



ADVANTAGE

AARE - Your Trusted Guide in Real Estate Transactions.



EXPERIENCED REALTORS® - PREMIUM SERVICES



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Welcome to **AARE ADVANTAGE**, your pathway to a successful home selling experience. Selling a home can be a complex and emotional process, but with the right guidance, you can **achieve top dollar** and a favorable outcome. Our team of **experienced agents** specializes in all aspects of the sales process, equipped with the **knowledge and expertise** to navigate pricing, marketing, negotiation, and closing deals.

When you choose an AARE Realtor®, you **gain a competitive edge**. Our agents excel in preparing homes for sale, leveraging their insights into buyers' preferences to identify necessary repairs or improvements that can **enhance your property's value**. With their comprehensive marketing plans tailored to the local market, they strategically **attract potential buyers who are most likely to be interested in your home**. Selling a home is more than just a transaction—it's a journey.

Our dedicated agents will be by your side, providing invaluable support at every stage. From preparation to close, they will guide you through the process, **ensuring you make informed decisions and achieve the best possible result**. Take advantage of our expertise and experience. Contact us today to schedule a consultation and discover how we can help you **sell your home with confidence and success**.



Let Angela guide your real estate journey with expertise and experience



Angela Audriex

REALTOR®

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Angela Audriex is a highly accomplished California REALTOR® with 15 years of experience in the industry. Known for her professionalism and expertise, she has successfully represented numerous clients throughout the state. Angela's dedication to providing exceptional service has earned her a strong reputation and a loyal client base.

With a background in finance, Angela brings a strategic approach to her real estate practice. Her deep understanding of financial matters allows her to guide clients through the intricacies of buying or selling properties, ensuring they make informed decisions that align with their financial goals.

With Angela Audriex as your REALTOR®, you can trust that you have a dedicated professional by your side, armed with extensive experience and a deep understanding of the California real estate market. Whether you are buying or selling a property, Angela's expertise in finance and her client-centric approach ensure a smooth and successful real estate journey.

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Ready to sell your home for the best possible price? Look no further than Angela Audrieux, your trusted real estate expert with a proven track record of success. With Angela's extensive knowledge, personalized approach, and unwavering commitment, selling your home has never been easier.

Here's why you should choose Angela Audrieux as your selling partner

- **Maximum Exposure:** With strategic marketing and a vast network, Angela ensures your home reaches the right buyers, maximizing exposure for a quick and profitable sale.
- **Pricing Expertise:** Angela's deep market knowledge enables her to set the optimal listing price, attracting serious buyers and ensuring the best return on your investment.
- **Personalized Strategies:** Angela tailors her selling approach to highlight your home's unique features. From staging advice to captivating visuals, she makes your property stand out in the competitive market.
- **Expert Negotiations:** As a skilled advocate, Angela negotiates on your behalf, guiding you through offers and counteroffers to secure the most favorable terms and conditions.
- **Hassle-Free Transactions:** Angela's meticulous attention to detail and transaction management expertise guarantee a seamless selling experience. She handles the complexities, allowing you to focus on what matters to you.

Don't settle for less when it comes to selling your home. Contact Angela Audrieux and discover how her expertise, dedication, and personalized approach will make your selling journey a success.



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Maximize Your Profit: Sell Your Home for TOP DOLLAR



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Selling a home is a complex and emotional process, and it's not always easy to know where to start. However, with the right support and guidance, it's possible to sell your home for top dollar and enjoy a successful outcome. This is where an experienced agent can make all the difference, guiding you through the process from preparation to close and helping you achieve the best possible result.

It's important to note that our agents are highly trained real estate professionals who specialize in all aspects of the sales process. They have a wealth of knowledge and experience when it comes to pricing, marketing, negotiation, and closing deals, and can provide invaluable support to home sellers at every stage of the process.

One of the key advantages of working with an AARE Realtor® is their expertise in preparing a home for sale. They know what buyers are looking for and can help you identify any necessary repairs or improvements that could add value to your property. They can also help you create a comprehensive marketing plan to attract potential buyers, using their knowledge of the local market to target the right audience.

Selling your home for top dollar is a process that requires experience, expertise, and dedication. Working with an AARE agent can provide all of these things and more, giving you the confidence and support you need to achieve the best possible outcome.



When it comes to negotiating offers and closing deals, having an AARE REALTOR® is an invaluable asset. They will handle all aspects of the negotiation process, from assessing offers to counteroffers and finalizing the sale. They'll also take care of all the necessary paperwork and legal requirements, ensuring a smooth and stress-free experience for you as the seller.

Perhaps most importantly, an AARE agent can help you achieve the best possible price for your home. By using their knowledge of the local market and sales trends, they can help you set an appropriate price and negotiate effectively with potential buyers. This can be especially important if you're looking to maximize your return on investment or need to sell quickly.



