

Strategic Marketing Plan



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Bradenton, FL 34209

(941) 592-3433

SherrySellsBradenton@gmail.com
BradentonsBestHomes.com



MARKETING - Make *YOUR* Property Stand Out

Internet & Social Media - Our robust online marketing is constantly evolving with the latest technology to attract as many qualified, motivated buyers as possible. Our lead generation strategies include (but are not limited to):

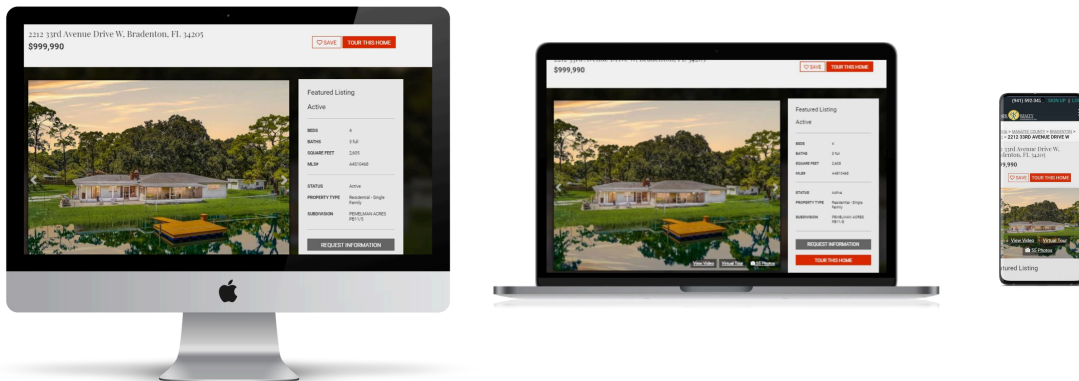
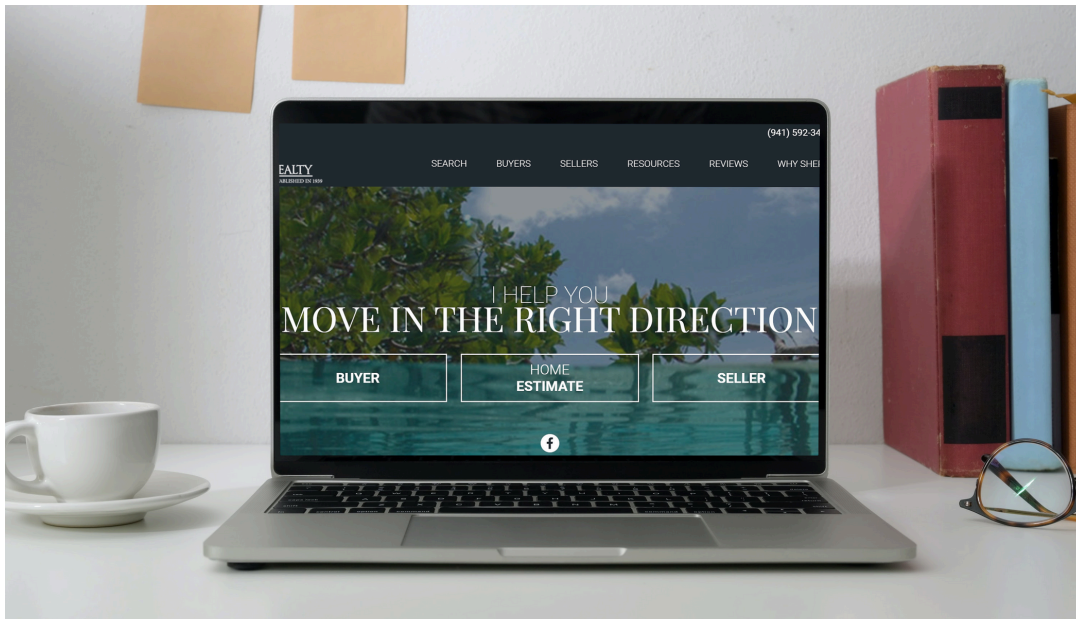
- State-of-the-Art, Mobile Responsive Websites
- Exceptional Organic Search Rankings
- Global Website Syndication & Exposure
- Targeted Social Media Paid Ads
- Social Media Marketing
- Single Property Websites
- Video Marketing Strategy
- Email | Ecard Campaigns

Collaborative Direct Print - Our online marketing is even more powerful and effective when paired with direct print pieces that showcase your property, amenities and community. Included are:

- Postcards
- Print Flyers
- Magazines
- Demographic Targeted Mailings
- Geographic Targeted Mailings
- QR Codes for Scanning



DIGITAL MARKETING - *Mobile Responsive on ANY Device*



When your website is easily accessible to all the devices and the users can conveniently search everything, you will enjoy lead generation, lead conversions, and many other benefits. Statistics on Mobile Usage (approximate):

- 7.8 Billion people in the world
- 4.8 Billion Internet users
- 3.78 Billion active Social Media users
- 5.15 Billion unique Mobile users
- 3.8 Billion active Mobile Social users



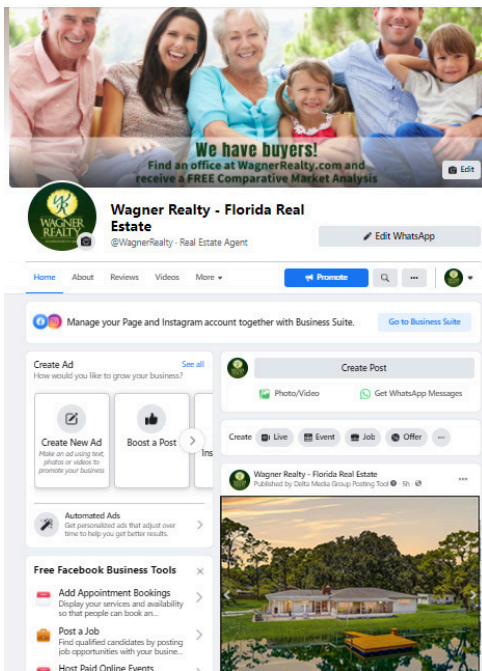
DIGITAL MARKETING - Social Media & More

FACEBOOK

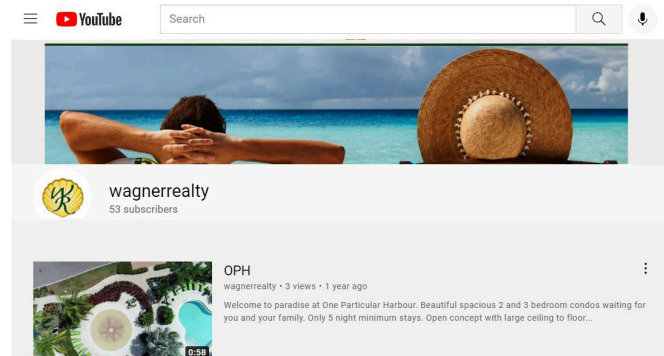
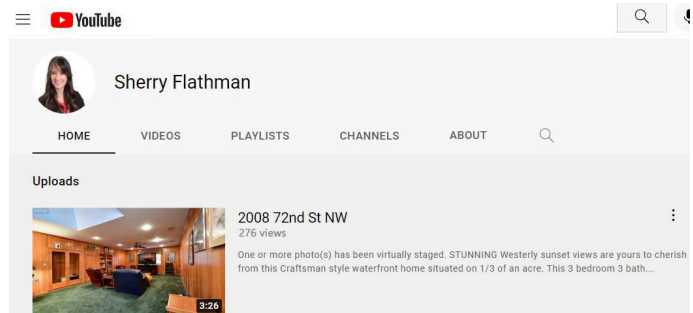
Facebook.com/SherrySellsBradenton



