

EXCLUSIVE LISTING CONSULTATION

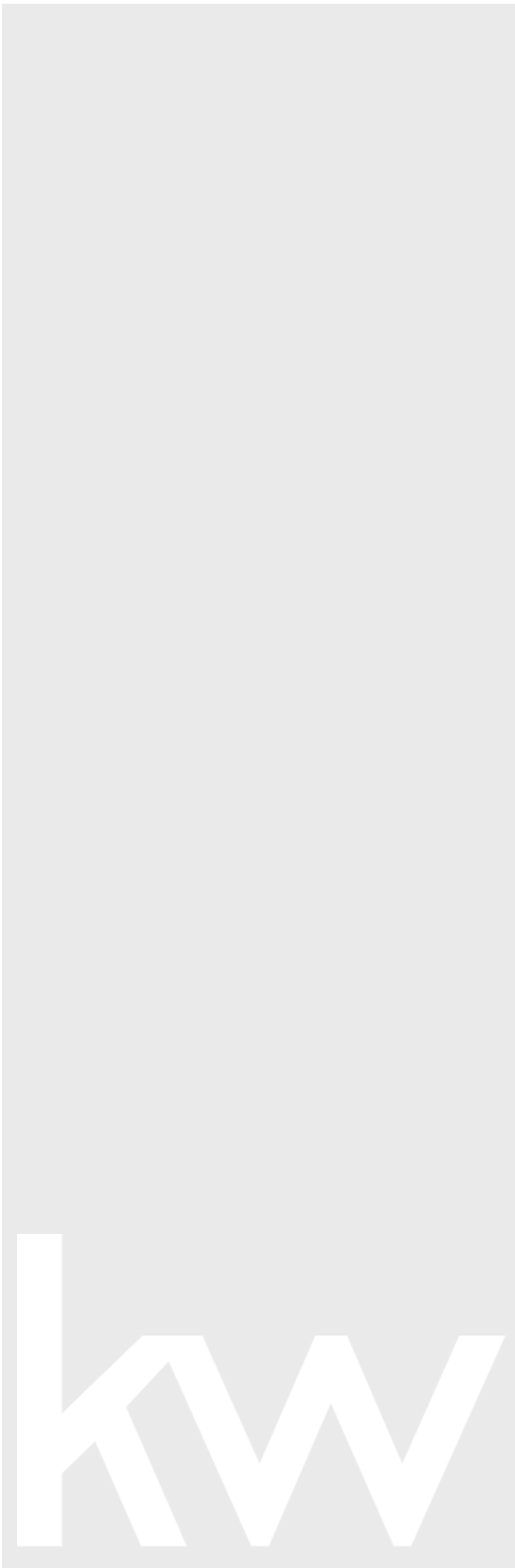


Presented by Rick Pulciani





PREPARED BY:



RICK PULCIANI



The Rick Pulciani Team



16123 S LaGrange Rd, Orland Park, IL 60467
Office: 708.200.7758 | Text Friendly: 708.515.4053
Email: rickpulciani@kw.com | Website: www.rickpulciani.com



The Rick Pulciani Team

We are different from most real estate professionals. We have built our business on results, and we are confident that we can deliver for you.

Thank you for considering us to list your property. We are looking forward to working with you to get the best possible price, in the shortest time, with the least amount of inconvenience to you.

Most agents simply list homes. We market them.

From listing to closing, we are committed to working closely with you to navigate the entire sale process; taking the time and using our expertise to understand the unique selling points of your home and neighborhood.

That means that we will sell your home smoothly, for top price. We will actively target the types of buyers most likely to want your home. We will advise you about the home repairs and improvements that will maximize your asking price and we will advertise your home 24 hours a day, 7 days a week.

After you have had the chance to review this information, please contact us. We would like to prepare an in-depth analysis of your unique home, compare it to other homes on the market, and recommend a personalized marketing program and pricing strategy for you.

We appreciate the opportunity to earn your business.

