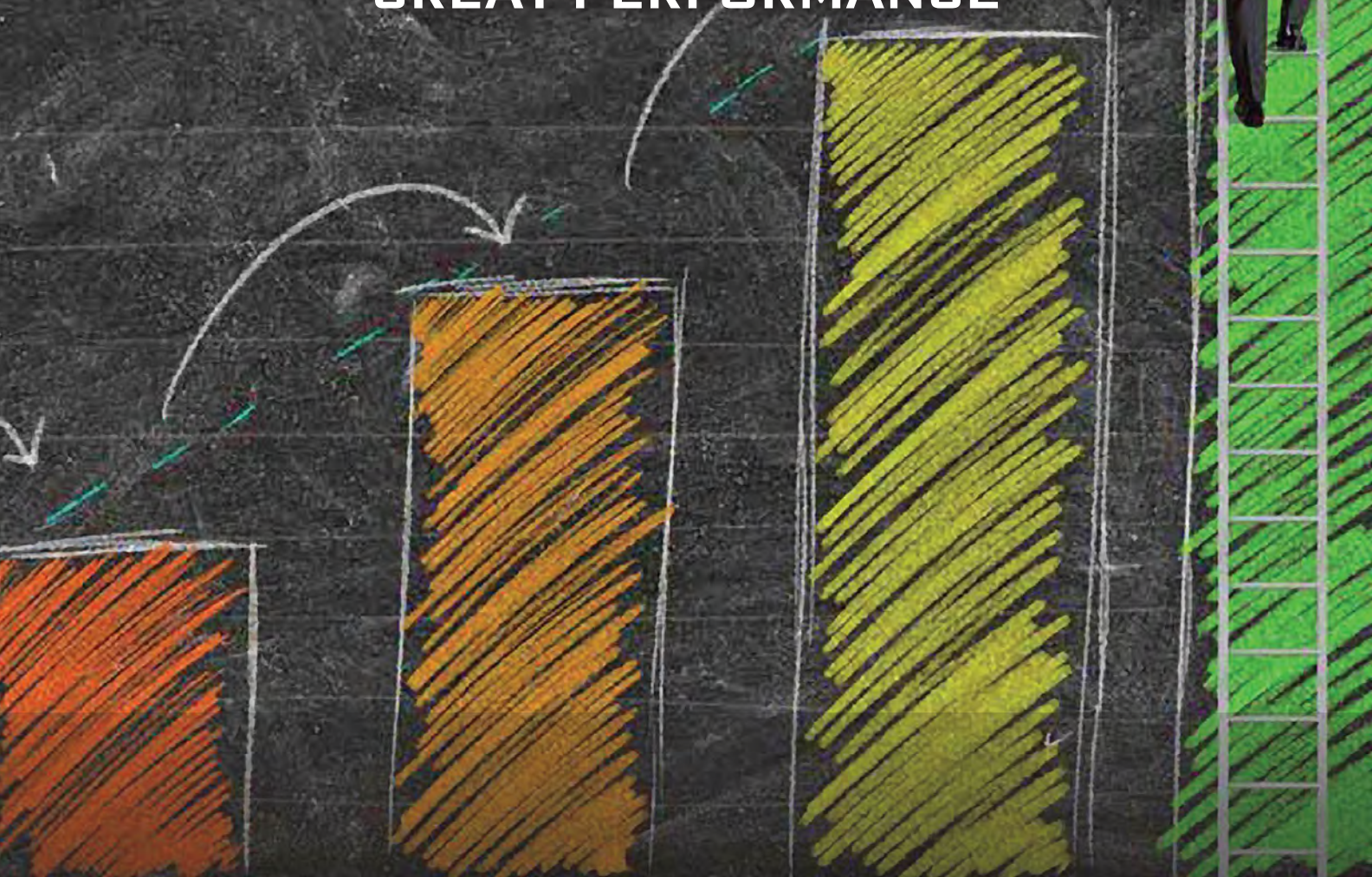


# OUR RESUME

A HISTORY OF  
GREAT PERFORMANCE



**Flanagan**   
HOME TEAM  
forthright. local. qualified.



# ABOUT FLANAGAN HOME TEAM

Flanagan Home Team (FHT) was built on the notion that the secret to achieving incredible goals and getting true results is to dominate real estate with a team approach. One, part-time agent does not have the capacity to cover every aspect of the real estate process. FHT has diverse experts excelling at their roles, allowing them to focus on what they do best, at a high level, so our clients receive high level performance and unprecedented results in this industry.

