



The Complete Marketing Plan to >>>> Get Your Home Sold



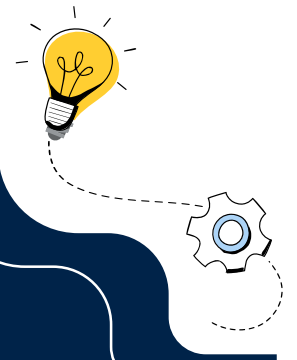
By **John Boyce**



We create a marketing platform around your listing

To literally drive thousands and even tens of thousands of interested buyers to see your home online and in person.

The MORE buyers that see your home, the more buyers I talk to and show your property to!



We **market** your home everywhere, including but not limited to:



Paid Advertising
on Facebook
and Instagram



Social Media
Marketing



Email Marketing



Print Marketing



Video Marketing



Mobile Marketing



Search Engine
Marketing



YouTube Marketing

And more!

Check the upcoming pages for more details

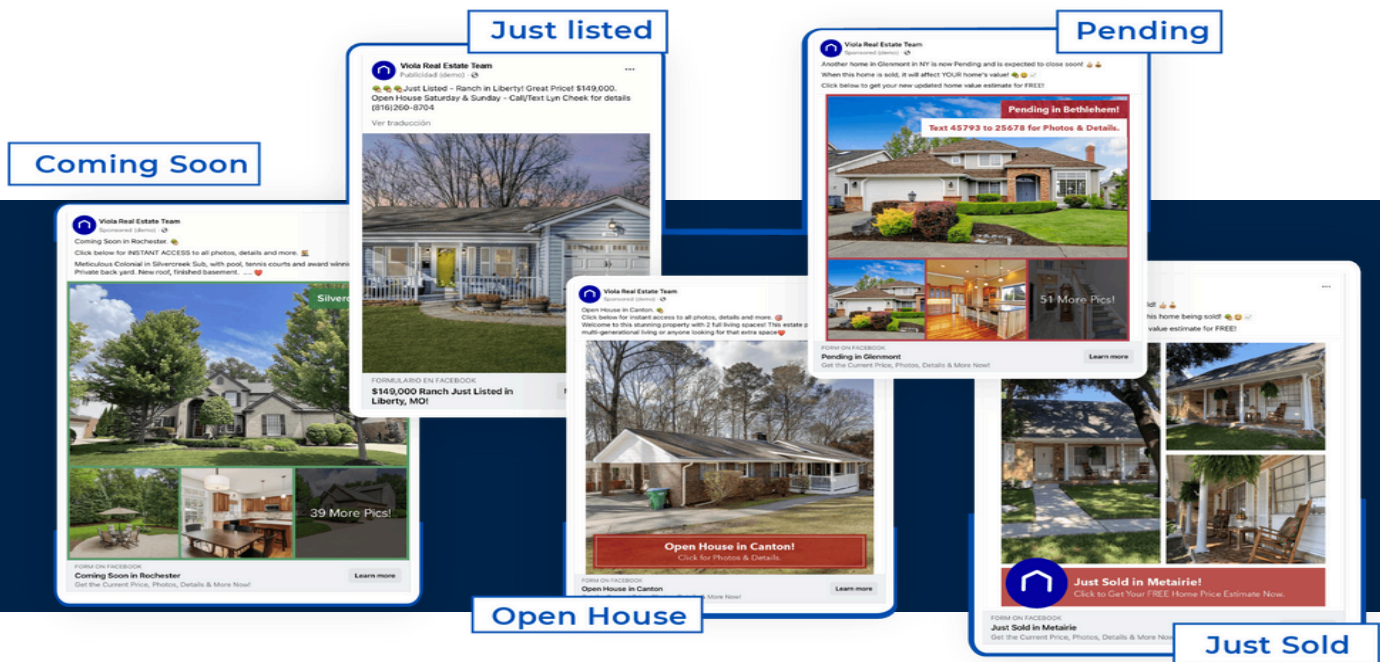


Paid Advertising on Facebook and Instagram



We will create **social media ads** and advertise your home on Facebook and Instagram.

- ✓ Different Facebook and Instagram ads for each status.
- ✓ Time tested ads that is guaranteed to generate results.



