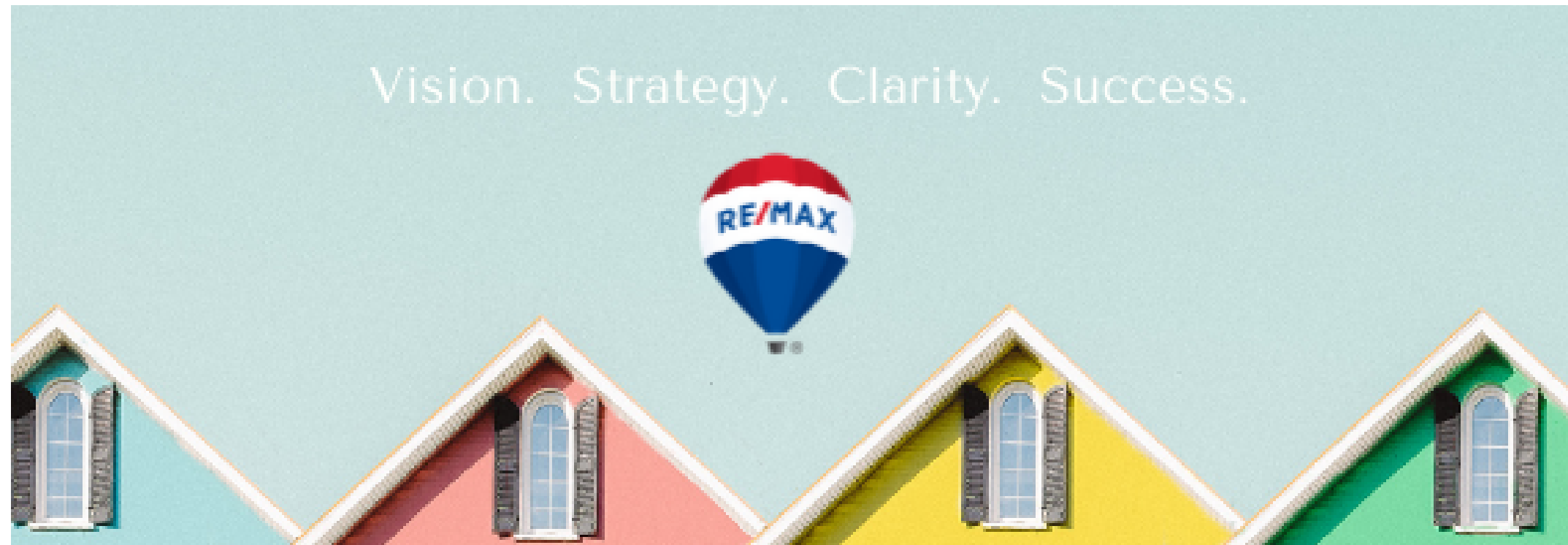


Erin Best



A fresh, new perspective on Kitimat Real Estate

We Can Get You Top Dollar For Your Home...

*without paying for
services you don't
need....*



MY CORE VALUES

Honesty

I'll make sure we price your home for the best results (SOLD!) Many other agents will tell you what you want to hear to get the listing contract signed. I see myself as trusted advisor, or a bff in this process...not a just a closer.

Informative

Information is key in a large decision making process like selling your home! It's my job to provide you with information about the process, stay on top of timelines and deliver prompt and key information so you can make the BEST decisions for you.

Preparation

Being prepared (just like providing this presentation) helps my sellers have peace of mind knowing they've hired an agent that has process, policy and procedure down pat. As they say, "fail to prepare and prepare to fail".

BEEN BURNED BY A "LIST IT AND LEAVE IT" AGENT BEFORE?

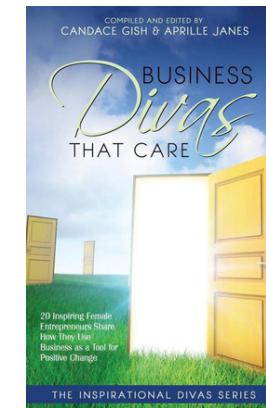
let me introduce myself...



