




TEAM MINIK

Hotline 623-777-5810

Office 623-777-5810

homesales@teamminik.com

teamminik.com

1300 S Litchfield Rd 220

Goodyear, AZ 85338

PLEASE SCAN
THE QR CODE



MARKETING PLAN

For Selling Your Home

PROPERTY MARKETING AND BUYER LEAD GENERATION FOR YOUR HOME

Every Tool Shows Your Home Beautifully, is Mobile Responsive
and Generate Buyer Leads!



COMING SOON
MARKETING



YOUTUBE
VIDEOS



PRINTED
FLYERS



PAID AD FOR
GOOGLE



JUST LISTED
MARKETING



OPEN HOUSE
MARKETING



VARIOUS
TOURS



TEXT
MESSAGING



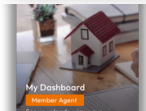
REVERSE
PROSPECTING



SOCIAL MEDIA
AND WEB AD
CAMPAIGN



SINGLE
PROPERTY
WEBSITE



HOMES.COM
MARKETING



EFLYERS
CAMPAIGN



QR CODE



OUR MARKETING PLAN

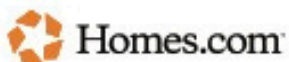
Team Minik leads the industry in cutting edge marketing techniques, utilizing extensive digital, print and open house marketing as well as, creating a buyer lead generation platform around your listing to literally drive thousands of interested buyers for your home directly to us.



3D Interactive Floor Plan
Aerial Photos
Aerial Videos
ARMLS Lockbox
Community Photos
Post, Signs, QR & Flyerbox Installation
Interior & Exterior Video Walkthroughs
Open Houses
Professional Photos
Printed Flyers
Doorknockers
REALTOR® Tours & Feedback
Single Property Website Landing Page
Slideshow Video
Updates on Showings
Team Minik Websites
Newsletter
Social Media & Platforms
Weekly Seller Updates



Disclaimer: Please be advised that certain services are exclusively available for luxury listings.



Win More Listings, Sell More Homes

Why Membership works

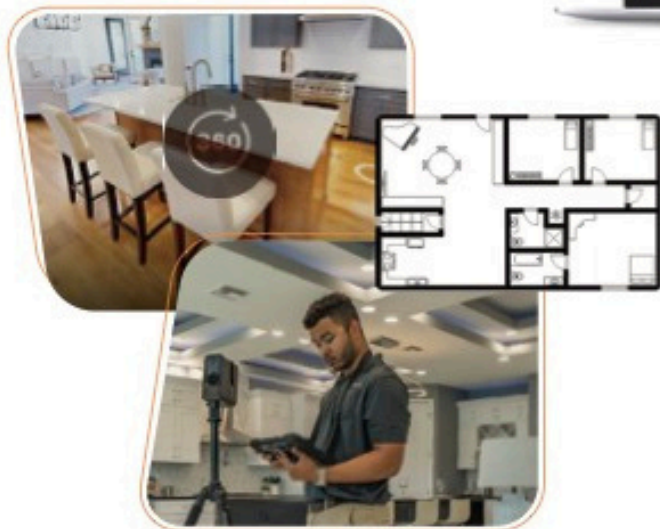
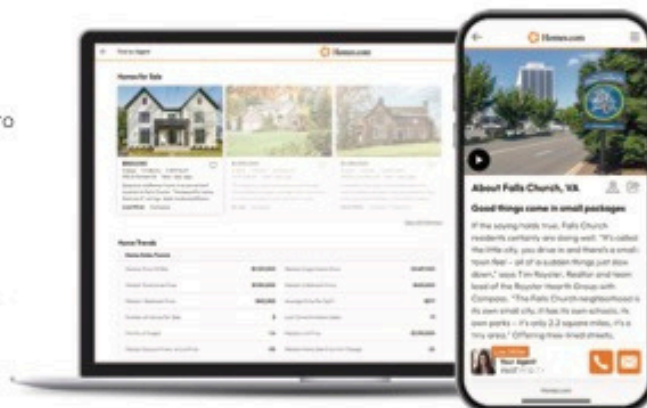


The Listings are Everything

There are many reasons to become a Member of Homes.com — one of the biggest is listings. Member agent listings sort to the top of search results of other listings, which means they will be viewed by hundreds of thousands of more buyers than basic listings. This gives you a huge competitive advantage — more eyes, more offers. As a Member, you'll win 60% more listings on average.*

Even More Placement

Buyers aren't just looking for homes, they're also trying to find the perfect neighborhood. Homes.com makes sure your listings are featured on the relevant neighborhood and school pages. As a Member you're featured as an expert in the area, so buyers will feel confident working with you. All told, membership can help you win more listings and sell more homes faster and for more money.