Sincerely,

Rick Pulciani



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MEET THE TEAM



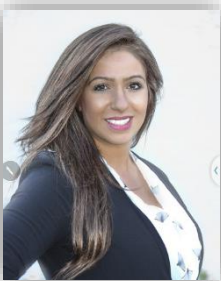
Rick Pulciani – Lead Real Estate Agent

As an experienced and local real estate professional I epitomize integrity, energy, hard work, and creative service in every detail of your real estate transaction. I grew up in the Orland Park area and started my sales habit at the age of 14, working closely with my father who has been building custom homes for over 25 years. I have worked every aspect of the industry representing sellers, buyers, investors, and banks in the residential real estate market. I've been trained and inspired by some of the best in the industry and have built strong relationships with banks, lending institutions, attorneys, and inspectors so I can offer the people in my community the most complete experience. I use my experience and foresight to proactively address details before they become a problem.



Tanya Hardcastle – Licensed Transaction Coordinator

Tanya is the licensed transaction coordinator on The Rick Pulciani Team. She will be your first point of contact throughout your transaction. She will coordinate all aspects of your home transaction after the contract is signed and keep you informed of everything throughout the process. Please feel free to contact Tanya with any questions or concerns Monday—Friday during our business hours at tanyahardcastle@kw.com or 708.200.7758 x 102.



Rima Hamad – Lead Buyer Specialist

Rima is the lead buyer specialist on The Rick Pulciani Real Estate Team. Her passion is to help buyers fulfill all of their Real Estate needs. She strives to make the process of buying a home stress free. Rima takes pride in making sure that her clients needs and concerns are met. The Real Estate experience you will have with the Rick Pulciani team is like no other. Rima is an aggressive realtor that is always available to answer any questions you may have. She looks forward to helping you transition into your next chapter in life, and is grateful to be a part of making your dreams come true. Should you, your friends, family or coworkers need any help with purchasing a home Rima is our expert! Please feel free to contact Rima with any questions at rimahamad@kw.com or 708.200.7758 x 103.



Why Hire Rick Pulciani?

The Last 12 Months
Example \$300,000 Sale Price

	% List to Sell Price	Average Days on Market	Net to Seller	Bottom Line Result
Rick Pulciani	97%	19	\$291,000	\$12,000 More to Seller
Average Agent	93%	96	\$279,000	

- We run our business like a business!
- We track our numbers (and theirs too)
- We are NOT a desperate discount brokerage...we deliver more money to our Sellers, even after commission is paid!

Results... Never Reasons



MARKET STATISTICS



Market Statistics Criteria

Status: Active, Back on Market, Contingent, New, Price Change, Re-activated, Temporarily No Showings, Pending, Closed, Expired
Property Type: Detached Single, Attached Single **Area:** New Lenox, Frankfort, Mokena, Orland Park, Orland Hills, Tinley Park, Homer / Lockport, Joliet, Homer Glen **Months Back:** 6 Months

Active Listings

Detached Single

Bedrooms	# Active	Avg. LP	Avg. MT
All	2140	\$320,175	154
1 - 2	149	\$169,136	137
3	906	\$238,731	142
4	836	\$378,027	159
5 or More	249	\$512,659	191

Attached Single

Bedrooms	# Active	Avg. LP	Avg. MT
All	770	\$180,270	124
1 - 2	552	\$166,655	125
3	206	\$208,937	124
4	11	\$317,090	109
5 or More	1	\$285,000	17

Off-Market Listings

Detached Single

Bedrooms	# Sold	% Sold	Avg OLP	Avg LP (Sold)	Avg SP	SP:LP	SP:OLP	Avg MT (Sold)	Avg LP (Unsold)	% Expd
All	1694	74%	\$254,891	\$234,754	\$226,728	97%	89%	104	\$300,101	18%
1 - 2	140	73%	\$127,579	\$103,719	\$98,899	95%	78%	95	\$169,034	16%
3	877	78%	\$206,692	\$198,011	\$191,137	97%	92%	96	\$206,868	15%
4	566	73%	\$318,821	\$291,466	\$282,655	97%	89%	110	\$351,606	19%
5 or More	111	57%	\$470,299	\$401,148	\$383,980	96%	82%	148	\$525,675	36%