Social Media Marketing

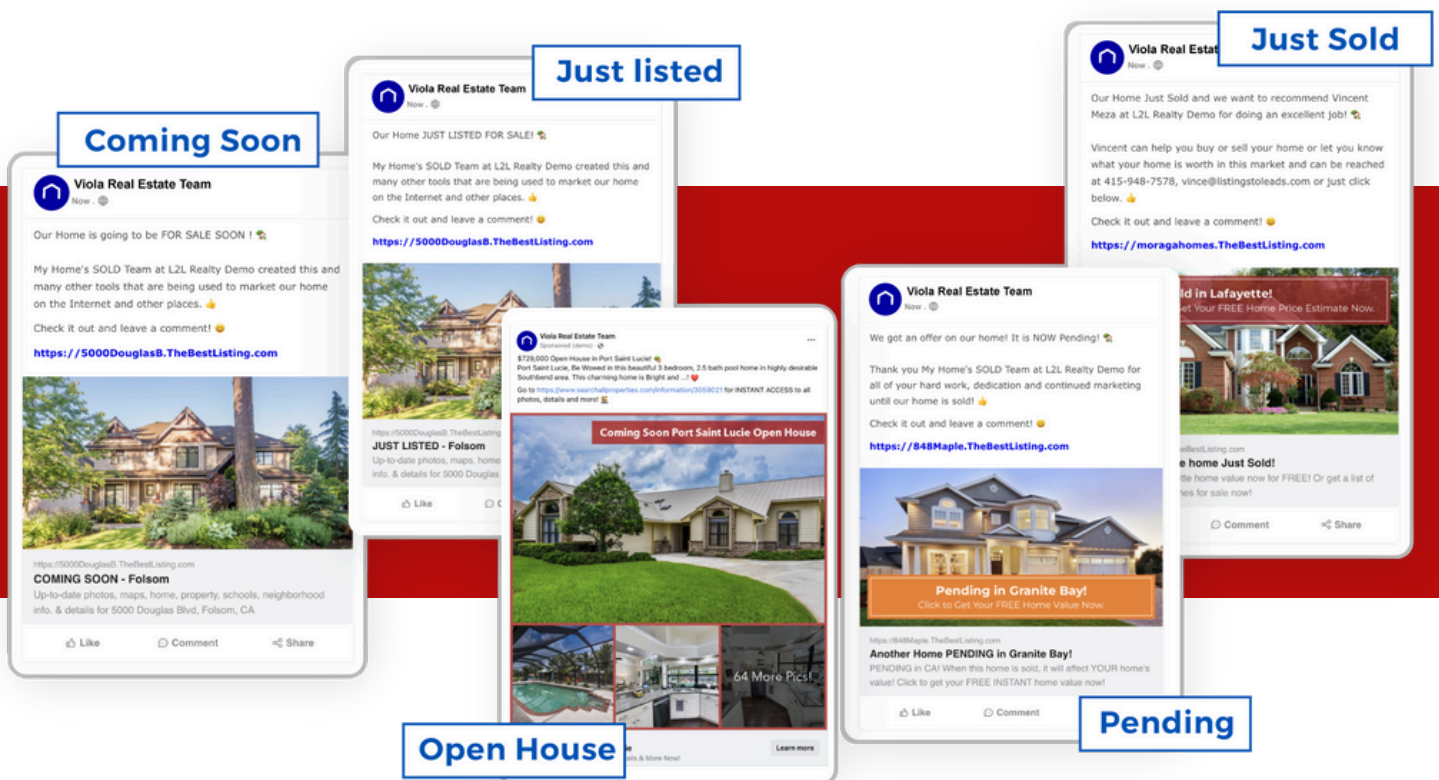


There are 4 billion total social media users across all platforms.



We will create **beautiful social posts** with images and share it in our Facebook, Instagram, LinkedIn, X, and Pinterest.

- ✓ Different social media posts for each status.
- ✓ Different social media posts for each platform.
- ✓ Time tested post descriptions that get engagements.
- ✓ Beautiful custom-designed images for each social post.



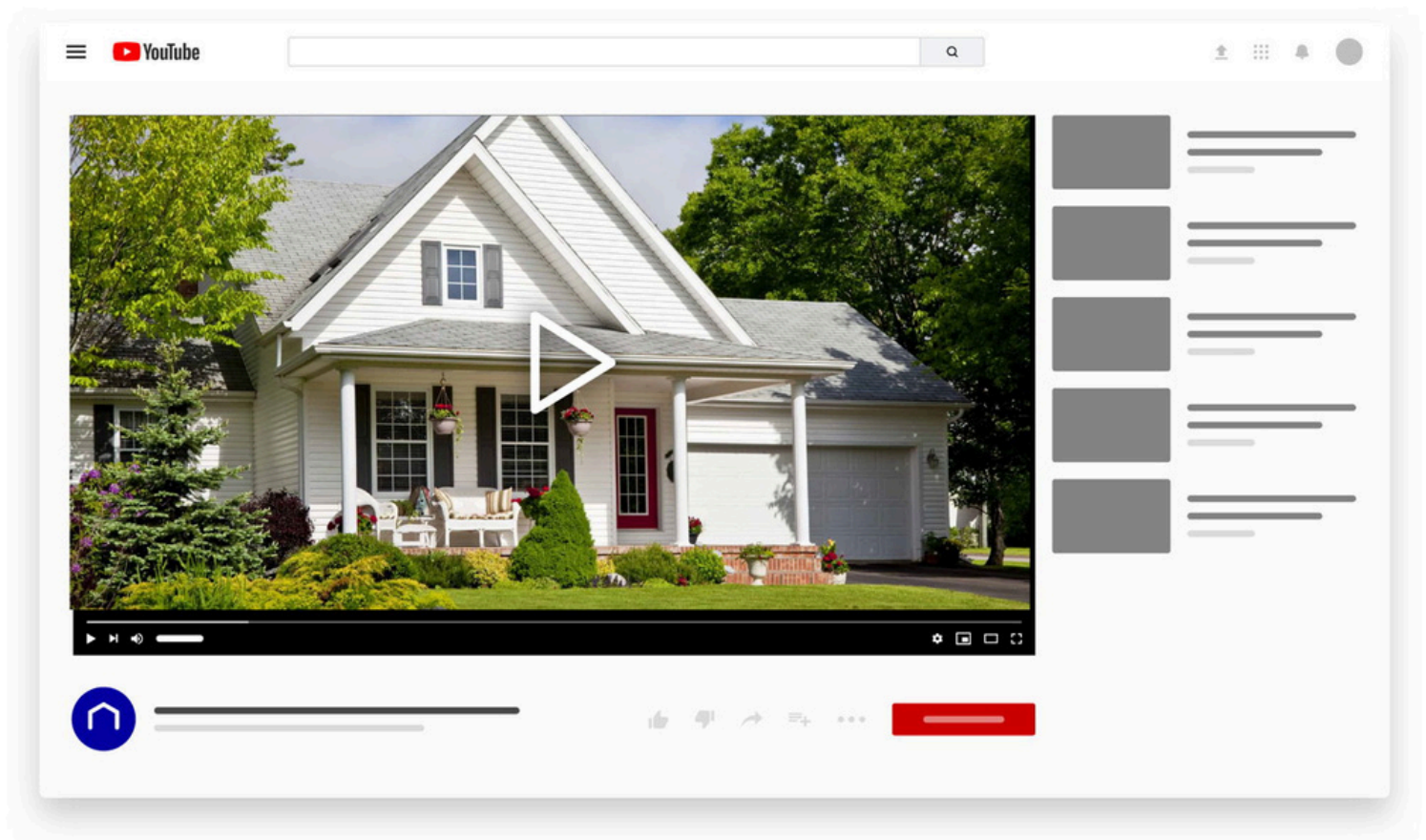
YouTube Marketing



We will create a video for your home and post it to YouTube, where over 122 million people watch 1 billion hours of content every day.

We use proven techniques to optimize your home video to reach as many people as possible by sharing it on our channels.

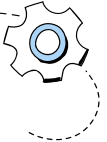
- ✓ #1 Video Website in the US.
- ✓ #2 Visited website on the internet.
- ✓ Great SEO for your home.



Print Marketing



56% of people find print marketing to be the most trustworthy type of marketing.



Hello, I hope you are having a great week.

I just wanted to let you know that **25 Green Road in Miami, Florida** went **Pending** and is **expected to close soon!**

You can get more information, price, all photos and more by going to:
25greenroad.thebestlisting.com/

Or text 182141 to 888-264-1910

When this h

I would like to

I hope you find this helpful and
me know if you have any



JUST SOLD

Visit 333MainCt.TheBestListing.com
for instant access to all photos, details and more!