- Licensed since March of 2014
- Recipient of Rookie of the Year Award (2014)
- Recipient of Silver Club Status Award (2015)
- Graduate of the "Business From Within Academy" (Class of 2016/2017)



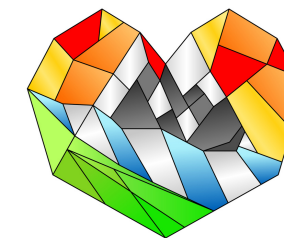
- Relocated to Kitimat, British Columbia Summer 2019
- Specializing in Residential Sales/Purchases, Commercial Sales/Leasing, Relocations



- Published Author in Business Diva's That Care



- Podcast Guest on The Within Podcast (Episode 91)



- KGHF Donation Campaign #strengthenour frontlines during the COVID 19 Pandemic

THE TEAM

Behind every great agent, is a team of like-minded professionals committed to your success.



MARKETING

We offer our sellers comprehensive marketing strategies for every property. Not all properties require the same strategies and we price accordingly.



HOME
STAGERS

Sometimes a home just needs a little (or alot) of oomph! Saffron and Twig are our office's exclusive home stagers. Their style expertise can bring your home from blah to brilliant with the addition of few key items!



CONTRACTORS

Before we list, let's take the time to ensure everything that needs to be repaired is repaired so we aren't leaving money on the table.



CONVEYANCERS

Our Re/Max Convyencers ensure each piece of paperwork gets to where it needs to go so your deal closes on time and smoothly.



LAWYERS/
NOTARIES

Having skilled lawyers and notaries in your corner at the last stage of the process is key. They ensure all the documents from our office, mortgage instructions and the land title transfer happens smoothly and without delay.

Trusted Professionals

CONTRACTORS

Darren
Hedberg
DCH Industries
1.250.632.1334

LAWYERS / NOTARIES

KITIMAT (NOTARY) - JACQUELINE SWEET, MAIN: 250-639-9455
EMAIL: JACKIE@SWEETNOTARY.CA
WEB: [HTTP://SWEETNOTARY.CA/](http://sweetnotary.ca/)

TERRACE - WARNER BANDSTRA, MAIN: 250-635-2622 / TOLL
FREE: 800-665-5120 / FAX: 250-635-4998 EMAIL:
[INFO@WARNERBANDSTRA.COM](mailto:info@warnerbandstra.com)

TERRACE (NOTARY) _ SHERRY ANDERSON, MAIN: 250-635-5988
/ EMAIL: [SHERRYANDERSON@TELUS.NET](mailto:sherryanderson@telus.net)
WEB: [HTTPS://WWW.SHERRYANDERSON.CA/](https://www.sherryanderson.ca/)

WHY CHOOSE ME?

EXPERIENCE

With 7 years of Real Estate Experience rooted in Customer Service & Client Care, your best interests are at the heart of everything I do.

TENACITY

Everything is "figure-outable". Challenges in transactions are simply problems to solve. Find the problem, solve the problem, make it happen.

HONESTY

Our relationship will allow us to have the hard, honest talks during this process. I'll help you navigate the ups and downs of this process in a respectful, honest manner.

PROBLEM SOLVER

No 2 transactions are the same. I'll find creative ways to solve problems should any arise.

OBJECTIVITY

Egos aside. Emotions can run high. It's up to me to help keep the bigger picture in check no matter who is on the other side of the sale.

EDUCATIONAL

Educating clients helps them better understand the process. By better understanding the process, you are able to make better decisions which will yield better results for you.

TIMELY

Let's use our time wisely. Your time is valuable and so is mine. Efficient use of space ensures your buying experience is a good one.

CONNECTED

With relocations happening, having a wide network to collaborate with, your property stands a better chance of exposure.

Selling
With Us



Staying Up to Date on
Market Trends (Price
Reductions/Sold Stats)

Showing
Feedack
Systems

Pulling The Most Recent
"SOLD" Statistics Before
Accepting Offers

My SELLER SERVICES

Timely
Responses

Targeted Marketing
Strategies for YOUR
NEEDS

Monitoring Contract
Dates and Deadlines &
Making Sure Your Deal
Closes On Time



Our Marketing Tools

OUR WEBSITES

[www.comingsoon
kitimat.ca](http://www.comingsoonkitimat.ca)

www.relocatekitimat.ca

Our primary website. Specially designed for relocation clients and prospects. Search Engine Optimized for easy discovery.

www.invest-kitimat.ca

Selling an investment property? No problem. Invest-Kitimat allows us to feature feature investment properties to other like-minded investors.