Our aim is to provide you with the highest level of customer service and satisfaction.

- We will always treat you with the utmost courtesy and respect.
- Any information you share with us will be held in strict confidentiality.
- We will develop a personalized marketing plan specifically for your home and invest the necessary time and resources to effectively promote it.
- You can rely on us to provide you with a well-informed pricing strategy.
- Our team will offer expert recommendations to ensure your home is prepared for sale.
- We are committed to being transparent about any factors that may affect the sale of your home.
- You can expect to receive regular updates from us and we will be in immediate contact with you when an offer is received.
- Our skilled negotiators will work to secure the best possible price and terms for your home.
- We will handle all the necessary paperwork, escrow, and closing procedures with your best interests in mind.
- We recognize the value of your time and will always respect it. Maximizing Your Home's Visibility: A Comprehensive Marketing Plan for Selling Your Property





7-STAGE PLAN OF ACTION TO SELL YOUR HOME

Every home is unique and needs a specific marketing plan that has been hand tailored by our team of professionals. Our comprehensive 7-Step marketing plan will get your home seen by thousands of motivated buyers.



Our team of experienced designers, writers, and web experts work together to create a custom marketing strategy that highlights the best features of your property.

STAGE 1 – The Right Agent:

Appointing a trustworthy agent is the first step towards selling your home. A real estate agent can offer you invaluable advice, experience, and knowledge, making the entire process of selling your home smoother and more efficient. The right agent can help you set the right price for your property, market it effectively, and navigate the often-complicated world of home sales.

STAGE 2 – Preparing Your Home For The Market:

Preparing your home for the market is the second step towards selling your home. This involves making necessary repairs, decluttering, depersonalizing, and staging your home to appeal to potential buyers. Investing time and money into these activities can help you sell your home faster and at a higher price.



STAGE 3 – Composing A Marketing Campaign:

The third step towards selling your home is composing a marketing campaign that will let the world know your property is for sale. An effective marketing campaign includes professional photography, virtual tours, and advertising on social media, real estate websites, and other relevant platforms. An experienced agent can help you create a marketing plan that targets the right audience and maximizes your chances of finding the right buyer.

From creating a visually stunning custom landing pages to writing compelling descriptions and producing professional-quality photographs, we ensure that your property is presented in the best possible light to potential buyers.

STAGE 4 – Showtime:

The fourth step towards selling your home is providing access to prospective buyers. This involves scheduling open houses, private showings, and virtual tours. Make sure your home is always clean and presentable, and provide all the necessary information to potential buyers, such as disclosures and property reports.

STAGE 5 – The Right Offer:

Receiving and negotiating offers is the fifth step towards selling your home. An experienced agent can help you evaluate offers, negotiate the terms of the sale, and ensure that you get the best possible deal. They can also help you navigate any legal or financial issues that may arise during this stage.



With our expertise and attention to detail, you can be confident that your property will receive the maximum exposure it deserves.

STAGE 6 – Keeping The Deal Alive:

Managing the escrow properly is the sixth step towards selling your home. This involves working with a title company, providing necessary documentation, and making sure that all parties involved in the transaction are meeting their obligations. An experienced agent can help you manage the escrow process and keep the deal alive.

STAGE 7 – Closing The Deal:

The seventh and final step towards selling your home is closing the escrow. This involves signing all the necessary paperwork, transferring ownership of the property, and receiving payment for the sale. An experienced agent can help you navigate this final stage and ensure that the transaction goes smoothly.



MAXIMIZING YOUR HOME'S VISIBILITY

A Comprehensive Marketing Plan for Selling Your Property

Selling a property can be a challenging and time-consuming process, but with the right marketing plan, you can reach a wider audience and increase your chances of success. Our comprehensive marketing plan includes six essential steps that will help you showcase your property's unique features and attract potential buyers. From creating a custom landing page to organizing open houses and private showings, our plan is designed to maximize your property's exposure and generate interest from qualified buyers.

Maximize the Exposure of Your Property with Our Comprehensive Marketing Plan

1. Creating a custom landing page:

Develop a dedicated website for your property that showcases its unique features, high-quality images, and compelling descriptions. This website can be easily shared with potential buyers and linked to various social media platforms.

2. Social media marketing:

Utilize social media platforms such as Facebook, Twitter, and Instagram to reach a wider audience. Promote your property, showcase professional photos, and provide valuable information about the surrounding area.

3. Search engine optimization (SEO):

Optimize your property's online presence for search engines to ensure it ranks highly in relevant search results. Use targeted keywords and quality, relevant content to boost your property's visibility in search engine results. Ensure your website is mobile-friendly to reach users on all devices.