Get price, photos, details and more at:
333MainCt.TheBestListing.com
182141 to 888-264-1910

House
Lane, Granite Bay, CA
1:00 PM - 4:00 PM



price, photos, details and more at:
333MainCt.TheBestListing.com
at 10007 to 25678

this home is sold,
ect your home's value!
E Home Value Estimation Now!

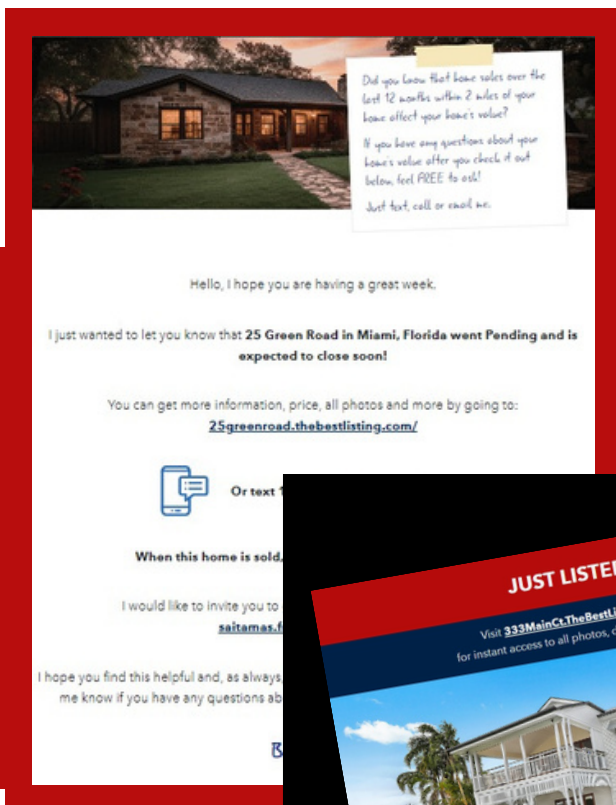
333MainCt.TheBestListing.com
116040 to 888-264-1910

and data rates may apply. If your property is now listed with a
or Broker, please disregard this offer, as it is not our intention to
offerings of other REALTORS® or Brokers. The information
herein is deemed reliable but is not guaranteed. Message and data
apply.

Nearby Neighbor Marketing

Families and Friends are reconnecting more now than ever and that includes moving closer to the ones you love.

We will let neighbors know your home is for sale!



Did you know that home sales over the last 12 months within 2 miles of your home affect your home's value?

If you have any questions about your home's value after you check it out below, feel FREE to ask!

Just text, call or email me.

Hello, I hope you are having a great week.

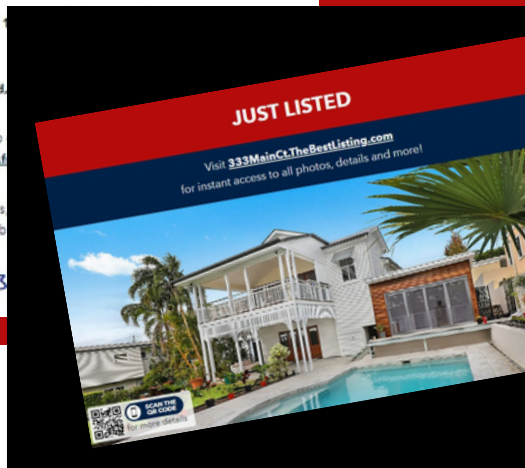
I just wanted to let you know that 25 Green Road in Miami, Florida went Pending and is expected to close soon!

You can get more information, price, all photos and more by going to:
25greenroad.thebestlisting.com/

Or text me at 10007 to 25678

When this home is sold, I would like to invite you to saltamas.com

I hope you find this helpful and, as always, please let me know if you have any questions about your home's value.

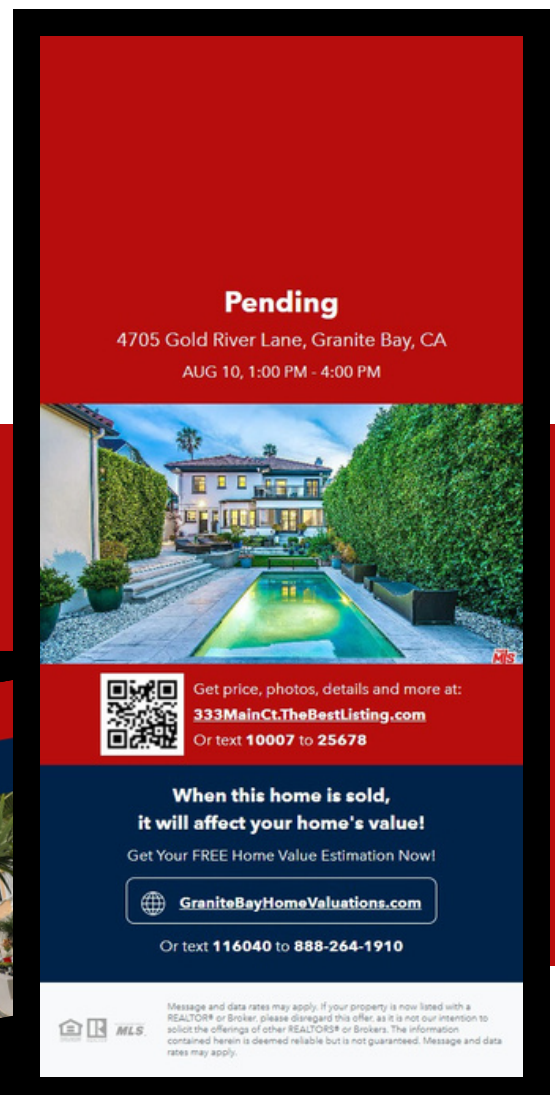


JUST LISTED

Visit 333MainCt.TheBestListing.com for instant access to all photos, details and more!

333 Main Ct. The Best Listing

Scan the QR code for more details



Pending

4705 Gold River Lane, Granite Bay, CA

AUG 10, 1:00 PM - 4:00 PM

Get price, photos, details and more at:
333MainCt.TheBestListing.com
Or text 10007 to 25678

When this home is sold, it will affect your home's value!

Get Your FREE Home Value Estimation Now!

GraniteBayHomeValuations.com

Or text 116040 to 888-264-1910

Message and data rates may apply. If your property is now listed with a REALTOR® or Broker, please disregard this offer, as it is not our intention to solicit the offerings of other REALTORS® or Brokers. The information contained herein is deemed reliable but is not guaranteed. Message and data rates may apply.