Facebook.com/WagnerRealty



YOUTUBE

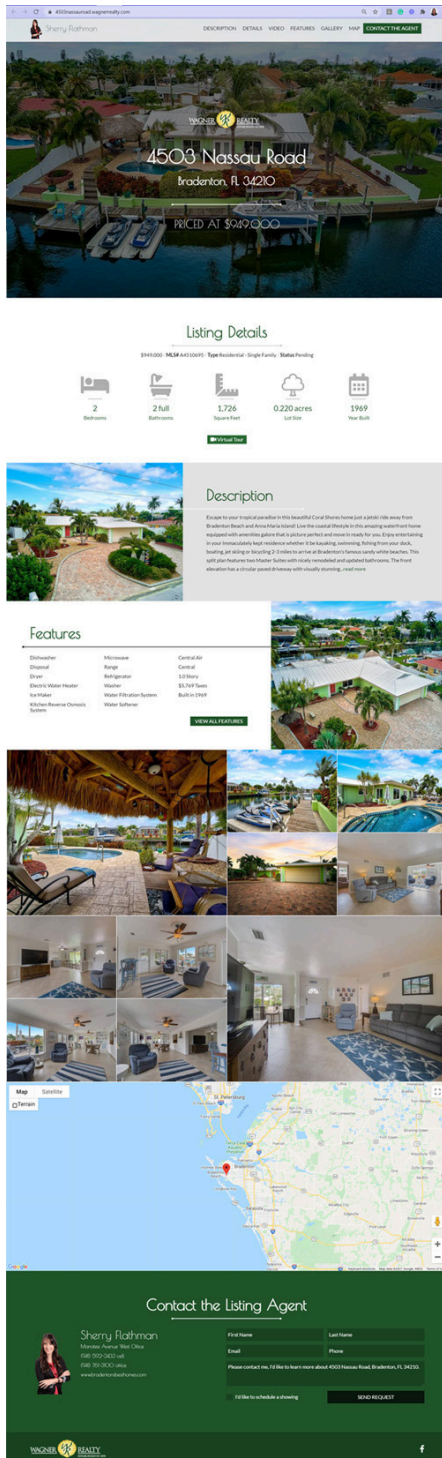


AS SOON AS YOUR PROPERTY IS LISTED IN THE MLS...

SOCIAL MEDIA POSTS BEGIN AND CONTINUE UNTIL YOUR PROPERTY IS SOLD!

WAGNER  REALTY
ESTABLISHED IN 1939

DIGITAL MARKETING - Single Property Website Example



In today's market, digital display of a property makes all the difference. Our Single Property Websites keep the customer's attention solely on one property with several engagement opportunities for great lead generation.

- Exclusive to a Single Property
- Available from Day ONE!
- Includes Shortcuts, Listing Details, Description, Features, Photos & Video(s), Map, and Call-to-Action for Lead Generation
- SEO - Address in URL Domain for optimal Search Rankings
- Mobile Responsive on ANY Device
- All MLS information in Real Time, Live Data



<http://Amara.cc/D4aa>

Scan for Single Property Website Example

DIGITAL MARKETING - E-Blasts

Home for Sale

2212 33RD AVENUE DRIVE W

\$999,990

4 Beds | 3 Baths | 2605 SQ FT MLS# A4510468



Using beautifully designed E-cards I send your listing out to all the agents in our region as well as my contact list. The more people that get to view your property, the more likely we are to find a buyer fast.

2212 33rd Avenue Drive W, Bradenton, FL 34205
\$999,990

SAVE TOUR THIS HOME

Featured Listing	
Active	
BEDS	4
BATHS	3 full
SQUARE FEET	2,605
MLS#	A4510468
STATUS Active	
PROPERTY TYPE	Residential - Single Family
SUBDIVISION	PEMELMAN ACRES PB11/5
REQUEST INFORMATION	
TOUR THIS HOME	

View Video Virtual Tour 55 Photos

These E-blasts are emailed to over 10,000 local Sarasota, Manatee, and Pinellas realtors. When agents share these emails with their clients their Buyer will click the designated arrow leading them to my website which provides all the details

CALL TEXT TO ME / MAP LISTING / PRINT / SHARE / EMAIL

DIGITAL MARKETING - Data, Research, Analysis & Reporting

Bi-Weekly Property Marketing Summary



Single Property Websites	Social Media
<p><i>Featured Home - Luxury Collection</i></p> <p><i>Featured Single Property Website</i></p> <p>https://4503nassauroad.wagnerrealty.com/</p>	<p>f Facebook</p> <ul style="list-style-type: none"> 7/15 Video Exposure 7/23 Enhanced Exposure + Paid Ad Reaching 3,659 people 335 people clicked link 10 people liked post Buying/Selling Facebook Groups
<p>E-Card(s) and Open Houses</p> <p>Distribution to approximately 10,000 Manatee and Sarasota Residents & Realtors</p> <ul style="list-style-type: none"> 7/17 "Sail into Savings" price improvement 7/18 "Christmas in July" exposure 	<p>Video</p>
<p>Additional Exposure</p> <p>Newspapers/Magazines Brochure In home feature packets Paid Social Media Ad</p> <ul style="list-style-type: none"> Realtor.com https://www.realtor.com/realestateandhomes-detail/559-Fore-Dr_Bradenton_FL_34208_M57248-01430 Zillow.com https://www.zillow.com/homes/599-fore-drive-bradenton-florida_rb/ Trulia.com https://www.trulia.com/p/fl/bradenton/559-fore-dr-bradenton-fl-34208--2202264048 	<p>ADDITIONAL NOTES:</p>

SAMPLE

LOCAL & GLOBAL ONLINE SYNDICATION/EXPOSURE

Our Websites

As the Top-Producer for Wagner Realty, your listing is seen by more than 2,000 visitors

Multiple Listing Service (MLS) / ListHub Distribution

Listing is on ListHub real estate related

Leading Estate Companies of

LE affiliation

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DIGITAL MARKETING - Campaign Calendar

MONDAY	TUESDAY	WEDNESDAY	THURSDAY
Bi-Monthly Website Update to reflect Builder Updates	Bi-Monthly Analytic Update	Monthly postcard mailing to current residents Bi-Weekly Instagram Posts	Bi-Monthly Pay per Click Facebook and Google Ad Monthly E Blast
FRIDAY	SATURDAY	SUNDAY	
Bradenton Herald Ad	Wagner Realty Open House (upon completion of model)	Bradenton Herald Ad	

*Open House- Saturday and/or Sunday-Upon completion of Model

SAMPLE



EXPOSURE - Local & Global



LOCAL EXPERTISE,
GLOBAL
CONNECTIONS,
POWERFUL
MARKETING.

1.3 MILLION
GLOBAL TRANSACTIONS

550
COMPANIES

4,600
OFFICES

150,000
SALES ASSOCIATES

70
COUNTRIES

Leading
REAL ESTATE COMPANIES
OF THE WORLD

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WE MARKET YOUR PROPERTY TO THE WORLD.