Need to sell discreetly?
Need a longer time line?
We cater to a variety of seller needs; let us introduce you to our "soft launch strategy with co-operating commissions", on your time line, with the best results.




*Interactive and Engaging Property
Tours*

Professional Photography

&

Staging





OUR PRINT MARKETING

From Professional
brochures to advertising in
the Northern Lights

WE'LL GET YOUR HOME
NOTICED



Our Social Media Marketing Blitz

we've got it covered.



Our Commission Structures

GOLD PLAN (6/3)

Full Seller Service Includes:

- Full home walk through & staging strategy session
- Interactive Property Tour
- Professional Photography
- MLS Exposure & Full Network Exposure (BC & AB Boards)
- Full Seller Feedback Form Updated After Each Showing
- Agent Strategy Recommendations After Each Showing
- Print Marketing Strategy
- Boosted Social Media Post Strategy

SILVER PLAN (5/3)

Guided Seller Service Includes:

- Full home walk through & staging strategy session
- Professional Photography
- MLS Exposure
- Seller Feedback Form Updated After Each Showing
- Organic Social Media Sharing

BRONZE PLAN (4/3)

Basic Seller Service Includes:

- Professional Photography
- MLS Exposure
- Seller Feedback Form Updated After Each Showing

Rolling Out Your Listing

PRE-LISTING:

SELLER TO DO LIST:

- HANDY MAN REPAIRS/PAINTING
- AVERAGE OUT MONTHLY UTILITY COSTS
- DECLUTTERING
- COLLECT HOUSE DOCUMENTS

REALTOR TO DO LIST:

- HOME IMPROVEMENT CONSULT/WALK-THROUGH
- ADVERTISING BOOKED
- HOUSE NOTES/DETAILS AND MEASUREMENTS TAKEN

WEEK PRIOR:

- GET KEYS COPIED
- HAVE LOCK BOX INSTALLED
- PAPERWORK SIGNED
- COMING SOON CAMPAIGN LAUNCHED
- STAGING NEEDS ASSESSMENT

LISTING WEEK:

- PROPERTY TOUR AND PHOTOGRAPHY MARKETING MATERIALS PREPARED (BROCHURES ETC)
- POSTCARDS DELIVERED/SOCIAL MEDIA STRATEGY PLANNED
- CLEAN PROPERTY
- UPLOAD TO MLS
- LAUNCH SOCIAL MEDIA MARKETING

POST LISTING:

- PROPERTY DE-STAGED
- NOTE LEFT FOR NEW HOMEOWNERS (WHERE TO FIND MAIL BOX/MAIL KEYS/PAINT COLOURS/USEFUL FACTS ABOUT THE HOME)
- KEYBOX REMOVED
- CLOSING DOCUMENTS SENT TO NOTARIES

May 2014

I Just wanted to write a quick note about how Erin Best conducted the sale of my home. Right from the start when we met to go over the “comparables” in my area Erin was efficient, organized and timely. When we met again in the house I truly appreciated her no non-sense approach to preparing the home. My house was 30 years old and had been a rental. She was realistic about what I needed to do to stage the home and she also saw the potential in a little bit of sweat equity. She even brought in her own curtains, throw pillows and other items to help me show the home. Her tips and ideas were wonderful and made the house look fantastic! Once the house was listed and showings were occurring, she went so far as to drive to my house to help a realtor get in. My keys weren't working and she climbed through a window, with my permission and direction, to let the clients in. And as a result... that buyer purchased my home! Erin goes above and beyond to help prepare and sell your home. She truly is the Best!

-Jodi

RESULTS THAT SPEAK FOR THEMSELVES



June 2017

My partner and I are extremely busy, when it came time to purchase our house we became overwhelmed. There was so much we didn't know, Erin was a great help in navigating the details and time consuming parts of buying a house. She made it so easy for us and found us houses faster than we ever could. She was quick, informative, and accommodating to our hectic schedule. Erin helped us get home better than what we dreamed we could get. And she did it all with great professionalism and a wonderful welcoming personality.