We operate in a supportive, professional, positive environment that helps each member of our team provide the highest level of service in the industry. This high performance atmosphere allows our team to act on the passion and drive it takes to surpass the expectations of every client who chooses us to help fulfill their home buying or selling goals.

Whether you are looking to sell your property or buy a new home, Flanagan Home Team offers a dedicated, skilled team with an innovative marketing approach.

Our team of experienced, full-time real estate agents and staff are ready to lead and advise you through the process of buying the perfect home or selling your existing home for the most amount of money, in the shortest amount of time, with the least amount of hassles.



# ABOUT THE FOUNDER



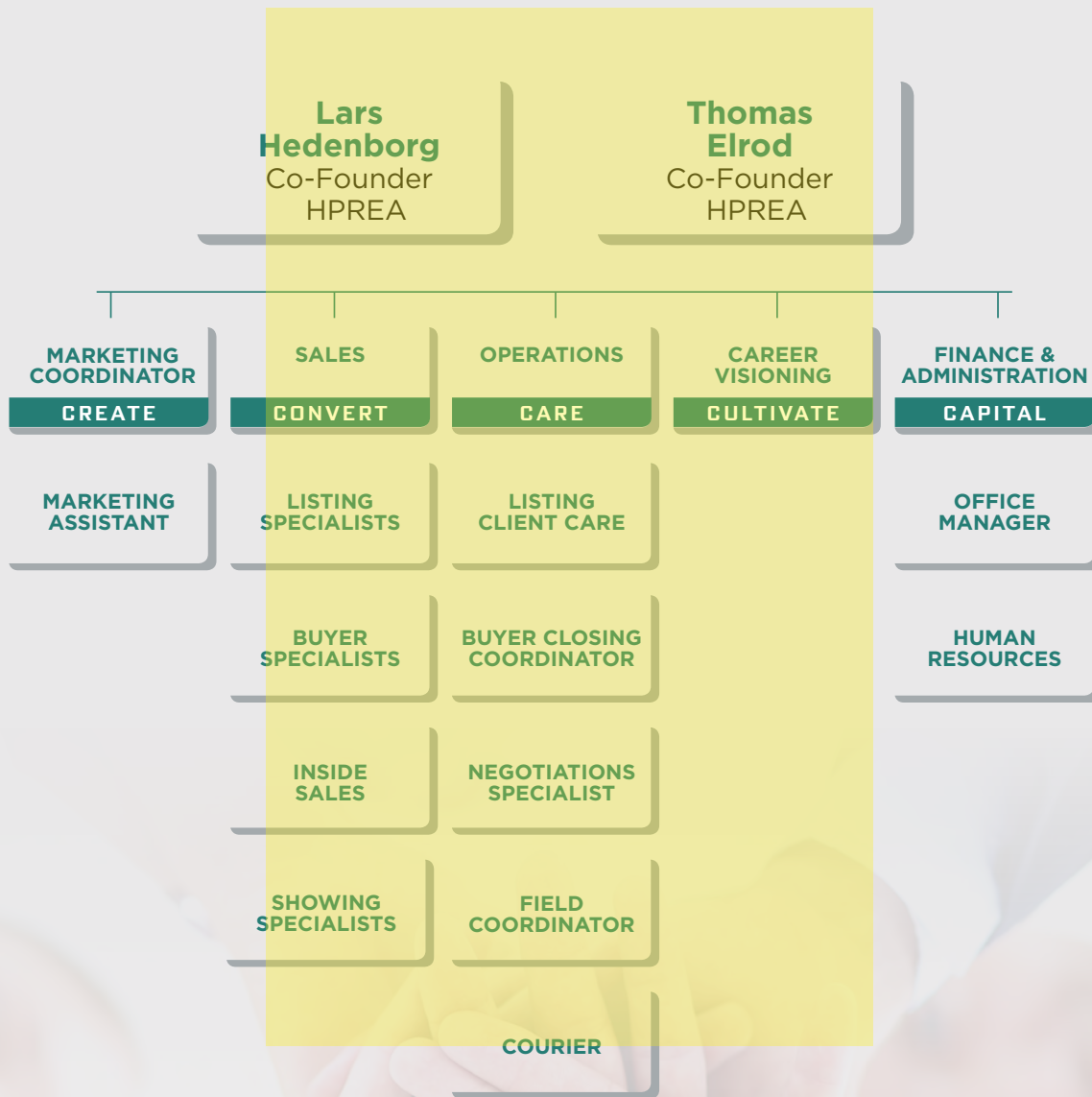
## Greg Flanagan

Greg came to Charleston in 1997 for vacation and moved to the Mount Pleasant area shortly thereafter. Having helped many clients buy and sell homes, Greg understands the deep emotional ties that come with the purchase or sale of your home. His experience can help you through this crucial time as an objective voice in your decision making process. As an experienced agent you can expect an honest, straight forward, objective opinion. His goal is not just to sell you any house, but to help you find or sell the right home for you. When you're looking for someone who will always put your needs before their own and to work aggressively for you when buying or selling your home, call Greg.

**Replace with new photo**

**Flanagan**   
**HOME TEAM**  
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# TEAM STRUCTURE



# WHY FLANAGAN HOME TEAM?

## Professional

We take pride in our work. We do not employ pushy sales tactics. Our agents are honest and professional. From the moment you first call us, we will answer right away or we will return your call. Try it and call 843-203-9419 right now!

## Experience

Less than 20 percent of Charleston area agents regularly list properties for sale. We, on the other hand, have built a business on helping sellers just like you. On average, we sell about one home every day. You are in good, experienced hands with our team. And on our team, we have a combined 100+ years of experience.

## Aggressive Marketing & Fanatical Prospecting

We employ a great mix of old fashioned hard work using the latest marketing tools: phone contact, direct mail, brochures and web marketing.

## Easy-Exit Listing Agreement

You are either delighted with the way things are going, or you simply pick up the phone and cancel the listing — no questions asked.