When selling your home, you need global exposure in addition to the strong marketing expertise we deliver locally. As an affiliate of Leading Real Estate Companies of the World, we have the resources to market your property to the highest possible number of potential buyers. With 150,000 talented associates around the world, we expose your property to buyers on six continents ensuring more eyes on your property. In addition, we receive inbound clients from other affiliates around the globe who are interested in purchasing a home.

Leading Real Estate Companies of the World is a pedigree denoting the very best companies who represent qualified clientele and wish to do business with similar firms. Each year our network is collectively responsible for over one million transactions on a global basis.

When your home is posted to our website locally, it is immediately promoted on the LeadingRE.com website. It is also immediately connected to the websites of 550 of our affiliated real estate firms in the world.



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EXPOSURE - Local & Global



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WHEN YOU ENTRUST US TO SELL YOUR HOME, YOUR LISTING CAN BE FOUND FROM THE WEBSITES OF TOP REAL ESTATE COMPANIES THROUGH OUR PARTICIPATION IN LEADINGRE.COM, A PROGRAM AVAILABLE TO US AS MEMBERS OF LEADING REAL ESTATE COMPANIES OF THE WORLD®. 88% OF HOME BUYERS FOUND WEBSITES TO BE THE MOST USEFUL INFORMATION SOURCE* — LET ME HELP YOU REACH THOSE BUYERS INTERESTED IN OUR AREA — WORLDWIDE.

Leading
REAL ESTATE COMPANIES
OF THE WORLD

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C-LinkingWebsites. 0120 Equal Housing Opportunity.



INTERNATIONAL

ARGENTINA
argentinahomes.com

ARUBA
arubapalmsrealtors.com

AUSTRALIA
belleproperty.com

BAHAMAS
bahamasrealty.com
keysbahamas.com

BELGIUM
immo-lelion.be
lecobel-vaneau.be

BELIZE
belizerealestate.bz

BRAZIL
rioexception.com

BRITISH VIRGIN ISLANDS
smithsgore.com

BULGARIA
ues.bg

CANADA
apexresults.ca
bosleyrealestate.com
bowesandcocks.com
cirrealty.ca
dexterrealty.com
dfh.ca
harveykalles.com
jaymiller.ca
macrealty.com
mcgarrrealty.com
profusionimmo.ca
schmidtrealtygroup.com
streetcityrealty.com
thepropertyexchange.com
thepropertygallery.ca
tracyarnett.com
tradewindsrealty.com
trilliumwest.com
whistlerrealestate.ca

CAYMAN ISLANDS
irgcayman.com

CHILE
aandes.cl

CHINA
ark-shanghai.com
asiapacificproperties.com

COSTA RICA
bluezonerealty.com
krainrealestate.com
lxcostarica.com
nativu.com

DOMINICAN REPUBLIC
selectcaribbean.com

FRANCE
antoninallard.com
groupe-mercure.com
junot.fr
leman-property.com

FRENCH WEST INDIES
sibarthrealestate.com

GERMANY
agbf.com
harringimmobilien.de
kampmeyer.com
schuerrer-fleischer.de
von-poll.com/de
warnholz-realestate.com

GHANA
abriproperties.com

GREECE
jkproperty.gr

GUAM
guamhome.com

ICELAND
husaskjol.is

ITALY
atlanteproperties.com
cofimmobiliare.it
giorgiovigano.com
immobilsarda.com
ituscanyre.it
lacommerciarealty.it
luxuryhomes.it
oikosimmobiliare.biz
propertyatlake.com
stresa.biz
studio18.eu

JAMAICA
vlarealtors.com

JAPAN
ipag.jp
realestate-tokyo.com

LEBANON
novitag.com

LUXEMBOURG
immopartner.lu

MALTA
77GreatEstates.com

MAURITUS
parklane.mu

MEXICO
caborealestate.com
cdrsanmiguel.com
costarealtyplaya.com
iandogroup.com
mazatlan4sale.com
pvre.com

NETHERLANDS
sunshine-properties.com
amsterdamsemaatschappij.nl

NEW ZEALAND
barfoot.co.nz
propertybrokers.co.nz

PANAMA
opendoorspanama.com
servmorrealty.com

PHILIPPINES
pinnacle.ph

PORTUGAL
caetanorealestate.com
ins.pt
plpproperty.com
von-poll.com/pt

PUERTO RICO
realityrealtypr.com

QATAR
mdproperties.qa

REPUBLIC OF KOREA
koreaglobalrealty.com

ROMANIA
imobiliare-herastru.ro

RUSSIA
advecs.com

SAUDI ARABIA
sghrealty.com

SINGAPORE
oneglobal-property.com

SOUTH AFRICA
chaseveritt.co.za
jawitz.co.za

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EXPOSURE - Local & Global

SPAIN

amrein-fischer.com
astenonline.com
barcelona-properties.com
elitesanfernando.com
mallorcagold.com
masoinmobiliaria.com
rimontgo.com

SWITZERLAND

comptoir-immo.ch
domba.ch
ginesta.ch
nobilis-estate.com
wetag.ch

THAILAND

phuketprime.com
senseproperty.com

TRINIDAD & TOBAGO

dynamicrealestatettt.com

TURKEY

ayikcanemlak.com

TURKS & CAICOS

turksandcaicosproperty.com

URUGUAY

lacite.com.uy

U.S. VIRGIN ISLANDS

saltwaterpropertiesvi.com
seaglassproperties.com

VIETNAM

vinestate.com

ZAMBIA

chaseveritt.co.za

UNITED STATES

ALABAMA

arc Realty Co.
arc Realty Co South
Averbuch Realty
Bellatoral
Bickerstaff Parham
Hamner Real Estate
Lah Real Estate
Landarty
llbb.com
Realty South
Roberts Brothers
Southern Properties Agency
Weems Real Estate
Weichert Spaceplace

ALASKA

jackwhite.com

ARIZONA

arizonabest.com
long Realty

ARKANSAS

Crye-Leike
Janet Jones
Oneal Real Estate
Weichert Griffin

CALIFORNIA

Bailey Properties
bdhomes.com
chaseinternational.com
cook Realty.net

deasypennerpodley.com

Dickson Realty
Diibeck
dudum.com
farrellsmlyth.com
firstteam.com
golygon.com
grubbco.com
hiltonhyland.com
intero.com
interosfeastbay.com
johnscott.com
londonproperties.com
mcguire.com
mingtree.com
nourmand.com
pinnacleestate.com
pmz.com
rancon.com
realestateoflaketahoe.com
realestate-redding.com
realtyconcepts.com
richardsonproperties.com
sevengables.com
strandhill.com
stumbaughrealty.com
villagesite.com
willisallen.com
zephyrsf.com

COLORADO

bbre1.com
brayandco.com
breckenridgeassociates.com
coloradogrouprealty.com
coloradolandmark.com
denverrealestate.com
perryandco.com
platinumhomesales.com
porchlightgroup.com
searsrealestate.com
thegroupinc.com
vailrealestate.com
wellsgroupdurango.com
wkre.com

CONNECTICUT

Ferrigno Realtors
Halstead
Houlihan Lawrence
Hpearce.com
Neumann Real Estate
Pagetaft.com
raveis.com

DELAWARE

longandfoster.com
pattersonschwartz.com
wfp.com

DISTRICT OF COLUMBIA

longandfoster.com
mcenearney.com

FLORIDA

Adams Cameron
Amelia Island Real Estate.net
Armor Realty
Balistreri
bhsusa.com
Biller Properties
Castell Homes
Coastal Realty of the Florida Keys
Counts Real Estate
Crye-Leike
Dennis Realty
Fannie Hillman
Five Star Realty
Florida Executive Realty
Foxfire Realty
Gulf Coastal Properties
ipre.com

johnrwood.com

Keyes
Levinink Realty
Matchmaker Realty
Michaelsaunders.com
National Realty Fla.
Premier Estate Properties
Premier Realty Group
Roberts Florida
Royalsell Real Estate
Sandkey.com
Search.Bosshardt Realty
Smith and Associates
Sorensen Real Estate
The Premier Property Group
Truman and Company
Vip Realty
Wagner Realty
Watson Realty Corp.
Weichert Hallmark
Weichert Yates

GEORGIA

Athens Classic Properties
Beacham
Bickerstaff Parham
Blanchard and Calhoun
Corabett Thomas
Crye-Leike
Dorsey Alston
Fickling
Gonorton
Hardy Realty
Harry Norman
Homes in Valdosta
Magnoli Realty
Meybohm
Seaisland Properties
Signature Properties Group
Watson Realty Corp.