Attached Single

Bedrooms	# Sold	% Sold	Avg OLP	Avg LP (Sold)	Avg SP	SP:LP	SP:OLP	Avg MT (Sold)	Avg LP (Unsold)	% Expd
All	757	81%	\$167,362	\$160,908	\$155,388	97%	93%	92	\$164,458	12%
1 - 2	578	82%	\$156,582	\$150,283	\$145,135	97%	93%	88	\$146,241	11%
3	176	79%	\$199,124	\$191,785	\$185,149	97%	93%	102	\$208,279	15%
4	3	75%	\$380,900	\$396,567	\$384,917	97%	101%	228	\$319,900	0%

Market Statistics may vary depending on many factors. We would be happy to provide you with a Comparative Market Analysis of your home.



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REVIEWS



★★★★★ Highly likely to recommend

04/10/2015 - Steven Rybka
Sold a Townhouse home in 2015 for approximately \$175K in Lockport, IL.

- Local knowledge: ★★★★★
- Process expertise: ★★★★★
- Responsiveness: ★★★★★
- Negotiation skills: ★★★★★

This was my first time selling a house and we had a bad experience with another agent from a different company and had to take our house off the market. Within two days of doing that Rick contacted us and wanted to meet and show us what he could do for us. My wife and I were very impressed with his presentation and signed with him on a Saturday. The following Monday we had an offer on our house. Technically we were on the market for less then 8 hours. Rick put us in contact with his group of people he works with and they were all great. We gave Rick a list of houses we wanted to see and he made the appointments. The day we went out Rick said "I hope you guys are not mad but after listening to you guys talk I made another appointment to see a house that was not on your list." The funny part is we ended up buying the house he found. The man knows his stuff. Rick stayed in contact with us just about everyday we had a phone call or meeting in person to keep up with what is going on. When something would come up that we thought was a big deal Rick would tell us he would handle it and he did. My wife and I sat back and everything happened around us. All in all we found a real estate agent but in the end we gained a friend. [Less](#) ^

★★★★★ Highly likely to recommend

11/05/2015 - mrshherrmann
Sold a Single Family home in 2015 in Manhattan, IL.

- Local knowledge: ★★★★★
- Process expertise: ★★★★★
- Responsiveness: ★★★★★
- Negotiation skills: ★★★★★

We put our home up for sale by owner this past May of 2015... We knew what we wanted and we thought for sure that we didn't need a real estate agent... I had several agents call and try to list our home with them but we stuck to our guns... Rick Pulciani brought 3 of his clients to tour our "home for sale by owner." Even though his clients didn't decide to purchase our home -Rick quickly became a friend of ours. When we found the house we "had to have" -we asked Rick to come by the house and explain why our house wasn't selling by owner... Rick's knowledge of our local market was extensive and he knew just what we needed to do to get our house sold. We had a contract in no time!!! On the flip side... The home that we wanted to purchase was a lot more complicated than we had anticipated... We absolutely could NOT have done it without Rick's ambition, expertise and negotiation knowledge!!! He truly went above and beyond to getting the job done!!! Rick is "your guy" when it comes to working with a real estate agent in the Chicagoland area... Five stars isn't enough -if we could give him 10 stars -we totally would!!!![Less](#) ^

★★★★★ Highly likely to recommend

06/27/2015 - kathy albright
Sold a Single Family home in 2015 for approximately \$400K in Lockport, IL.