## We Stand Behind Our Promises

While most real estate agents don't have a proven process that they follow, our proven repeatable process gives you the assurance that we are on top of every detail of the process.

## Proven Results

Anybody can promise you anything. The true test is in the results. As you can see on these pages, we follow through with our promises and we have thousands of happy clients to prove it. You could be next!



# NO GIMMICKS!

We don't need gimmicks to gain your attention, we have proven results.

The Flanagan Home Team selling system has been proven time and again with homes that sold for the highest price in the shortest amount of time.

“We can buy your house if not sold in 30 days...”

“We will sell it for Free if it doesn't sell in X days...”

“We will reduce our commission if you bring the buyer...”

“We will get you 18% more for your house...”

These are all gimmicks, ruses and lies. All of them require you to list your home under market value or sell at a steep discount of its value. The agents aren't working in your best interest.

**If you are ready to sell your home...**

**Without the gimmicks | For TOP DOLLAR | In the shortest amount of time.**

**Call Greg Flanagan at 843-203-9419  
or visit [FlanaganHomeTeam.com](http://FlanaganHomeTeam.com)**





# 151 STEPS TO THE CLOSING TABLE

Flanagan Home Team is committed to comprehensive and strategic marketing of our client's properties.

You see most realtors have a 3 step program. They put a sign in the yard, put it on MLS and pray that someone else sells it.

Our approach is different. We spent over \$100,000 last year to market our client homes. Call today to learn more about how our 151 step marketing plan will get you top dollar with a minimum amount of time on market!



- Yard Sign Program
- Direct Mail
- Flyers
- Aggressive Web Marketing
- 100s of Calls Daily to Prospective Buyers

*"....He earned every cent of his commission and achieved a much higher selling price than I was expecting. You will be hard pressed to find a more competent and hardworking REALTOR."*

*- Nick R.*

# EASY EXIT GUARANTEE

**WARNING!** Listing with the wrong agent can cost you not only precious time, but thousands of dollars.

There is nothing worse than getting trapped into a lengthy listing contract with the wrong agent. With Flanagan Home Team, you have a choice. We offer a hassle-free listing contract with an “Easy Exit” no questions asked cancellation guarantee. Easy and simple.

Fact is, all of our clients have been completely satisfied with our performance the results they get by choosing us.