HAWAII

Clark Hawaii
Hawaii Life
Locations Hawaii

IDAHO

Amherst Madison Legacy
Experience Windermere
John Scott
Mdf Realtors

ILLINOIS

Ansley Atlanta
atproperties.com
Baird Warner
Crown Realty
Gambino Realtors
ggl Realty
Joel Ward Homes
John Green Realtor
Maloo Realty
mccolly.com
Melfosterco.com
plproperties.com
strano.com
wooff Realtors

INDIANA

atproperties.com
callcarpenter.com
comey.com
Cressy Everett
huff.com
mccolly.com
mike Thomas Realtor
semonin.com
sibcycline.com
thehardiegroup.com
talktotucker.com

IOWA

buyokoboji.com
hunzikerrealty.com
iowarealty.com
melfosterco.com
npdodge.com
skogman.com
unitedrealestatesolutions.com

KANSAS

askmcgrew.com
heritagesalina.com
kirkandcobb.com
reecenichols.com
weigand.com

KENTUCKY

comey.com
huff.com
juliepogue.com
milestoneky.com
oldcolony.com
realestateinbowlinggreen.com
rhr.com
salliedavidsonrealtors.com
semonin.com
sibcycline.com

LOUISIANA

Burns and Co.
diamondrealtysbc.com
flavinrealty.com
gardnerrealtors.com

MAINE

Beangroup
realtyofmaine.com
portsiderealestategroup.com
spragueandcurtis.com
townandshore.com

MARYLAND

averyhess.com
howardhanna.com
longandfoster.com
machomes.com
mcenearney.com
pattersonschwartz.com
weichert.com
wfp.com

MASSACHUSETTS

andoverhomes.com
andrewabu.com
beangroup.com
benoitmiznersimon.com
campionre.com
churchillprop.com
cjbarett.com
cocoeally.com
jackconway.com
jbarrettrealty.com
jonesrealtors.com
kinlingrover.com
lmacchiarealty.com
landmarkre.com
residentialproperties.com
robertpaul.com
rutledgeproperties.com
sandpiperrealty.com
stonehouseproperties.com

MICHIGAN

arhouse.com
arhousebay.com
atproperties.com
boltonjohnston.com
cressyeverett.com
greenridge.com
hallandhunter.com
howardhanna.com

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EXPOSURE - Local & Global

jaquerealtors.com
maxbroock.com
realestateone.com
reinhartrealtors.com

MINNESOTA
edinarealty.com
fazhomes.com

MISSISSIPPI
charlottesmith.com
crye-leike.com
gardnerrealtors.com
mcintoshandassoc.com

MISSOURI
janetmcafee.com
murney.com
redkeystlouis.com
reecenichols.com

MONTANA
experiencewindermere.com
purewestrealestate.com

NEBRASKA
homerealestate.com
npdodge.com
woodsbro.com

NEVADA
chaseinternational.com
dicksonrealty.com
finevegashomes.com
wardleyre.com

NEW HAMPSHIRE
badgerrealty.com
beangroup.com
cowanandzellers.com
peabodysmith.com
petersonsrealestate.com

NEW JERSEY
chantre.com
cocciarealestate.com
crossroadsrealtynj.com
davisrealtors.net
dianeturton.com
friedbergproperties.com
glorianilson.com
hallmarkrealtors.com
halstead.com
loisschneiderrealtor.com
longandfoster.com
lvirealtors.com
tarvinrealtors.com
tocr.com
turpinrealtors.com
vandykgroup.com
weichert.com
weidel.com
woodwardrealtygroup.com
zastko.com

NEW MEXICO
santafeproperties.com
steinborn.com
taosrealestatebroker.com
vistaencantada.com

NEW YORK
arcrealtylinsales.com
bhsusa.com
chantre.com
coachrealtors.com
curasirealty.com
fillmore.com
halstead.com
houlihanlawrence.com
howardhanna.com/newyork

johnjleaserealtors.com
kingsleyre.com
laffey.com
mirandarealestategroup.com
netterrealestate.com
pantigagroup.com
petreyrealestate.com
salmonrealestate.com
sheaandsanders.com
tocr.com
wrightinnyack.com

NORTH CAROLINA
allentate.com
appalachianland.com
ashecountyrealestate.com
beverly-hanks.com
brips.com
cottinghamchalk.com
cravenrealtors.com
dickensmitchener.com
firstwilsonproperties.com
fmrealty.com
foreproperties.com
highlandsncrealestatepatallen.com
howardhanna.com
intraoastalrealty.com
lakenormanrealty.com
lrbrealestate.com
margaretrudd.com
ncliving.com
neuserrealty.com
preferredprop.com
teammetro.net
townsendrealestate.com
wendywilmotproperties.com

OHIO
burganrealestate.com
camtaylor.com
comey.com
cowanrealtors.com
cutlerhomes.com
galbreathrealtors.com
haringrealty.com
howardhanna.com
huff.com
irongaterealtors.com
oldcolony.com
russellrealty.com
sibcycline.com
wellesbowen.com

OKLAHOMA
cctulsa.com
churchillbrown.com
fprealtors.com
gocrossland.com
onealrealestate.com
parksjonesrealty.com

OREGON
hasson.com
johnscott.com
MartekRealEstate.com
windermere.com

PENNSYLVANIA
brwnstone.com
chantre.com
classicproperties.com
duffyrealstate.com
fishburn.com
fishre.com
howardhanna.com
lewith-freeman.com
longandfoster.com
schuylkillrealestate.com
tfgrealtors.com
villagerrealty.com

RHODE ISLAND
cressrealestate.com
liladelman.com
randallrealtors.com
residentialproperties.com

SOUTH CAROLINA
allentate.com
blanchardandcalhoun.com
carolinaonerealestate.com
carriageprop.com
corabettthomas.com
cottinghamchalk.com
dickensmitchener.com
dunesrealestate.com
gardencityrealty.com
homeadvantagerealty.com
howardhanna.com
lakegreenwood.com
longandfoster.com
meyboh.com
rinehartrealty.com
thelitchfieldcompany.com
weichertcarolina.com
weichertcp.com
wilsonassociates.net

SOUTH DAKOTA
hegg.com

TENNESSEE
crye-leike.com
fletcherbrighthomes.com
gablesandgates.com
knoxville-tn.com
marx-bensdorf.com
parksathome.com
pilkerton.com
premierhomestn.com
weichertjoeorr.com

