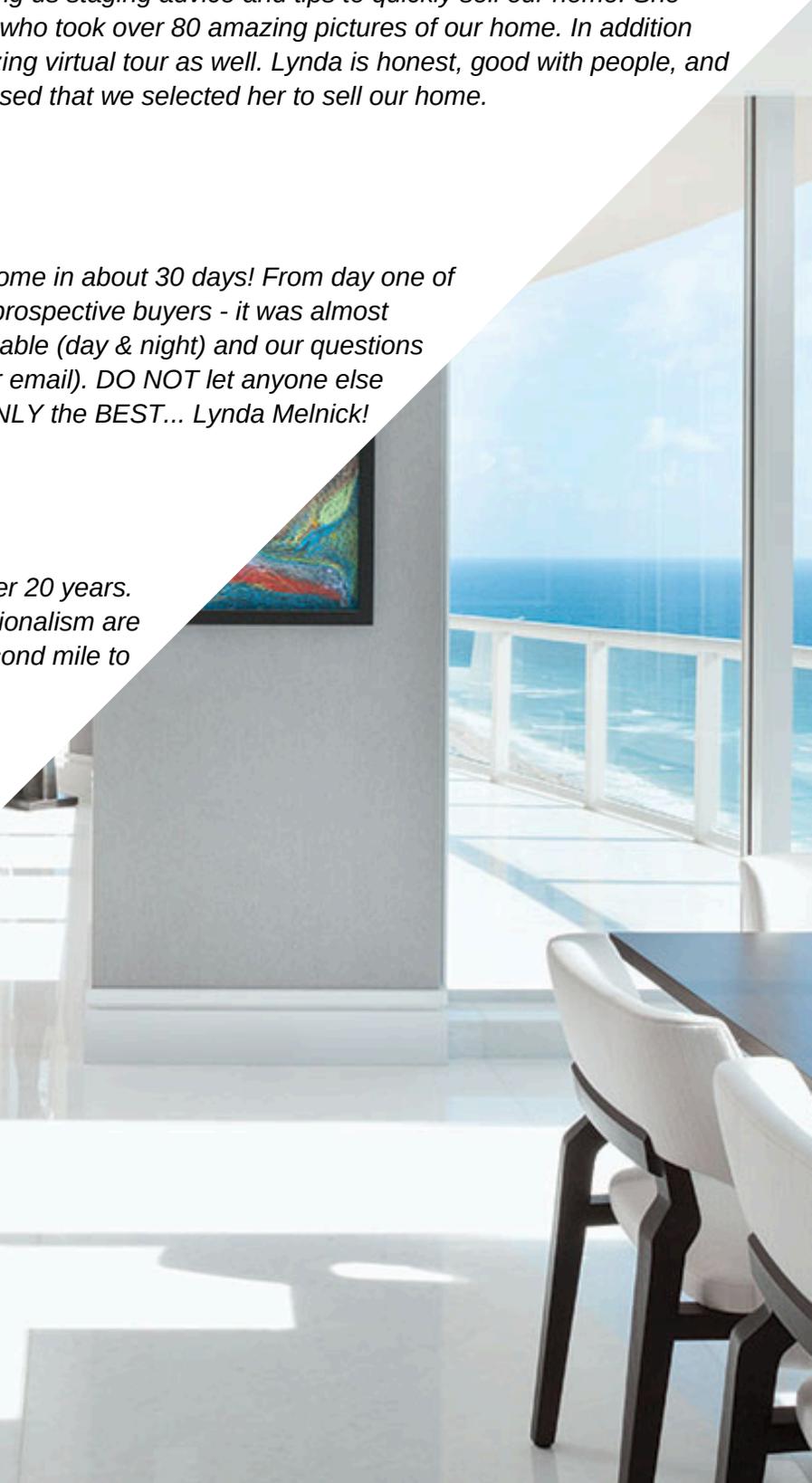


Lynda is a true go-getter. She sold our home in two days for much more than asking price. Her team is second to none. We could not be happier.

Scan QR Code
For More
Testimonials



<http://dmgre.us/22yn>





Thank you for taking the time to preview this seller's package. This information was prepared to answer any questions you may have. I look forward to working with you in the near future and feel certain that you will be happy with my services.

The Melnick Collection
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Lakewood Ranch, FL 34202
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941-730-5180

