

Blissful Design Studio

2024

Investment Guide



*WE MAKE EMPTY HOUSES FEEL LIKE HOMES TO
POTENTIAL BUYERS*

SO YOU CAN SELL HOMES QUICKLY & FOR A BETTER PRICE.

We have staged over 1,000 homes, so we know just what to do to make your listing look the best it
can and help you stand out from the competition.

Why Staging?

THE MAJORITY OF
BUYERS ARE NOT ABLE
TO VISUALIZE THE
LAYOUT OF THE SPACE.

So, while the finishes might look great, they
can't understand how they would use the
space. That is where we come in!

We bring in furniture, art & accessories that
help buyers connect emotionally with the
home, as well as be able to visualize how
they would live in the home.





Why Staging?

STAGING WILL HELP
YOUR LISTINGS SELL
QUICKER AND FOR A
HIGHER SALES PRICE.

Your home doesn't have to sit on the market
while you do price drop after price drop.

Staging will help your listings sell quicker
and for a higher sales price than if you didn't
stage. Stats don't lie, you guys!

Homes that are staged first spend 73% less
time on the market than homes that aren't
staged.

Why Staging?

STAGING WILL HELP
YOU STAND OUT FROM
THE COMPETITION.

Grab buyers' attention from the start with listing photos that include beautiful staging. Trust us - you will stand out from competing listings already! And once they see the home in person with all of the inviting and pretty furnishings, they will feel at home and be able imagine themselves in the home.



Services

We offer full staging for vacant homes going on the market to be sold.



SERVICES

FROM \$3,000

Staging for Vacant Homes

- Furniture, Art & Accessories for 3 rooms
- Accessories for the kitchen & bathrooms
- Delivery, Set-up & Removal of Staging Items
- Up to 60 days of staging (We find this gets most clients through listing, inspection & appraisal.)

*+Prices are based on the size of the rooms & price point of the home.

+More rooms can be added for an additional fee.

INVESTORS WHO ONLY WANT TO STAGE 1 LIVING ROOM & 1 DINING ROOM CAN INQUIRE ABOUT OUR 2 ROOM STAGING OPTION THAT STARTS AT \$2,800.

FROM \$4,500* +

Premium Staging for Vacant Homes

- Furniture, Art & Accessories for 3 rooms
- Accessories for the kitchen & bathrooms
- Delivery, Set-up & Removal of Staging Items
- Up to 60 days of staging (We find this gets most clients through listing, inspection & appraisal.)
- Our Premium Staging includes 1 additional visit to the home to add fresh greenery and produce to the kitchen and/or bathrooms for professional photo shoots (must be scheduled in advance on the day of the photoshoot)

*+Prices are based on the size of the rooms & price point of the home.

+More rooms can be added for an additional fee.



The Process

Here is how this all works!!



THE PROCESS

Schedule a Walkthrough

After our initial consultation, we do a walkthrough. We can do this on our own or with you, whatever is more convenient for you. We will take notes and photos of the home, so that we know what we need to bring to make the home look amazing!



Get Your Quote

We will send you a proposal within 48 hours of the consultation. The quote will give you an overview of what we will be bringing to your home when we stage it. This list is not exhaustive, but neither is it an exact list of what will be there.

We just want you to know what rooms we will be staging and an overview of what furniture and accessories will be present.

Book Your Stage

Once you accept the quote, you will be able to schedule your staging date. You can schedule those 1 week out at a minimum based on availability.

There is a \$500 deposit to hold your staging date. That deposit will be applied toward your invoice balance. Any cancellation or rescheduling requires at least 24 hours notice or else the deposit becomes non-refundable. Also, if the home is not able to be staged when we arrive (i.e. not cleaned, construction debris where staging will take place, painting or drywall work being done, etc..) the deposit becomes non-refundable as well and a new staging date must be chosen and a new deposit made at that time.

THE PROCESS



Payments & Communication

Let's talk about paying for staging and how
you can get in touch with us!



Payment & Contract

Once you have scheduled your stage, you will then receive the invoice and the staging contract. The staging contract needs to be signed upon receipt and the invoice is to be paid 2 days before the staging at a minimum.

Invoices can be paid online with a credit card (3% fee added) or you can mail in a check.

There is also a \$500 deposit required to book your stage, which will be applied to your staging balance or forfeited if the home is not stage ready when we arrive.

We keep all of our records electronically, so you will have access to your signed documents through our client management system.

Communication

Our office hours are Monday-Thursday, 9AM - 4PM with little availability on Fridays. We do our best to answer phone calls, texts and emails throughout these times, but when we are onsite at other stages or with other clients at consults, sometimes that is not possible. Our goal is to return all communication within one business day. If you need to get in touch with us with an urgent matter, a text message is the best way to relay that message.

We will be sending you an email 3 days before your scheduled stage to remind you of your upcoming stage and also to make sure the home will be "stage ready".



GET TO KNOW ME & MY TEAM

About

Blissful Design Studio officially began in October 2014. Since then we have staged hundreds of homes, helping them to sell more quickly and for more money. We help buyers visualize how they will live in the home and help create an emotional connection to the home.

MEET THE TEAM

brittany krupnik, owner & principal designer

lauren meehan, office & warehouse coordinator

chelsea wallace, lead stager

annie bosch, assistant stager



GET IN TOUCH

Contact

After you have filled out our contact form online or sent us an email with information about your staging project, we can schedule that initial walkthrough.

HELLO@BLISSFULDESIGNSTUDIO.COM
HTTPS://BLISSFULDESIGNSTUDIO.COM/CONTACT

FOLLOW OUR WORK



let's chat!

General Inquiries: 480-414-9800

STUDIO HOURS

Monday - Thursday 9AM-5PM Arizona time

Fridays, by appointment only