TEXAS
alliebeth.com
bayourealtors.com
bishoprealtors.com
cloudrealestate.com
cornerstonebrokerage.com
daveperrymiller.com
ebby.com
edmonson-realtor.com
greenwoodking.com
grouponecc.com
jbgoodwin.com
kellyrealtors.com
maybenrealty.com
moreland.com
phyllisbrowning.com
realtyaustin.com
thehousecompany.com
tm5properties.com
waynemurray.net
westmarkrealtors.com
williamstrew.com

UTAH
chapmanrichards.com
winutah.com

VERMONT
pallspera.com
peabodysmith.com

VIRGINIA
ashecountyrealestate.com
averyhess.com
fmrealty.com
howardhanna.com
johnstewartwalker.com
joynerfineproperties.com
klinemay.com
longandfoster.com

mcnearney.com
mkbrealtors.com
montaguemiller.com
olddominionrealty.com
roseandwomble.com
roywheeler.com
sagerrealestate.com
webberrealty.com

WASHINGTON
distinctiveprop.com
experiencewindermere.com
hasson.com
johnscott.com
windermere.com

WEST VIRGINIA
howardhanna.com
longandfoster.com
oldcolony.com
olddominionrealty.com
patstewartrealtors.com
sagerrealestate.com
webberrealty.com

WISCONSIN
atproperties.com
beckmanproperties.com
beiserrealty.com
firstweber.com
keeferealestate.com
shorewest.com
starkhomes.com

WYOMING
jhrea.com

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EXPOSURE - Local & Global

Wagner Realty and ListHub provide a comprehensive, integrated platform that connects 50,000+ brokers who collaboratively advertise and market your listing around the world.



Where Will My Listing Be Advertised?

Wagner Realty and ListHub provide a comprehensive, integrated platform that connects more than 50,000 brokers who collaboratively advertise and market your listing around the world.



The image displays a collection of logos for various real estate and listing platforms, arranged in a grid. The logos include:

- silive.com** (powered by Staten Island Advance)
- HomeBidz**
- HomePriceTrends**
- LAKEHOUSE.com** (Buy It! Sell It! Rent It!)
- HomeSteps** (Freddie Mac Homes)
- propertynest**
- Property Tax Fox** (One-Step Appeal Solution)
- PROPSHUB**
- GOKNOCK**
- gulf live .com**
- HomeRover**
- WHO'S WHO IN LUXURY REAL ESTATE**
- radpad**
- BestPrintBuy.com**
- MO.PROPERTIES**
- HomeFinder**
- House ValueStore**
- ORRSTOWNBANK**
- PENN LIVE** (The Patriot-News)
- homes.timesfreepress.com**
- Real Social**
- PROPY**
- RADIUS**
- IndyStar.**
- Homes.forsale**
- hommati.com**
- LeadHax**
- HomePath** (by Fannie Mae)
- myhousedeals**
- HomeWinks** (The EASY Way to Find Homes for Sale)
- HOMES & Land**
- IDEAL ESTATE**
- PilotOnline.com**
- DIVVY**
- RealtyHive** (ハワイに住む net)
- HomeStimulus**
- HOMES MAGAZINE.COM**
- LOCALIZE**
- m LIVE**
- terratinio.com** (one step closer...)
- openhous**
- nubuildz**
- blankslate.** (commercialappeal.com Memphis, Online)
- CLOSE 2 HOMES .COM** (powered by Showcase Technologies)
- HN HOUSING NOW**
- DREAM★AMERICA**
- HIGHRISES.com**
- LakeHomesUSA.com** (RiverHomesUSA.com | OceanHomesUSA.com)

Where Will My Listing Be Advertised?

As new listings are added to the MLS, or as existing listings are updated, ListHub distributes the new and updated information automatically, ensuring that your online marketing is always accurate.



The image displays a grid of logos for various real estate and listing services. The logos are arranged in approximately 10 rows and 4 columns. The services include:

- Southern NewHomes.com
- nest.me
- Homes.com
- The Citizen. auburnpub.com
- USHUD.com The Foreclosure Real Estate Resource
- ylopo
- kleard
- VisualShows
- SpotScore
- PalmBeachPost.com
- kiREALTY
- RealtyStore.com
- STI today.com YOUR NEXT HOME
- SWIFTLI PROP STREAM
- TopHomeListings REALTY SERVICES
- ZippyListings
- REALEXECUTIVES INTERNATIONAL
- 贝壳海外
- CENTURY 21
- HousesFor.Sale PROPERTIES ONLINE
- NestReady
- tri-state area
- CoreLogic RealQuest Express
- propertypath
- myRentToOwn
- UTOFUN 优投房
- MASHVISOR
- Property Shark.com
- PROPERTY SIMPLE
- 居外 Juwai.com
- MobileHome.net
- vendefu casa.com
- WestTexasMoves.com
- FindAPlace4Me
- Nextdoor
- renthop
- Point2Homes
- landsearch
- NewHomeSource
- HOME2.me
- MASS LIVE
- LandWatch
- HARMONHOMES AND MORE
- nj.com True Jersey
- A Greater Town
- Real Estate Book
- L2L LISTINGS-TO-LEADS
- RECESS.AE

Where Will My Listing Be Advertised?

Your listing information is synchronized automatically to each website, allowing your listing unprecedented exposure, every day and minute of the year!

Homes
tucson.com Arizona Daily Star
AJC.com
AdWerx for Real Estate
HILTON HEAD MLS MULTIPLE LISTING SERVICE
ABOUT TIME TOURS
PulseMailing powered by expresscopy.com
Missoulian
REALM™ POWERED BY HUMAN CONNECTION
BACK AT YOU
apartment **list**
IMPACT MARKETING SPECIALISTS
Keyboom! THE HOME SEARCH CHANNEL
Comcast ON DEMAND
xpressdocs
RE/MAX
HAR.com
Amarki
Clayton
rent.com
Breakthrough
rent.com
digiPropz
hully
learnmorenow.com /FindHomes
KWLS Keller Williams Listing System
announce my move.com personalized online moving announcements
Leading REAL ESTATE COMPANIES OF THE WORLD®
DreamHomeList powered by OSI Express, Inc.
Imprev™
FLIPCOMP
foyer
cndo.com
RE/MAX
HAR.com
Amarki
Clayton
rent.com
digiPropz
hully
DomoHunt.com
RealtyTrac
FASTAPP BANK OF ENGLAND MORTGAGE
AL Argus Leader MEDIA Information...Anytime, Anywhere.
Rentberry
LotNetwork.com The One Site for HomeSites
listingvideos Powered by VScreen
foreclosure.com™ アロハ不動産

PRINT MARKETING - Professional & Effective!

Digital and print are more powerful when paired as a collaborative approach to get more marketing mileage.

WAGNER REALTY Your Hometown Realtor - Locally Owned And Operated For Over 80 Years!