- Local knowledge: ★★★★★
- Process expertise: ★★★★★
- Responsiveness: ★★★★★
- Negotiation skills: ★★★★★

I had my property for sale for 6 months with another realtor. There was no feedback and very few showings. I tried "For Sale by Owner" for a few months, but being a single parent, I was very nervous about letting strangers in to look at my home. This spring I met Rick Pulciani. I told him that my goal was to be out of the house by the end of the school year. He asked me what I needed to get money wise and then calculated a reasonable asking price. I was worried about buyers bidding low, but he told me his strength is in negotiating. Next he recommended a contractor that came in right away to do some quick fix ups at a very reasonable price. We had multiple showing as soon as the listing hit and we found a buyer before the construction was even finished. Plus he was able to sell my home at the full list price! He helped the buyer find a reliable lender and we closed on May 29th. I HIGHLY recommend Rick Pulciani if you need a realtor. He is a very honest, ethical and hard working family man. You couldn't ask for a greater guy! [Less](#) ^

To read more reviews, visit our website at RickPulciani.com



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AWARDS



Rick Pulciani has been recognized as one of the TOP REAL AGENTS at Keller Williams Preferred Realty!



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HOMES SOLD



552 Hollyberry Ln, BOURBONNAIS

7707 W 79th Pl, BRIDGEVIEW

8448 Natchez Ave, BURBANK

13126 W End Ln, CRESTWOOD

621 Johnson Ave Unit 2, FRANKFORT

256 N White St Unit 256, FRANKFORT

824 Highland Rd, FRANKFORT

21950 Princeton Cir, FRANKFORT

7818 Northwoods Dr, FRANKFORT

2970 E Gardner Rd, GARDNER

13552 Sunrise Ln, HOMER GLEN

319 S Morris St, JOLIET

10 Cherry Hill Rd, JOLIET

1425 N Raynor Ave, JOLIET

7803 Banks St, JUSTICE

18851 Wildwood Ave, LANSING

4420 Blackhawk Ln, LISLE

17515 Gilbert Dr, LOCKPORT

17662 S Alta Dr, LOCKPORT

16723 W Adobe Dr, LOCKPORT

14851 Richton Dr, LOCKPORT

14557 W Melbourne Pl, LOCKPORT

16615 W Bruce Rd, LOCKPORT

17632 S Farrell Rd, LOCKPORT

16755 Huntington Dr, LOCKPORT

14901 W Victoria Crossing Way, LOCKPORT

16633 W Montauk Dr, LOCKPORT

24260 S Schoolhouse Rd, MANHATTAN

3754 216th St, MATTESON

758 Cambridge Ave, MATTESON

4235 147th St, MIDLOTHIAN

10711 Canterbury Dr, MOKENA

19828 Catherine Ln, MOKENA

19505 Fiona Ave, MOKENA

19333 Mansfield Ln, MOKENA

10917 Kerry Ct, MOKENA

25810 S Truman Ct, MONEE

752 Princeton Ln, NEW LENOX



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HOMES SOLD CONT.



15410 Lamon Ave, OAK FOREST

15517 Orogrande Dr, OAK FOREST

5640 158th St Unit 407, OAK FOREST

9621 S Karlov Ave Unit 103, OAK LAWN

16709 93rd Ave, ORLAND HILLS

15230 S 74th Ave, ORLAND PARK

15644 115th Ct, ORLAND PARK

15720 Brassie Ct Unit 1S, ORLAND PARK

11234 Melrose Ct, ORLAND PARK

9172 South Rd Unit E, PALOS HILLS

9001 Del Prado Dr Unit 9001, PALOS HILLS

7000 Creekside Dr Unit 1, PLAINFIELD

5305 Foxwood Ct, PLAINFIELD

5319 Sawgrass Dr, RICHTON PARK

16319 Evergreen Dr, TINLEY PARK

7900 164th Ct Unit 7900, TINLEY PARK

9412 Windsor Pkwy, TINLEY PARK

416 Woodside Dr, WOOD DALE



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What to Have Ready



We look forward to meeting with you. In order to use our time most efficiently, it would be very helpful if you could have the following items available for when we meet:

1. Extra key for your house in case we decide to do business together
2. Completed Property Disclosures
3. Description of your house with all the items you would like to have featured
4. Any surveys or improvement location certificates showing the dimensions of the property
5. Copy of your most recent mortgage statement