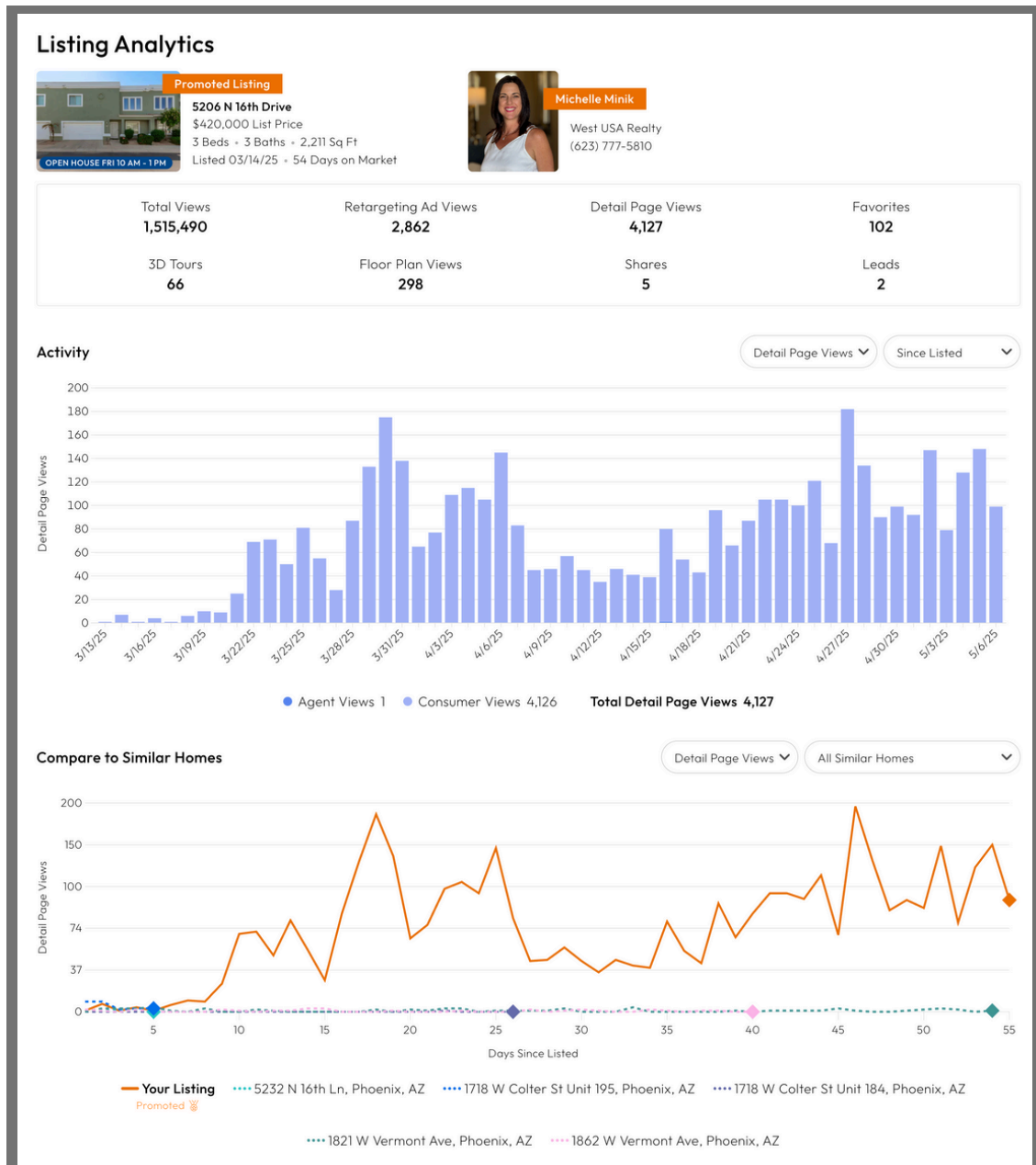
Matterport Matters!

Member agents also take advantage of the cutting edge Matterport 3D tour and Floorplans on all of their listings in qualifying areas, including any guest or pool houses and garages. That way buyers can walk the property before they even see it. Think of it as a 24/7 open house with razor sharp images and detailed floor plans.

*Based on internal analyses comparing Members to non-Members on Homes.com

Homes.com Analytics

This allows sellers to make data-driven adjustments to pricing or marketing, keep their listing competitive, and stay updated on performance. Ultimately, it helps attract more buyers and potentially leads to a quicker sale at the best price.



Listing Inventory

Comprehensive inventory of real estate marketing materials, including posts, signs, flyer boxes, QR code, and lockbox. Enhance your property listings with these essential tools for effective and engaging property showcasing.



ROATM
REALTY OF AMERICA

**MICHELLE
MINIK**

Team Minik

623.777.5810

www.teamminik.com



QR codes act as swift links to property listings on our website. Scan to instantly access detailed information, photos, and features of your home. Example of our single property website is shown in the next page. Once info is captured, a Team Minik Sales Agent will reach out immediately to set up a showing.

Single Property Websites

Showing all the photos of your home with everything a buyer could want: WalkScore, Google Maps, Yelp, Schools, Virtual Tour. With proven calls-to-action to attract buyers!

