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KELLERWILLIAMS.
REALTY

each office is independently owned and operated
DRE #01870514

13400 Sabre Springs Pkwy | Suite 100
San Diego, CA 92128



Hugli & Associates

Erin Mann

"Unlock Your Dreams"

909.772.2165

ErinMannSellsHomes@gmail.com

ErinMannSellsHomes.com

DRE # 02002542

Experience | Lifestyle | Results



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ABOUT MY TEAM

ERIN MANN

- California Licensed Real Estate Agent DRE# 02002542
- Knowledge of Market
- Appraisal Expert
- Selling & Buyers Specialist
- Local Business Owner for 25 Years
- Renovation Consultant
- Marketing Specialist



KEVIN HUGLI

- Designated Broker/Officer 2017
- CA Licensed RE Broker #01186439
- Licensed Since 1995
- Agent Leadership Council 2009-2012
- Co-Founder of Charity for Poway & RB Sr Centers
- Investor in Keller Williams Realty S.D. North Inland
- Listing Specialist for Hugli & Associates

KELLY HUGLI

- CA Licensed RE Agent #01440082
- Licensed Since 2004
- Certified Luxury Home Marketing Specialist
- New Homes Specialist
- Agent Leadership Council 2010-2011
- Accredited Staging Professional (ASP)
- Buyer/Marketing Specialist for Hugli & Assoc.

HUGLI & ASSOC. HONORS & AWARDS

- SOLD over 1,000 Homes since 1995
- OVER \$750 Million In Sales Volume
- Top 3 or better Nationally Since 1998
- 10 Year Legend Award Recipient
- The Extra Mile Award

Experience | Lifestyle | Results

MARKETING PLAN FOR SELLING YOUR HOME

- ✓ Provide a thoroughly [researched CMA](#) (Comparative Market Analysis) that will give us the information needed to arrive at a supportable Market Value Range.
- ✓ Provide you with a [Seller's Net Proceeds Sheet](#) to show you the specific costs involved with each sale.
- ✓ [Professional Home Stager](#) (ASP certified) will assist with design & furniture arrangement for an Interior Model Home feel.
- ✓ Your home photos will be taken by a [Professional Photographer](#) to maximize the homes Selling Features.
- ✓ Display using slide show [Virtual Tours](#) that are posted on the MLS & multiple other Websites.
- ✓ Create a [property specific address website](#) (ie.748 Ida Avenue@2cmymhome.com)
- ✓ Submit your home to [Multiple Listing Service](#) within 24 hours.
- ✓ Install [Lockbox](#) for easy showing access to licensed Agents.
- ✓ Design/Print high quality full color [Property Brochures](#).
- ✓ Order/Install a [For Sale sign](#).
- ✓ Install a [customized text rider](#) with property address website for more information.
- ✓ [Pitch property](#) at our office meeting.
- ✓ Advertise property on over [900 Top Real Estate sites](#) nationwide with virtual tour.
- ✓ Host [Open House](#) with Seller request.
- ✓ Online [Automatic Feedback](#) with Agent showings, follow-up and Feedback letters sent directly to Seller.
- ✓ [Marketing Reports emailed weekly](#) & monthly detailing all activity, advertising, showing feedback, and updated market analysis. ([Trulia](#), [Zillow](#) & [Realtor.com](#))
- ✓ After 4-6 weeks of market exposure, if your home has not sold, we will discuss and [Review marketing strategy](#) and revise our pricing strategy.
- ✓ When an [Offer to Purchase](#) is presented, we will assist you with all negotiations, explain and provide the various documents and disclosures required for the sale.
- ✓ Provide [Short Sale Specialist](#), [Title Representation](#), [Escrow Representation](#) & [Transaction Coordinator](#).
- ✓ We will [Assist You](#) with all of necessities to [facilitate a smooth and timely closing](#).

WE GUARANTEE you will receive our full efforts & expertise and that
Your Complete Satisfaction will be our Primary Goal!