-Kim & Will

April, 2019

Last Spring, we had the pleasure of selling our home through the Erin Best Real Estate Team. Although I did have an emotional attachment to our home as it was located in the neighbourhood I grew up, and where my parent still currently live- it was essentially something I viewed as a long-term investment. Now that our children were teenagers we decided moving Downtown into a condo would be a new adventure, and we had built enough equity in our home for the investment to finally pay off. As you can imagine, there was a lot of emotional consideration which Erin handled with great care and decorum. She reminded me of things I already knew “like the first offer is usually the best” and was open minded to my listing price suggestions. Erin had at her disposal a great team of professionals who made our home look wonderful online, and proud of all the hard work we put into the property for sale. At no time did we feel “out of the loop” or abandoned in the sale, she was responsive and warm the whole way through. We were happy to accept an offer on the first day of showings for 98% of list price. Furthermore, she patiently showed us numerous properties and helped us put in three offers, that all failed on condo documents. At no time did she pressure us or make us feel guilty for not purchasing- even when we just decided to rent. I would not hesitate in recommending Erin Best for any matter in a real estate transaction.

-Chantelle

QUESTIONS

Did I cover everything that
is important to YOU in this
process?

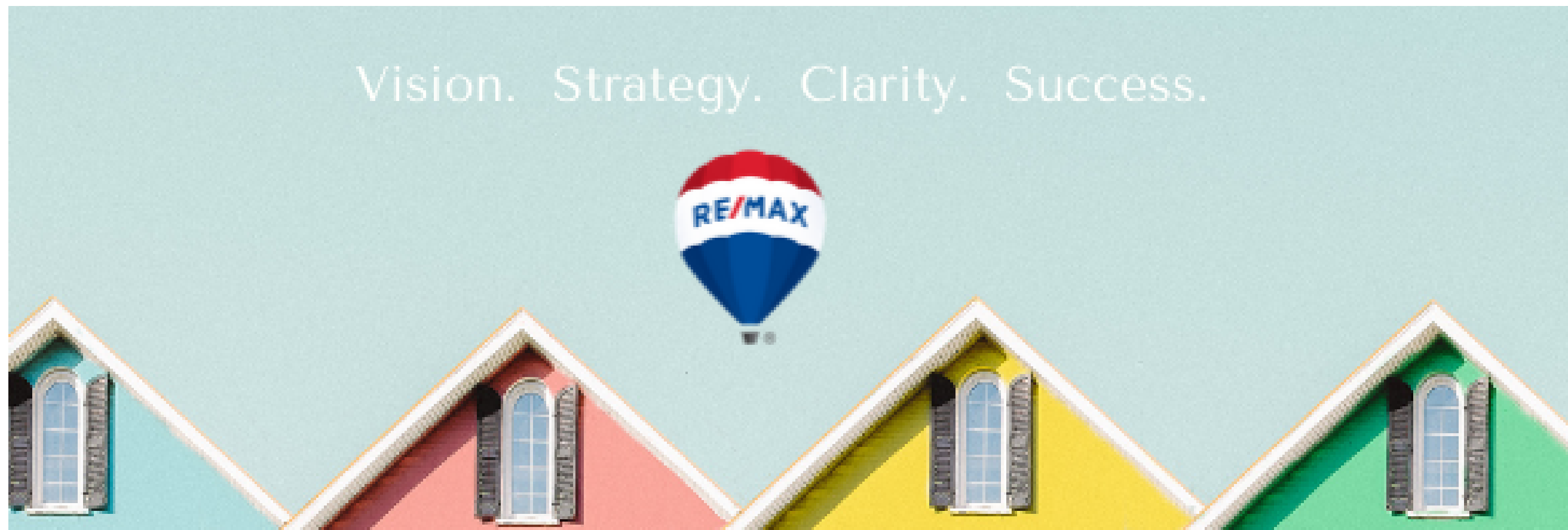




My
PROMISE TO
YOU...

WHETHER BUYING OR SELLING, YOU
CAN COUNT ON ME TO GUIDE YOU
THROUGH THE PROCESS WITH
HONESTY, RESPECT AND PATIENCE.

Erin Best



A fresh new perspective on Kitimat Real Estate