*“Greg was everything we could ask for in a seller’s agent when we were selling our mother’s house. Not only did he sell the house for the asking price in two months but two other agents told us it flat-out could not be done...”*

*- Alex & Laura K.*

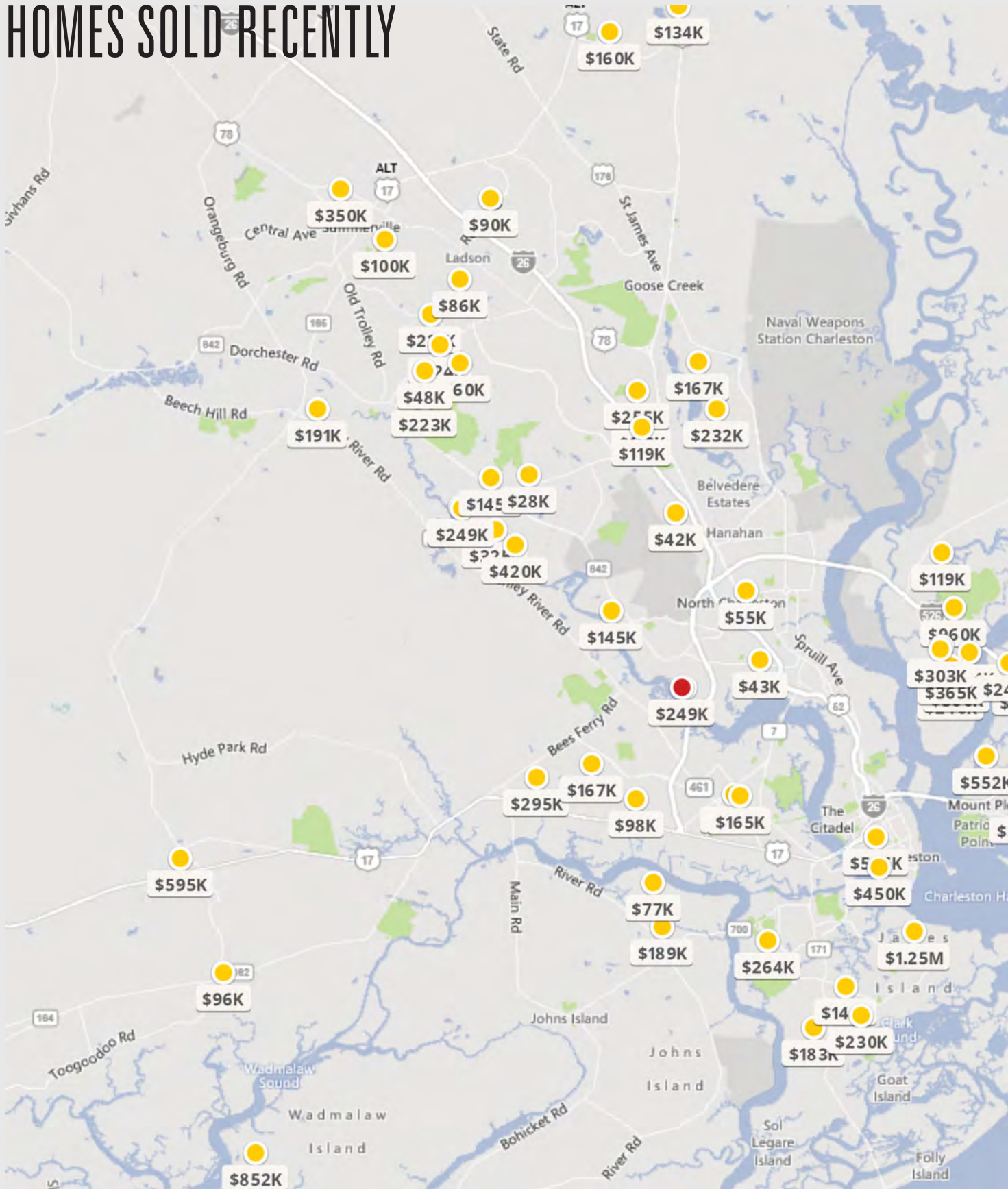


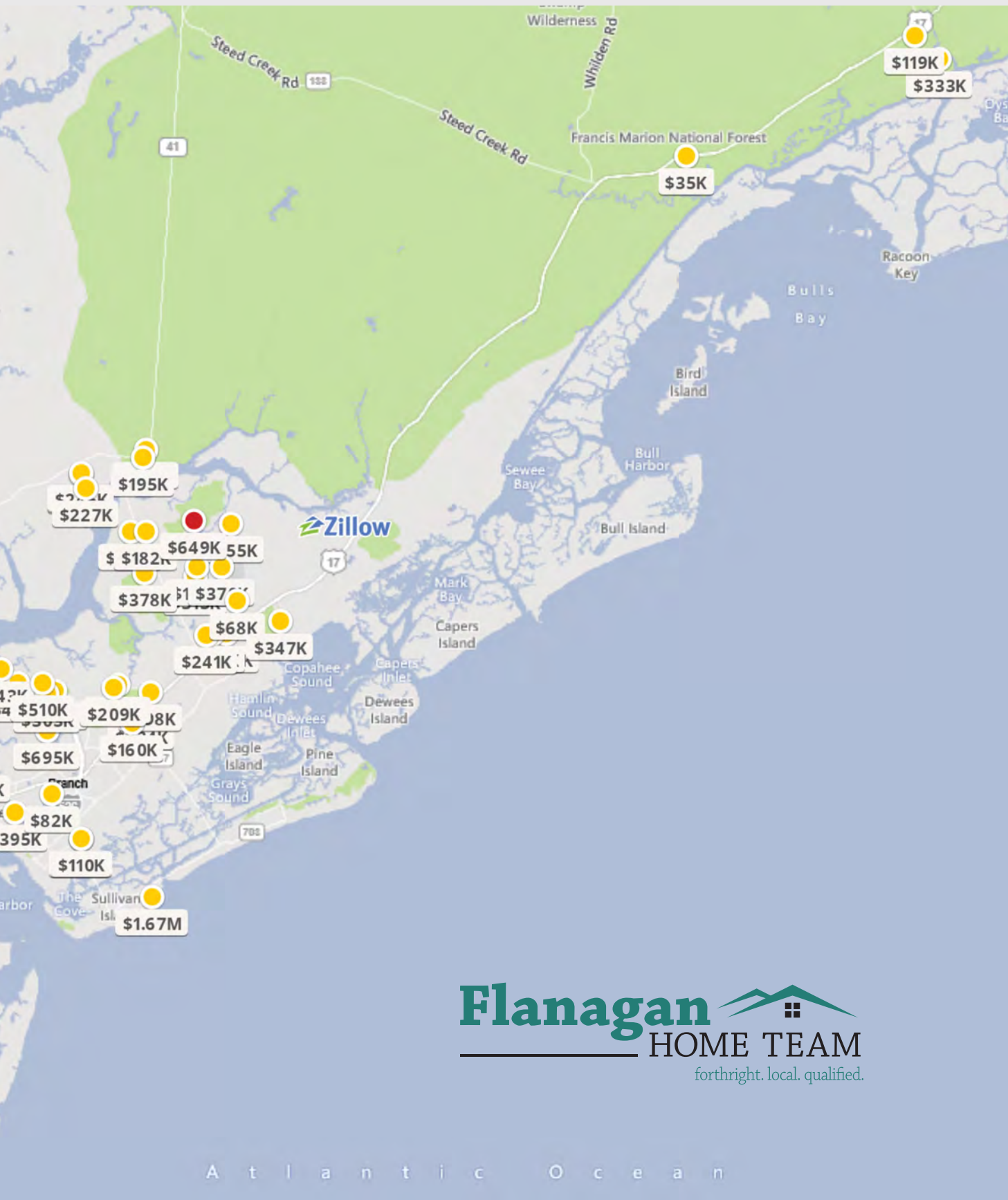


# COMPARISON SHOP

		Average Realtor	For Sale By Owner
Professional For Sale Sign With Lead Capture	✓	Yes	No
Digital Lockbox	✓	Yes	No
Multiple Listing Service	✓	Yes	No
Information Brochures	✓	Maybe	No
Follow-Up On Showings	✓	Maybe	No
Internet-Hundreds Of Leads Captured & Communicated With	✓	Maybe	No
Realtor Tours	✓	Maybe	No
Open Houses	✓	Maybe	No
Listing Manager	✓	Maybe	No
Stand Alone Property Site	✓	Maybe	No
Every Day Open House	✓	No	No
75 Point Photography Checklist	✓	No	No
Instant Agent Feedback	✓	No	No
Professional Photos	✓	No	No
In-House Realtor Exposure	✓	No	No
24-Hour Marketing	✓	No	No
Market Review	✓	No	No
Specialists Available For You	✓	No	No

# HOMES SOLD RECENTLY





# Flanagan

HOME TEAM  
forthright. local. qualified.

A t l a n t i c O c e a n





**SEE YOU AT THE CLOSING TABLE**



EACH KELLER WILLIAMS OFFICE IS INDEPENDENTLY OWNED AND OPERATED

496 Bramson Ct., Suite 200  
Mount Pleasant, SC

843-203-9419  
FlanaganHomeTeam.com