John Boyce
Realtor

Email Marketing



There are 4 billion daily email users.



We will be **sending your home** to our database of buyers in your area, our partners and your sphere of influence.

- ✓ We will create a different campaign for every listing stage.
- ✓ All our emails are optimized for mobile, tablets & desktops.
- ✓ Designed to generate and pre-qualify buyers, then schedule showings for your home.

123 Main Street Long Address in Granite Bay, San Francisco Just Sold!

If you or anyone you know may be interested in more information, price, photos and more for this home, please share or click below:

[123 Main Street Long Address, Granite Bay, San Francisco](#)

Or go to:

[2503whisperi.thebestlisting.com](#)

PENDING



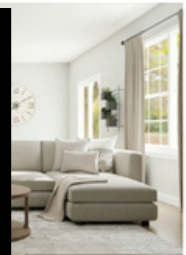
View the Property Details, Photos, Map & School information here!

733 Duncan Street San Francisco, CA 94131

BEDROOMS: 4 | BATHROOMS: 3 FULL, 1 HALF |
LIST PRICE: \$ GET CURRENT PRICE | 4500 SQUARE FEET

Amazing new home.

Get Your Free Home Value Now!



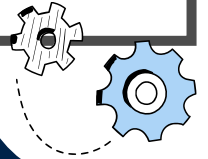
Why this home being sold!

Use of your home using today's
Make you with this information

Value Now!

Appreciate your consideration in
day. Again, thank you for
do not hesitate to let me
related to real estate or your

Database Marketing to My Contacts



99% of email users check their email every day, some as much as 20 times a day!

We send your home to our database of buyers in your area, our partners, and your sphere of influence.

- ✓ We will create a different campaign for every listing stage.
- ✓ All our emails are optimized for mobile, tablets & desktops.
- ✓ Designed to generate and pre-qualify buyers, then schedule showings for your home.

123 Main Street Long Address in Granite Bay, San Francisco Just Sold!

If you or anyone you know may be interested in more information, price, photos and more for this home, please share or click below:

[123 Main Street Long Address, Granite Bay, San Francisco](#)

Or go to:

2503whisperi.thebestlisting.com



YOUR home's value has been affected by this home being sold!

I would like to invite you to find out the new value of your home using today's technology at a website I created that will provide you with this information at:

<https://nyc.FreeHomeValues.net>

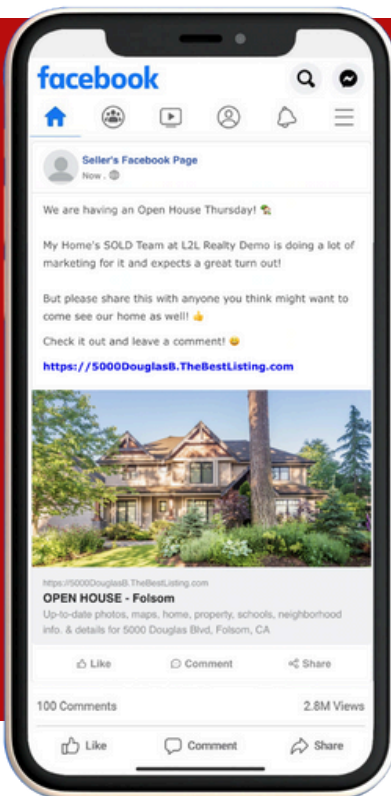


I hope you find this helpful and, as always, I appreciate your consideration in referring any friends, family, or colleagues my way. Again, thank you for supporting me and my business endeavors and do not hesitate to let me know if you have any questions about anything related to real estate or your home!

Best Wishes,

Seller Sphere Of Influence

Someone you know likely knows someone looking to buy in the area. We will leave **NO stones unturned** trying to find a buyer and the highest price for your home!



PENDING



View the Property Details, Photos, Map & School information here!

733 Duncan Street San Francisco, CA 94131

BEDROOMS: 4 | BATHROOMS: 3 FULL, 1 HALF |
LIST PRICE: \$ GET CURRENT PRICE | 4500 SQUARE FEET

Amazing new home.

Get Your Free Home Value Now!

Short Form Videos



90% of vertical/short videos have a higher watch completion rate compared to horizontal ones.



We will create **unique vertical/short videos** for your home. Share them on Tiktok, Instagram Reels, and YouTube shorts. This new format is hot and known to generate motivated buyers.