FEATURED LISTINGS

TRAILVIEW OF WINDSOR 10000 WINDSOR BLVD WAGNER, FL 32093 \$275,000	POINTE VILLA WINDSOR 10000 WINDSOR BLVD WAGNER, FL 32093 \$275,000	WINDSOR VILLAGE WINDSOR 10000 WINDSOR BLVD WAGNER, FL 32093 \$275,000	WINDSOR VILLAGE WINDSOR 10000 WINDSOR BLVD WAGNER, FL 32093 \$275,000	WINDSOR VILLAGE WINDSOR 10000 WINDSOR BLVD WAGNER, FL 32093 \$275,000	WINDSOR VILLAGE WINDSOR 10000 WINDSOR BLVD WAGNER, FL 32093 \$275,000
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NEW LISTINGS

Thank You For voting Wagner Realty Your Favorite Real Estate Agency

Leading REALTY WE'RE LOCAL WE'RE GLOBAL

WagnerRealty.com

OPEN HOUSES

10000 WINDSOR BLVD WAGNER, FL 32093 \$275,000	10000 WINDSOR BLVD WAGNER, FL 32093 \$275,000	10000 WINDSOR BLVD WAGNER, FL 32093 \$275,000	10000 WINDSOR BLVD WAGNER, FL 32093 \$275,000	10000 WINDSOR BLVD WAGNER, FL 32093 \$275,000	10000 WINDSOR BLVD WAGNER, FL 32093 \$275,000
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OPEN HOUSES

WAGNER REALTY

ANA MARIA 775-2246 LONGROCK KEY 383-5377 RELOCATION 727-2880 COMMERCIAL 727-2880 LAKEWOOD RANCH 725-7300
 CONQUESTADOR 751-8679 WEST BRAINTON 761-3100 CORPORATE 727-2880 SARASOTA FIRST ST 955-1100 5864 E 711-2500



<http://dmgr.us/24qm>

QR codes promote interaction and engagement through the mobile phone. One small area on any print collateral, when scanned, can lead to unlimited information.

- Direct customers to a landing or detail page on your property
- Display Open House information
- Launch a Video
- and so much more!

SCAN for Sample "Hidden Lake" page on website



PRINT MARKETING - Luxury Sign Riders

Scan QR code to view home

Beautiful Waterfront Home!

For more information on this beautiful waterfront home, please visit our website at www.wagnerrealealty.com or call Sherry Platten at 304-320-3430. This home is a true masterpiece of luxury living, featuring a grand entrance, high ceilings, and a large open floor plan. The kitchen is a chef's dream, with a granite countertop, stainless steel appliances, and a large island. The living area is a true showstopper, with a large fireplace, a chandelier, and a view of the water. The bedrooms are spacious and comfortable, with a master suite that includes a walk-in closet and a private bathroom. The outdoor area is a true oasis, with a large pool, a hot tub, and a view of the water. This home is a true masterpiece of luxury living, and it is now available for sale at a special price. Don't miss this opportunity to own a piece of paradise.

11531 30th Cove, Parrish, FL 34219
44966137

Sherry Platten
Real Estate Agent
304-320-3430
sherry.platten@wagnerrealty.com
www.wagnerrealty.com

7411 N. Ocean Boulevard
P.O. Box 1000
Parrish, FL 34219

WAGNER REALTY
ESTABLISHED IN 1939

- Bedrooms: 3
- Baths: 3 (Full)
- Square Feet: 3120
- Year Built: 2015
- Energy rated S/S appliances
- Acres: 0.52
- 2017 Boat Lift
- Style: Contemporary
- Garage: 3 Car
- Pool & A/C Clean, C/A & Safety Fence
- Almost all decor & furniture are available
- HOA: Fee \$400 / 2 Serv. Ann. only

Offered at: **\$1,129,000**

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44966137

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WAGNER REALTY
ESTABLISHED IN 1939

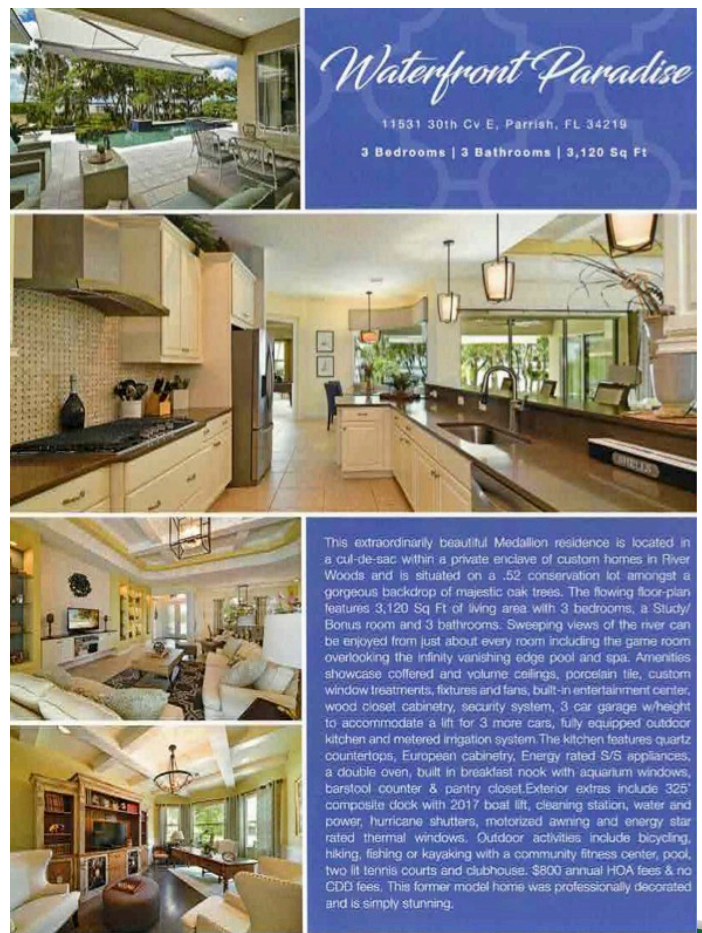
I can also provide custom
Luxury Sign Riders created to capture interest from drive
or walk by traffic that gives an attractive snapshot of your
property.

PRINT MARKETING - Cardstock Flyers



These will be available at the property during showings and for Open Houses.

I have partnered with a printing company to design and create beautiful cardstock flyers for your listing.



PRINT MARKETING - Postcards



Just Listed!

Priced Right & It Will Sell!
508 WILDLIFE GLN, BRADENTON, FL 34209
\$689,000

WAGNER REALTY
Bringing People Home Since 1939

Sherry Flatman
7411 Manatee Ave. W
Bradenton, FL 34209
941-592-3433

I design eye-catching and elegant looking postcards to send out to the area when your home is first listed to attract local buyers.



Pool Home & Lake View!
Come view this 3bed/2bath NW Bradenton pool home today!

Don't miss this one - it will go fast! This 2018 Bright Meadow layout features a split plan that includes a large den/office with French door entry, walk in closets in all the bedrooms and a 3 car garage. This is a wonderful comfortable open floor plan with natural abundant lighting.

Sherry Flatman
Wagner Realty
7411 Manatee Ave. W
Bradenton, FL 34209
941-592-3433

WAGNER REALTY
Bringing People Home Since 1939

7411 Manatee Ave W Ste 100
Bradenton FL 34209-3400

REG# 810
118 Postage Paid
SherryFlatman.com

00C490100 0006314664 186
Sherry Flatman
2013 84th Street Cir NW
Bradenton, FL 34209-9452

 Each Office is Independently Owned and Operated. If your home is listed with another broker, this is not intended as a solicitation.

INTERIOR VIDEOS

Great interior videos showcase properties in much more visual detail than a still photo or text ever could, and convey emotions that are otherwise difficult to achieve. Sites with embedded video get 157% more organic search results than ones without it. Video is “King of Content” and will generate valuable page views, & be the last push buyers need.