4. Virtual tours and 3D floor plans:

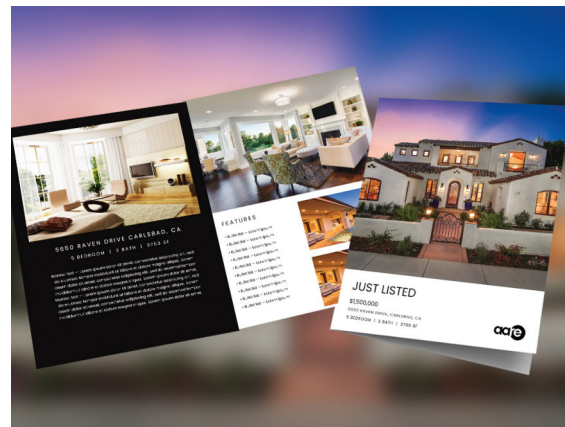
Offer interactive virtual tours and 3D floor plans to engage potential buyers remotely, giving them a detailed insight into the property's layout and features without an on-site visit.

5. Print advertising:

Utilize local print media such as newspapers, real estate magazines, and flyers to promote your property to a wider audience.

6. Open houses and private showings:

Promote and host open houses to attract numerous potential buyers, and provide private showings for those seeking a more personal and in-depth viewing experience. Ensure the property is well-presented and adhere to health protocols during in-person visits.





Join AARE's Generous Giving Program and Make a Difference in Your Community

We firmly believe in the importance of giving back to our communities. We strive to promote a culture of caring through concrete actions that embody the forgotten art of generosity. To achieve this goal, we have established three key initiatives that demonstrate our commitment to dynamic giving: our business model of Generous Capitalism®, our partnership with the nonprofit Eye of a Needle, and our Generous Giving Program.

We are constantly seeking ways to expand our impact and to give more to those in need. We are also eager to share our knowledge and experience with others who share our passion for giving back. If you are looking to buy or sell a home anywhere in the United States, we offer a unique opportunity for you to contribute to our efforts.

By working with an experienced AARE agent or referral agent for your transaction, you can help support an AARE-affiliated organization with no additional cost to you as the buyer or seller. AARE's commission will be used to make a donation to the organization of your choice when your transaction is complete.

If you have any questions or would like to learn more about how you can participate in our Generous Giving Program, please call us at 858-381-4200. Our team is always happy to assist you and to help you make a difference in your community.

Ultimately, our goal is to invest in the people and organizations around us that are the building blocks of our communities. We use our top-line profits to uplift those around us.



THOUSANDS OF QUALIFIED BUYERS

We have dedicated over 20 years to building and refining our marketing to attract qualified buyers. We serve individuals and investment funds in every price range across the nation. We believe in 100% transparency and will provide as many references as you wish.

Serving Every Individual – Diversity & Equality

"I know I am not buying a big investment, but I feel like a rock star with your service. It's really outstanding. I felt you help me almost like a family member or a good friend. Many thanks!" – S.M.

Serving Every Price Range – Putting Clients Needs First

"Our experience has been that many agents would try to upgrade us, showing properties that were more expensive than we could invest in the hope we would bite creating more revenue for the agent. They didn't which was refreshing and stayed focused on properties that fit the investment budget." – C.S.

Serving Every Neighborhood – Local In House Specialists

"It's my perception that my personal happiness and prosperity are significantly improved as a result of their efforts. I'd been through the area I wanted to buy an investment in many times, but I realized I did not even begin to understand and appreciate the subtleties of the area until after I'd spent some time with them. The kind of history and incite you would have to live in the place for years to accumulate is so essential when coming into a new area to look for property." – E.D.

Serving Every Need – Going Above & Beyond

"Their professional attitude and tenaciousness made it possible for me to purchase my investment property in a relatively short period of time. As I was unable to be physically present during the pre-closing phase and the closing, I needed to be able to rely on them as my eyes and ears. They accomplished numerous tasks on my behalf and never complained. They were exemplary and trustworthy. I highly recommend AARE!" – D.G.

Attention to Detail

"AARE is in sync with up-to-date technology. They are always a step ahead in all aspects of the business. Their status notifications – up to the minute – with their attention to details and documentation. I always felt I could call anytime with questions or comments. Their follow-ups are timely and excellent. They work so hard and are on top of things! If I have any future intentions of renting, selling or buying property, I would without a doubt seek AARE. They are such an effective team!" – K.S.



Our Listing Guarantee.

If you are not satisfied at any time after listing your home with us for any reason or if your needs change, you may cancel the listing agreement with no penalty and will be immediately released from the contract.*

*Please Note: This excludes the seller cancelling our agreement by selling the property to their own buyer without paying a commission. Any listing fee or advertising fee paid in advance will not be refunded.