**COMING
SOON**

SHORT FORM
VIDEO



JUST LISTED

SHORT FORM
VIDEO



ACTIVE

SHORT FORM
VIDEO



OPEN HOUSE

SHORT FORM
VIDEO



PENDING

SHORT FORM
VIDEO



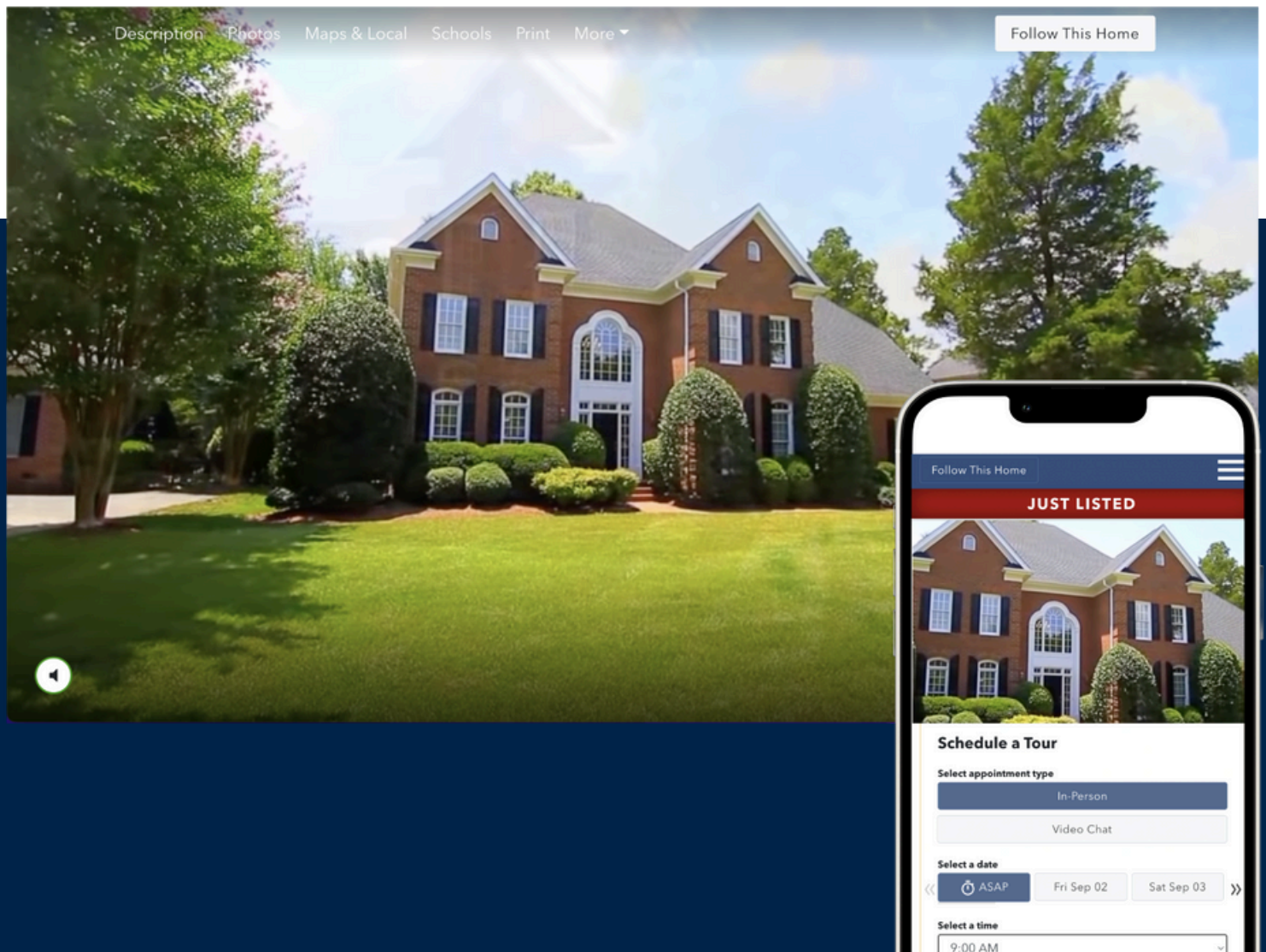
JUST SOLD

SHORT FORM
VIDEO



Listing Websites & Virtual Tours

We will create **beautiful single property websites** and **full-screen virtual tours** for your listing.



Listing Flyers for Buyers!

We will design various **print flyers** with different colors, styles, and QR codes to generate engagement and link buyers to your listing vanity URL.

All the flyers come with:

- ✓ A link to your listing vanity URL.
- ✓ Listing photos, maps, and information.
- ✓ QR code and/or text extension.
- ✓ Different colors and design styles.
- ✓ Designed and tested to generate engagement.



OPEN HOUSE | WED 17 APR 1:00 PM - 4:00 PM
1250 S Westgate Ave, Los Angeles, CA

 \$99,999



 1234 sqft  2 Beds  5 full, 2 half, 2 ¼ bath

Lorem ipsum dolor sit amet, consectetur adipiscing elit. Aenean commodo ligula eget dolor. Aenean massa. Cum sociis natoque penatibus et magnis dis parturient montes, nascetur ridiculus mus. Donec quam felis, ultricies nec, pellentesque eu, pretium quis, sem. Nulla consequat massa quis enim. Donec pede justo,...



Text 165698 to 888-881-6801

to receive all photos, details, school information and more via text 24/7!



Need to sell before you buy? Go to:

nyc-FreeHomeValues.net

for your FREE & INSTANT home value estimate!

If your property is now listed with a REALTOR® or Broker, please disregard this offer, as it is not our intention to solicit the offerings of other REALTORS® or Brokers. The information contained herein is deemed reliable but is not guaranteed.

Text / IVR & Sign Riders



We will capture quality buyer leads using text extensions!



- ✓ Unique extension number for your property.
- ✓ Designs proven to capture even more leads.
- ✓ Linked to your property website.
- ✓ Integrated with our marketing tools.

INFO & PHOTOS. **ANYTIME.**
ON YOUR MOBILE PHONE.

**TEXT XXXXX
TO 25678**



**Text XXXXX
To 25678**

INFO & PHOTOS. **ANYTIME.**
ON YOUR MOBILE PHONE.



**Text XXXXX
to 25678**

...

INFO & PHOTOS. **ANYTIME.**
ON YOUR MOBILE PHONE.



GET YOUR HOME'S VALUE NOW!

**Text XXXXX
To 888-264-1910**

Your 24/7 Home Evaluation Recorder Online



Mobile Marketing



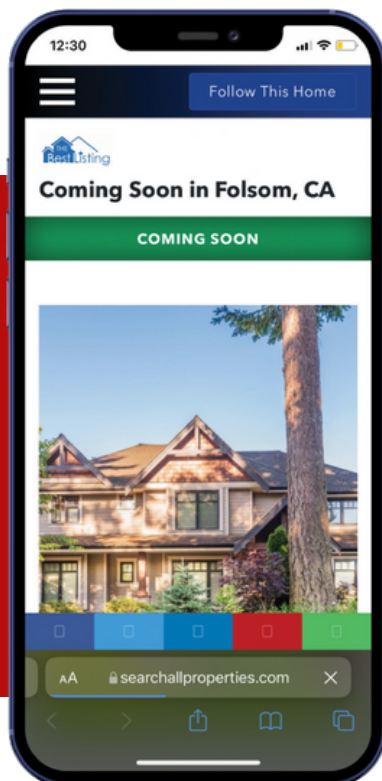
83.37% of the world's population own a smartphone and they spend 4 hours using it every day!



So we make sure that all our tools are **optimized for mobile and tablets** and guarantee to show your home the best way possible on each device.