<https://player.vimeo.com/video/593909371>

- ✔ Create Visual Intrigue
- ✔ Attract Online Shoppers
- ✔ Strengthen Your Brand
- ✔ Win More Listings
- ✔ Increase Profits
- ✔ Up Your Marketing Game
- ✔ Promote On Social Media
- ✔ Shows Great On Mobile
- ✔ Easily Embed On Your MLS

DRONE PHOTOGRAPHY

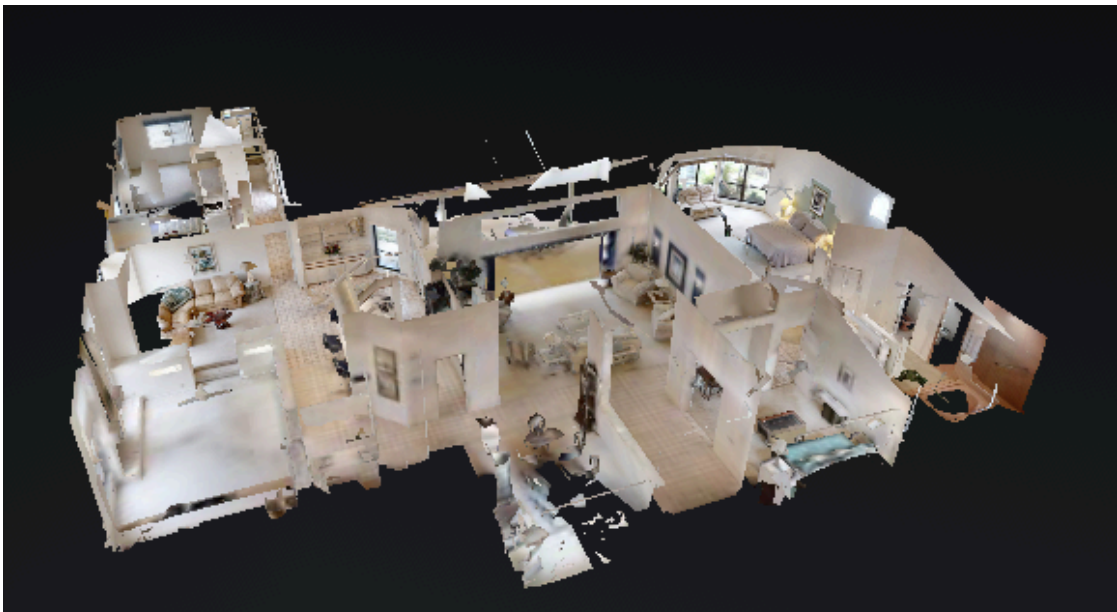
Aerial drone photography and photo services really show off your property. This is the best way to show prospective buyers views of their next home from every angle. These photos are the “ultimate click bait” to get your property sold fast.

Each listing comes with 30-40 photos.



3D TOURS

Matterport 3D Tours are literally the best way to show off your listing. Easily embeddable and shareable. They work on all devices and our 3D service is the gold standard in the digital, “new normal” real estate world we are all living in. Be sure to try this 3D tour on your smartphone, to see why 80% of home buyers love looking at Matterport on their phone!



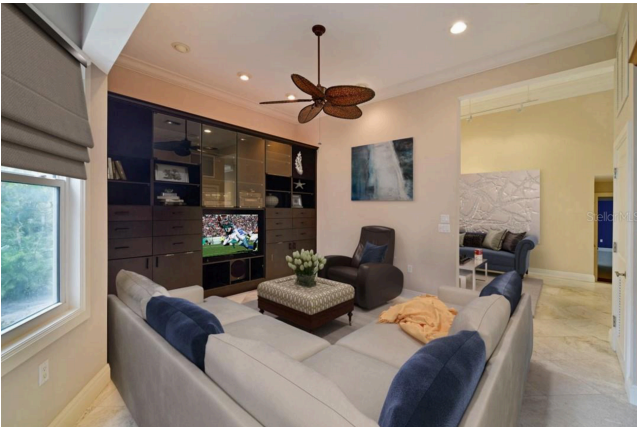
3D FLOOR PLANS

Almost as good as walking through the property, a 3D full color floor plan shows the home to a potential buyer in greater detail. From demonstrating the flooring transitions to which way a door swings, a 3D full color floor plan will show off a property and help attract top quality buyers.



VIRTUAL STAGING

I work with a team of professional graphic designers to add furniture and decor to photos of rooms to showcase to buyers the potential of a room.



WHY SHERRY FLATHMAN?

As a professional Real Estate Agent, I've actively worked with Wagner Realty servicing Manatee, Sarasota and Pinellas County since 2005. My specialty is in marketing and selling residential properties and land - ranging from condominiums, townhouses, villas, luxury homes, and waterfront properties. Based on my volume of sales, I've consistently achieved the highest designation of "Chairman's Circle Recipient" from Wagner Realty since 2011 and have been recognized as the Top Producing Residential agent since 2022 from over 220+ Wagner realtors. My sales volume to date is more than \$196 Million Dollars with over 550 properties sold - with the majority of this volume attributable to repeat business and client referrals.

Since 2010, I've been designated as a "Five Star Professional" by an independent consulting firm that conducts annual customer satisfaction surveys of top-producing agents representing an elite group of less than 7% of licensed realtors in the Manatee-Sarasota area. I am sincerely dedicated to exceeding my clients expectations and I employ an Associate, to maintain the high level of service my clients deserve in navigating the process of buying and selling real estate in Florida.



About Sherry: I was born in Mexico City where my father was stationed in the U.S. Army and was later transferred to Panama, Canal Zone which is where I became fluent in Spanish. I've lived in beautiful Bradenton since 1984 and have had the pleasure of raising my family here.

I have a wealth of knowledge and experience to share with you. Contact me and let's get started!



Highly Skilled to Get You the Best Price for Your Property



Paul P. ~ I worked with the Sherry recently on the sale of my condo. Having bought or sold or built many homes and commercial buildings over the past 35 years I can safely say Sherry is top shelf and a true professional. At every leg I was kept informed, when encountering a hurdle the issue was handled quickly and swiftly and her ancillary professional/ trade referrals were of equal caliber. I would not hesitate to recommend Sherry for any situation. I really can not say enough good things about my experience with Sherry.



Diane L. ~ Beyond being an incredibly nice person, Sherry was a huge help to me with selling 2 properties. I had no idea the process of selling a house. Sherry explained everything in detail with exceptional knowledge and professionalism. She was quick to answer my emails and texts, make any necessary phone calls on my behalf, plus, was able to recommend people for various work that needed to be done before the properties went on the market. I wholeheartedly recommend Sherry for any real estate needs.



Eric M. ~ Sherry was incredible! I gave her a tough property to sell (with renters, without renters), with repairs, and she was SO patient and positive during the selling process. I never wondered what was going on during my sale. She made selling my house easy and effortless! THANK YOU!

Reviews - What Our Customers are Saying



“ My Experience with Sherry as my Real Estate Agent selling my parents home in Florida was Incredible. Wagner Realty did a fabulous job marketing the large estate and showing it with three open houses. The offer was accepted in 10 days and both the buyer and seller were grateful with the results.

Anthony G | Home Seller ★★★★★

“ Sherry was very good at helping us find a home. She found us houses that we were interested in not just houses to look at. She was very organized and detailed oriented made sure everything that was needed to be done to purchase the house was taken care of. I highly recommend Sherry I have bought a number of houses and she is the best one yet.