SELLING WHY USE HUGLI & ASSOCIATES

Hugli & Associates are a group of proven professionals. They have exceptional negotiating skills, vast knowledge of the market, and will have your best interest at the center of everything they do. When you're looking for a partner to help you negotiate the complexities of selling a home, you've come to the right place. The experience, dedication and strong communication you'll receive here will help ensure the successful and profitable sale of your home:

1. **The Local Advantage** - Take advantage of a broad spectrum of technologies and tools to support the sale of your home from start to close.
2. **Internet Advertising** - Since the lion's share of home buyers start their search on the internet, top placement on search engines is essential. You'll gain access to placement on Google, MSNBC, and other websites. This will maximize your exposure and bring a large number of potential buyers to view information about your home.
3. **Email Campaigns** - It's important to "work the network." We can work together to identify the right people to target your home-and get in touch with them by email to drive excitement and interest.
4. **Personal Touch** - Of course, technology alone won't sell your home. Face-to-face interaction provides the advantage to sell your home-and you won't have to worry about a thing. The details will be handled with care and constant communication, to ensure the marketing and sale of your home go smoothly.
5. **Home Listing Syndication** - Your home can be advertised on websites all across the web, making sure buyers see your home and everything it offers. Here are some of the national sites where your home will appear:



WHAT MY CLIENTS ARE SAYING...

"Erin is a genuinely enthusiastic, honest, hard working, caring and extremely helpful agent. She told us what was going on, what the next step was and helped with any part of the paperwork when needed. She is prompt in her responses, extremely knowledgeable (I learned a lot!) and wants to make her clients happy. If you are looking for someone who is easy to work with, fun to be around and wants to help you make your dreams come true, Erin is definitely the one!"

Robin

"Erin is a knowledgeable realtor that you want on your side whether to buy or sell your home. She tailors the experience to your family's needs. Our main concern was purchasing a home zoned for a good school and Erin delivered. After looking at a home she would show me the schools in the area to see how far it was from the home. Erin never once complained about the amount of homes I wanted to see and she gave her honest opinion on the quality of the home and the grade of the area the home was in. When it came time to put in an offer she wasted no time and submitted it alongside adding special qualities to make our offer more appealing. During the closing period she attended all inspections even when I couldn't. She was very firm during the closing period to make sure all repairs were made correctly which made us feel secure that we were in fact getting the best deal. Do not hesitate and contact her now, you want Erin on your side!"

Linda

"Within the past 2 yrs Erin has sold 2 properties for our extended family, she is competent, cordial and not the least condescending, she will keep you informed as to procedure and progress and anything else you require or request, excellent communicator, our experience was exceptional, as such, we highly recommend her to anyone seeking her services"

Nancy

"We have bought and sold several homes. We used traditional agents and have even used discount internet brokers, but the best and most rewarding experience was with Erin. We are very happy that we chose Erin for our home sale in the College Area of San Diego. The transaction was so smooth and Erin took care of every bump in the road with ease, grace and determination. One issue came up regarding a repair, Erin and her husband handled it, and it was like there never was a problem for us to handle. We appreciate her professionalism, skills, wonderfully encouraging attitude and demeanor during every step of the way. Erin got us the best price and we were more than satisfied with the selling price. Erin is wonderful and we highly recommend her to anyone buying or selling real estate."

Keith

"Erin did an outstanding job helping us sell our home. She was there for us through every step of the process from suggesting what we needed to do to get our home ready to list, arranging for professional photos to market our home, to helping with staging for open houses, Erin's knowledge was invaluable in getting multiple offers and ultimately selling our home. Erin is a true professional and I would definitely recommend her to anyone needing the services of a great realtor."

Brett

WE SELL RIVERSIDE & SAN DIEGO



Rock Meadows Lot 37 | 92596
Represented Buyer



34353 Madera De Playa | 92592
Represented Buyer



32078 Hyacinth Way | 92591
Represented Buyer



27601 Sun City Blvd Unit 46 | 92586
Represented Buyer



705 Shallowford Place | 78602
Referral Agent



26261 Douglass Ave. | 92562
Represented Buyer



67 Trotters Circle | 34743
Referral Agent



2902 Washington St. | 92036
Represented Buyer



27437 Gentlebrook Ct. #3 | 92562
Represented Seller



35517 Country Park Dr. | 92595
Represented Seller



24284 Golden Mist Dr. | 92562
Represented Seller



Your Home Can Be Here
Call Erin Today!

ABOUT SELLING YOUR HOME

HUGLI & ASSOCIATES

- Prepare & Stage Your Home for “WOW” Factor
- Price Your Home Competitively
- Market Your Home Technology Smart
- Negotiate Offers for Best Possible Net to YOU!

**We will Give YOU the Same Excellent Customer Service
That Over 1,000 Satisfied Families Have Come to
Expect and Trust from Hugli & Associates.**



Hugli & Associates

Experience | Lifestyle | Results