SCAN THE
QR CODE



Craigslist

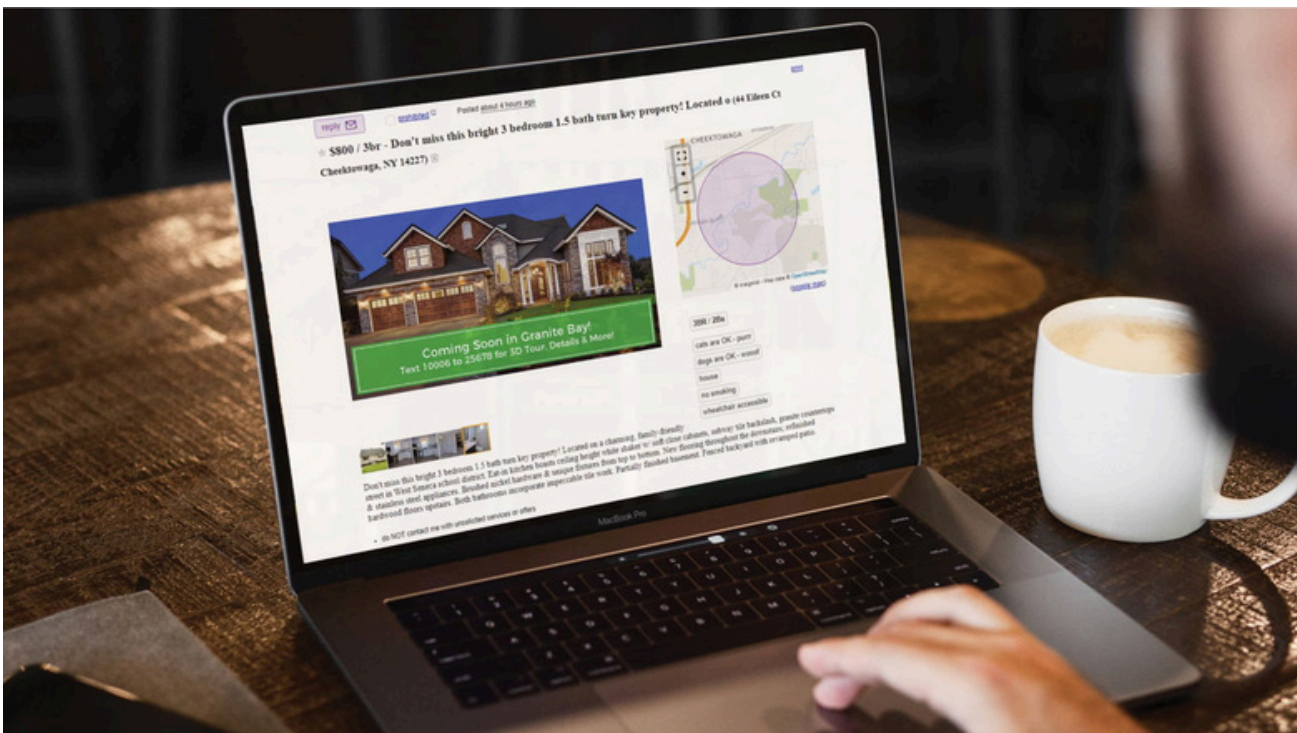
NOPE CRAIGSLIST IS NOT DEAD 🔍



Craigslist has at least 60 million monthly users in the United States alone and it drives 50 billion page views each month.



Our Craigslist ads will display your home with proven **call-to-actions** that generate more buyers.



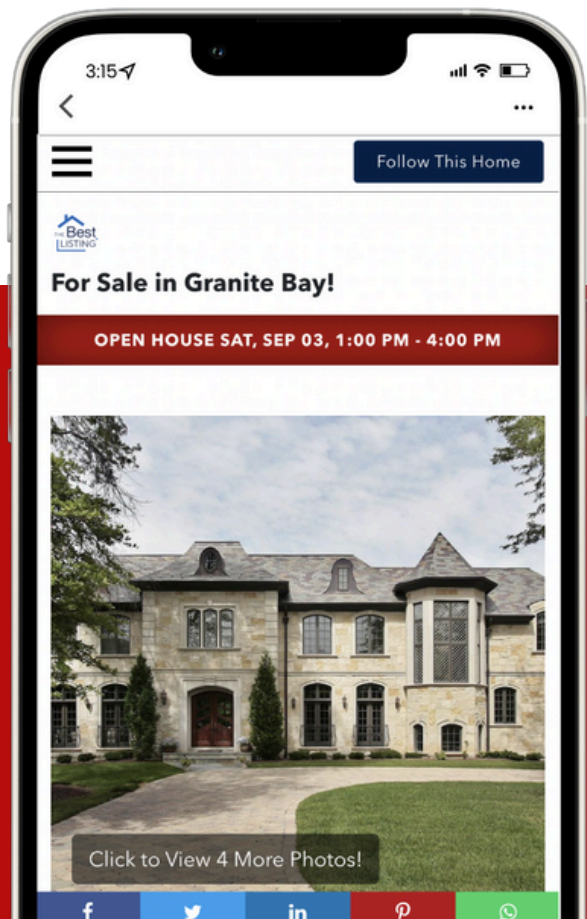
QR Codes

Our **QR codes** are designed especially for your listing and optimized for mobile marketing. This makes it simpler for potential buyers.

A QR code will be added to all your print marketing automatically. We can also provide you with the QR code to print on its own and use it in any place you feel is appropriate.



SCAN THE
QR CODE



Reach & Frequency


We will market your home across **multiple channels** at each stage of the listing to ensure maximum reach and frequency.



Coming Soon


Get started strong out of the gate with Coming Soon Marketing **to let everyone know your home is now for sale.**

This is the time for your home to be introduced to the market getting any and all potential buyers excited to get more information and see your home ASAP!




COMING SOON
4704 Gold Lane, Granite Bay, CA

Get price, photos, details and more at:
4704GoldLane.isHomeNow.com
Or text **159252** to **25678**



When this home is sold,
it will affect your home's value!
Get Your FREE Home Value Estimation Now!

 Agent.FreeValues4Home.com

Message and data rates may apply.
If your property is now listed with a REALTOR® or Broker, please disregard this offer, as it is not our intention to solicit the offerings of other REALTOR® or Brokers. The information contained herein is deemed reliable but is not guaranteed.





Viola Real State Team
Sponsored (demo)

Coming Soon in Winterville.

Click below for INSTANT ACCESS to all photos, details and more.

This beautiful two-story home has 5 beds, 4 baths. It is the perfect home for a growing family. This home offers an open floor plan with a kitchen that....




FORM ON FACEBOOK

Coming Soon in Winterville
Get the Current Price, Photos, Details & More Now!

Learn more

Beautiful Home in Granite Bay
4704 Gold Lane, Granite Bay, CA



COMING SOON

Contact for Price


4 Beds


2 full, 1 half

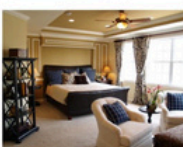
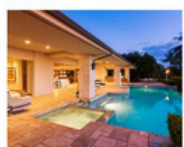

5,450 sqft

This Granite Bay home offers a bold dining room with built-in hutch, great chandelier, butler's pantry, master suite with dressing room, two-person shower, custom storage, his-and-her baths, linen closet, privacy room, his-and-her closets, makeup table,...