Mike P | Home Buyer ★★★★★

“ I worked with the Sherry recently on the sale of my condo. Having bought or sold or built many homes and commercial buildings over the past 35 years I can safely say Sherry is top shelf and a true professional. At every leg I was kept informed, when encountering a hurdle the issue was handled quickly and swiftly and her ancillary professional/ trade referrals were of equal caliber. I would not hesitate to recommend Sherry for any situation. I really can not say enough good things about my experience-

Paul P | Home Seller ★★★★★

“ Sherry quickly understood our personalities and what type of housing we were looking for. Sherry, in this case, was not only a realtor but a matchmaker! In very short order, Sherry was able to zero in on properties that would be of interest and found the perfect house for us. After living in several homes through the years, we both agree this house is really "home". We would have never come across this property if it weren't for Sherry. As trying as the selling/buying process is Sherry made the process as painless as possible. Very delightful working with Sherry.

Robert W | Home Buyer ★★★★★



SCAN for more Customer Reviews



WHY SHERRY FLATHMAN?

The Differentiator



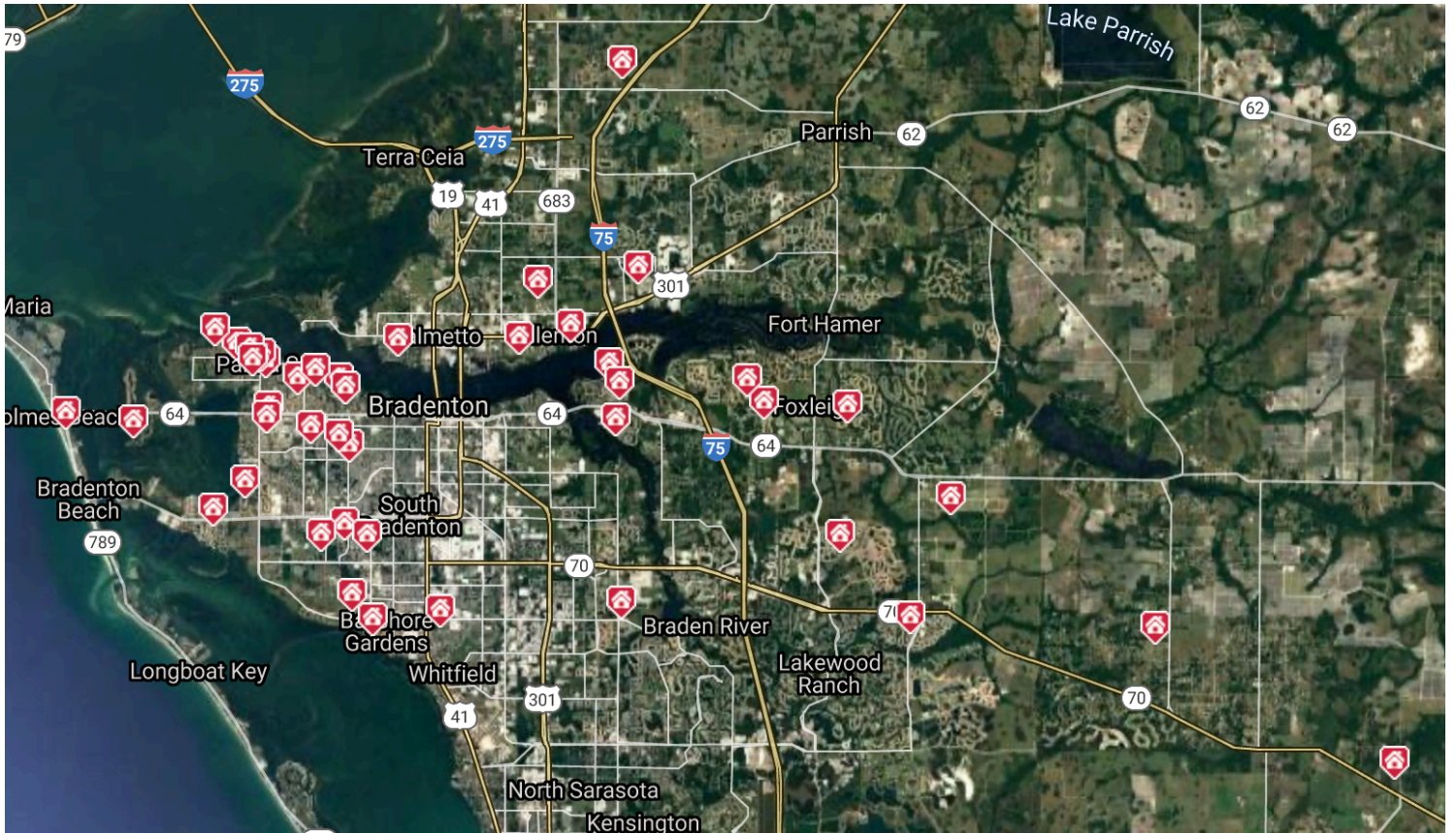
Sales Volume

 **Current Sales to Date**
More than \$200 Million

AVERAGE DAYS ON MARKET: 62

WHY SHERRY FLATHMAN?

Sales in the Last 12 Months



WHY WAGNER REALTY?



- Premier real estate company providing individual attention, local experience and expertise!
- Full-service, locally-owned, with core values, service philosophy, cutting-edge technology, and staff that sets us apart from the rest.
- Eight offices and 200+ top-rated agents offering the highest level of customer service.
- Chosen member of the largest relocation network, Leading Real Estate Companies of the World (LRE), boasting global property exposure and seamless facilitation of your move to/from anywhere worldwide.
- All Wagner Realty agents are members of the local, state, and National Association of REALTORS® and have earned, through education, the right to call themselves REALTORS®.
- The best affiliates (lenders, title companies, inspectors, stagers, and licensed contractors).
- We've earned the Bradenton Herald Prestigious People's Choice Award for more than 22 consecutive years!



WAGNER  REALTY
ESTABLISHED IN 1939



WE ALL GET IT!

Real estate is a big decision. We really take it to heart. Your home is important to you. This is important to us.



We realize that we work for you and we thank you for your confidence in us!



Sherry Flathman, Realtor®

7411 Manatee Avenue West
Bradenton, FL 34209

(941) 592-3433

SherrySellsBradenton@gmail.com

BradentonsBestHomes.com

OUR BRANCH OFFICES

CORPORATE / COMMERCIAL

Wagner Realty
3639 Cortez Rd W, Ste 200
Bradenton, FL 34210

ANNA MARIA ISLAND

Wagner Realty
2217 Gulf Drive North
Bradenton Beach, FL 34217

EL CONQUISTADOR

Wagner Realty
3403 El Conquistador Pkwy
Bradenton, FL 34210

LAKWOOD RANCH

Wagner Realty
11121 SR 70 East
Lakewood Ranch, FL 34202

LONGBOAT KEY

Wagner Realty
5360 Gulf of Mexico Drive, Suite 101
Longboat Key, FL 34228

MANATEE AVE WEST

Wagner Realty
7411 Manatee Ave West #100
Bradenton, FL 34209



SARASOTA - DOWNTOWN

Wagner Realty
1440 First Street
Sarasota, FL 34236

STATE ROAD 64 EAST

Wagner Realty
5215 State Road 64 East
Bradenton, FL 34208



**WAGNER
REALTY**

1939 - 2019