Text **159252** to **25678**
to receive all photos, details, school information and more via text 24/7!

 Need to sell before you buy? Go to KevinMendez.FreeValues4Home.com for your FREE & INSTANT home value estimate!


Kevin Mendez
L2L Realty Demo
Phone: 415-894-9382
Office: 800-788-8508
kevin@listingstoleads.com



Message and data rates may apply.
If your property is now listed with a REALTOR® or Broker, please disregard this offer, as it is not our intention to solicit the offerings of other REALTOR® or Brokers. The information contained herein is deemed reliable but is not guaranteed.

John Boyce
Realtor

Just Listed

Get started strong out of the gate with Just Listed Marketing **to let everyone know your home is now for sale.**

This is the time for your home to be introduced to the market getting any and all potential buyers excited to get more information and see your home ASAP!

Just Listed in Granite Bay!

JUST LISTED



View the Property Details, Photos, Map & School information here!

5530 Douglas Boulevard Granite Bay, CA 95746

BEDROOMS: 4 | BATHROOMS: 3 FULL, 1 HALF |
LIST PRICE: \$ GET CURRENT PRICE | 5,000 SQUARE FEET

Not working with a real estate agent?

Then call us to get a \$2,000 bonus if we show you and you buy this or any of the homes listed [here](#). *See terms below.

Sit by the cozy fireplace of this 4000-SF home only an easy drive to downtown.

Offers 4 bedrooms, 3 bathrooms, dining room, dramatic living room with built-in bookcases, surround sound, wood floors, master suite with linen closet, whirlpool tub for relaxing nights, separate shower, his-and-her baths, dual sinks, custom storage for large wardrobes, sunny kitchen with work island, breakfast area, walk-in pantry, guest quarters, luxury baths, sun room, TV room, extra kitchen, study, home office, den, wine cellar, home theater for the movie buff, custom blinds, custom drapes, detailed woodwork, sliding glass doors, professional decor, new carpet, chandeliers, skylight, pocket doors, plaster molding, solid wood doors, French doors, security system, new paint, built-in barbeque for backyard burgers, balcony, fenced back yard.

*\$2,000 offer only available to purchasers not under contract with a real estate agent. Offer available for the purchase of this home only and valid if shown and bought through the listing agent.

JUST LISTED

Visit 333MainCt.TheBestListing.com

for instant access to all photos, details and more!



Voila Real Estate Team

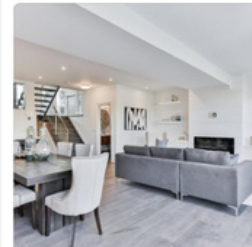
Just Listed in Sacramento.

For INSTANT ACCESS to all photos, details and more, Text 165699 to 888-881-6801 or go to <https://123MainStr91.IsHomeNow.com>

Welcome to this charming and cozy house located in the heart of San Francisco.

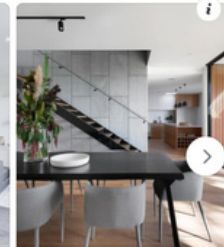
This beautiful property features 3 bedrooms and 2 full bathrooms spread...

#Sacramento #JustListed #JakeBrown #RealEstate #Realtor #Realty #Broker #ForSale #HouseHunting



Just Listed in Sacramento

Get the Current Price, Photos, Details & More ...



Just Listed in Sacramento

Get the Current Price, Photos, Details & More ...

Like

Comment

Share

John Boyce
Realtor

I just wanted to let you know that we are having an Open House at 5000 Douglas Blvd in Folsom, CA on Thursday from 1:00 PM-4:00 PM!

If you or anyone you know may be interested in more information, price, photos and more for this home, please share or click below:

[5000 Douglas Blvd, Folsom, CA](#)

Or text 107242 to 25678.



**When this home is sold,
it will affect YOUR home's value!**

I would like to invite you to find out the new value of your home using today's technology at a website I created that will provide you with this information at:

<https://California.FreeHomeValues.net>



I hope you find this helpful and, as always, I appreciate your consideration in referring any friends, family, or colleagues my way. Again, thank you for supporting me and my business endeavors and do not hesitate to let me know if you have any questions about anything related to real estate or your home!

Best Wishes,



Active

Buyers are **constantly coming in and out** of the market.

If you have not received and accepted an offer by the end of the Just Listed period, we will adjust our marketing and keep marketing your property until an offer is received and accepted.




\$768,000


2 full baths


3 Beds


3,500 SqFt

1200 Riley St, Folsom, CA

Beautiful 3 bedroom home with open floor plan near shopping, schools with access to freeways. You will be pleasantly surprised by this well kept home in Parkview. It is located on the Lobby Level and is accessed from the inside hallway or from a staircase on the outside which leads to this end unit. Everything sparkles--new kitchen.



INFO & PHOTOS. ANYTIME. ON YOUR MOBILE PHONE.

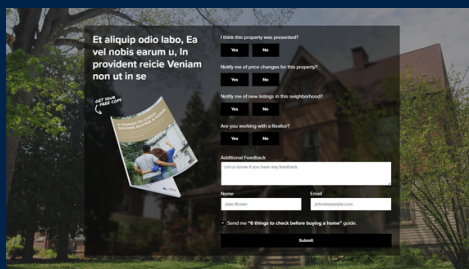
**TEXT 10002
TO 25678**




John Boyce
Realtor

During the course of the listing, **it may be necessary to hold open houses** in order to more easily facilitate to the showing needs of the maximum number of buyers as possible.

We will discuss this with you to create a plan that maximizes your needs and goals.






Voila Real Estate Team



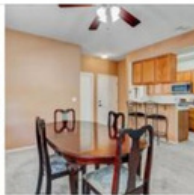
Just now · 🌐

Open House in Granite Bay. 🏡

 For INSTANT ACCESS to all photos, details and more, Text 168336 to 888-881-6801 or go to <https://7940Danburry.TheBestListing.com>

Beautiful 4 bedroom 3 plus bath Tudor home, updated and fully maintained in gated community by original owner on almost 1 acre. Exterior boasts Decra... ❤️

#GraniteBay #OpenHouse #RealEstate #Realtor #Realty #Broker #ForSale #HouseHunting

Open House in Granite Bay!

Text 168336 to 888-881-6801 for Photos & Details.

7940DANBURY.THEBESTLISTING.COM


Open House in Granite Bay

Get the Current Price, Photos, Details & More Now!

👍 Like

🗨️ Comment

➦ Share



Did you know that home sales over the last 12 months within 2 miles of your home affect your home's value?


If you have any questions about your home's value after you check it out below, feel FREE to ask!

Just text, call or email me.

Hello, I hope you are having a great week.

I just wanted to let you know that **25 Green Road in Miami, Florida went Pending and is expected to close soon!**

You can get more information, price, all photos and more by going to: 25greenroad.thebestlisting.com/



Or text 182141 to 888-264-1910

When this home is sold, it will affect YOUR home's value.

I would like to invite you to get your home's new value for free at: saiamas.freehomevalues.net/

I hope you find this helpful and, as always, I appreciate your referrals and do not hesitate to let me know if you have any questions about anything related to real estate or your home.


Best Wishes

Pending

When an offer is received and accepted **there is still a lot of work to do until the deal is closed!**

We will continue to market your home until the deal is done in order to maximize your options and protect your interests.

PENDING



View the Property Details, Photos, Map & School information here!


733 Duncan Street San Francisco, CA 94131

BEDROOMS: 4 | BATHROOMS: 3 FULL, 1 HALF |
LIST PRICE: \$ GET CURRENT PRICE | 4500 SQUARE FEET

Amazing new home.

Get Your Free Home Value Now!

THIS HOME IS PENDING



Nearby Home Sales Will Be Affected!
Get your updated home market analysis now below! *

[Get Market Analysis](#)

[or use your email instead](#)

If you would like to view & receive updates about the property and others like it, please click 'Continue with Facebook' or 'Use email instead'.

Pending


4705 Gold River Lane, Granite Bay, CA
AUG 10, 1:00 PM - 4:00 PM



 Get price, photos, details and more at:
333MainCt.TheBestListing.com
Or text **10007** to **25678**

**When this home is sold,
it will affect your home's value!**

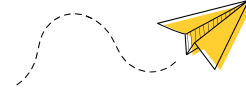
Get Your **FREE** Home Value Estimation Now!

 **GraniteBayHomeValuations.com**

Or text **116040** to **888-264-1910**




Message and data rates may apply. If your property is now listed with a REALTOR® or Broker, please disregard this offer, as it is not our intention to solicit the offerings of other REALTORS® or Brokers. The information contained herein is deemed reliable but is not guaranteed. Message and data rates may apply.



Marketing to Just Sold

No matter how great the market may or may not be, your home will get sold for top dollar in the shortest amount of time possible.


**Voila Real Estate Team**
4m · 🌐

Pennsylvania Ave NW, Washington, Washington in Washington has Sold. 🍷👍

YOUR home's value has been affected by this home being sold. 🏡📈

📞 Text 165696 to 888-881-6801 or go to <https://1600Pennsylv.IsTheBest.House> to get your new updated home value estimate for FREE.




#Washington #JustSold #JakeBrown #RealEstate #Realtor #Realty #Broker #HomeValues #HomeValuation



Just Sold in Washington!
Click to Get Your FREE Home Price Estimate Now.


1600PENNSYLV.ISTHEBEST.HOUSE


Just Sold in Washington
Get Your FREE Home Value Estimate Now!

 Like  Comment  Share


JUST SOLD

Visit 333MainCt.TheBestListing.com
for instant access to all photos, details and more!



 **SCAN THE QR CODE**
for more details

JUST SOLD



View the Property Details, Photos, Map & More here!

5530 Douglas Boulevard Granite Bay, CA 95746

BEDROOMS: 4 | BATHROOMS: 3 FULL, 1 HALF
LIST PRICE: \$ GET CURRENT PRICE | 5,000 SQUARE FEET

Not working with a real estate agent?
Then call us to get a \$2,000 bonus if we show you and you buy this or any of the homes listed [here](#). *See terms below.

Sit by the cozy fireplace of this 4000-SF home only an easy drive to downtown.

Offers 4 bedrooms, 3 bathrooms, dining room, dramatic living room with built-in bookcases, surround sound, wood floors, master suite with linen closet, whirlpool tub for relaxing nights, separate shower, his-and-her baths, dual sinks, custom storage for large wardrobes, sunny kitchen with work island, breakfast area, walk-in pantry, guest quarters, luxury baths, sun room, TV room, extra kitchen, study, home office, den, wine cellar, home theater for the movie buff, custom blinds, custom drapes, detailed woodwork, sliding glass doors, professional decor, new carpet, chandeliers, skylight, pocket doors, plaster moding, solid wood doors, French doors, security system, new paint, built-in barbeque for backyard burgers, balcony, fenced back yard.

John Boyce
Realtor

Weekly Traffic Reports

You will receive **weekly traffic** reports that detail our marketing efforts so that you are always up-to-date.



Your Weekly Performance Report for:

15 Ambient Way, Granite Bay, CA

Your property has been marketed using the tools below and achieved the following results, bringing your property more exposure and generating more leads for me to talk to, about your property.

Social Media

We share your listing on different social media platforms including Facebook, Instagram, Twitter, LinkedIn and Pinterest.

Number of Posts

63

Advertising

We use paid advertising to promote your listings on Facebook, Instagram and Google Ads.

Reach

4,003

Impressions

2,542

Clicks

58

Property Websites

We create a fully dedicated single property website, virtual tour and listing landing page for your listing. Click to see your property's website: <https://15AmbientWayTheBestListing.com>

Visits

464

Clicks

67

Form Submissions

191

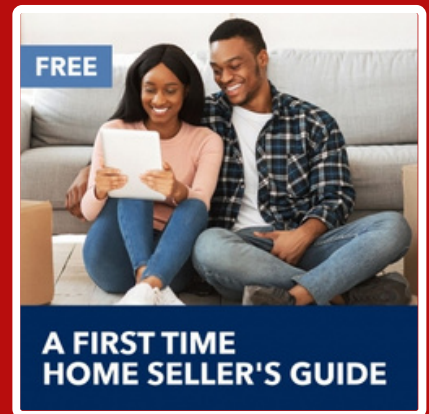
My clients find these reports valuable in helping them **get more money faster** for their home! Scan the QR code to get your FREE copy



SCAN THE
QR CODE



SCAN THE
QR CODE



SCAN THE
QR CODE

The Complete Marketing Plan to >>> Get Your Home Sold



By John Boyce