Feel free to browse here:


<https://www.findallphoenixareahomes.com/featured>



\$1,035,000

3 Beds | 3 Baths | 2,630 sqft

Favorite

Share





\$1,035,000

ACTIVE

3 Beds

3 Baths

2,630 SqFt

Prices are changing. Get a free home estimate [Find out now](#)

powered by *etta*

About This Home

Snapshot

Price: \$1,035,000

Bedrooms: 3

Square Footage: 2,630

Acreage: 5.31

Year Built: 1972

Listing ID #: 6615803

Street Address:

City: Wickenburg

State: AZ

Postal Code: 85390

County: Maricopa

Subdivision:

Listing Status: Active

Listing Type: Single Family - Detached

Snapshot data provided by *AMLS*

Ask Michelle Minik

Tour Home

Request Info

Send a request to Michelle Minik to tour this home.

ASAP

Sat 20 Jan

Sun 21 Jan


☒ In-Person

☐ Video Chat

Request Tour

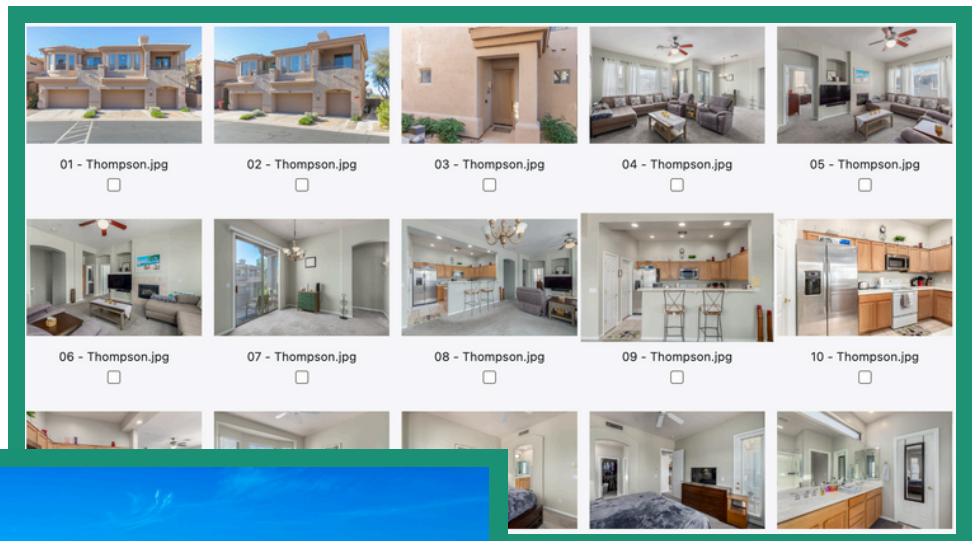
6

1300 S LITCHFIELD RD STE 220P GOODYEAR AZ 85338

MLS

Photos

We ensure top-notch quality by partnering with skilled professional photographers to provide high-quality interior shots, stunning listing photos, captivating drone imagery, and engaging videos, providing potential buyers with a comprehensive and immersive view of your home.



Listing Flyers / eFlyers

Team Minik Flyer and eFlyer beautifully displaying your home with multiple ways to contact us, schedule showings and proven call-to-actions that generate more buyers. We also prepare a brief summary of the recent changes or improvements made to the home as the back page.

FRONT PAGE

10745 W TAFT ST, PHOENIX, AZ 85037 **\$430,000**

For SALE

5	3	2,221	2-CAR
BED	BATH	SQ. FT	GARAGE

Our Preferred Lender is offering a 1-0 buy down on this property for qualified buyers! Fantastic two-story home in Camelback Ranch awaits you! All Personal Property in the photos conveys with the property! Offering 5 beds, 3 baths + loft, and a 2-car garage. Discover a fabulous interior showcasing inviting spaces paired with abundant natural light. The impressive kitchen boasts built-in appliances, a walk-in pantry, and cabinetry for ample storage. Head upstairs to find a versatile loft, ideal for an office or play/TV area! Also including the large main bedroom that features an ensuite with dual sinks. Out the back, you have an extended covered patio to relax or enjoy BBQ. The storage shed is used to ensure tools are organized. Don't miss this opportunity!

MICHELLE MINIK
REALTOR®

602.488.5432
michelle@teamminik.com
michelle.teamminik.com

Team Minik
Always Moving Forward

ROA
REALTY OF AMERICA

BACK PAGE

10745 W TAFT ST, PHOENIX, AZ, 85037

**Additional Information and
Upgrades/Amenities**

Exterior:

- Goodman A/C unit (2018)
- Exterior double-coated paint (2019)
- Heavy-duty backyard storage shed
- Blank canvas garden beds

Interior:

- Luxury vinyl wood plank flooring (2024)
- Vaulted ceilings
- 5 bedrooms + loft (convertible to 6th bedroom)
- All new interior doors
- Ceiling fans in every bedroom
- Mirrored sliding closet doors in secondary bedrooms
- Plantation shutters throughout
- Surround sound in living room and loft
- "Harry Potter" under-stair closet with shelving
- Stair railing installed in 2023

Kitchen & Pantry:

- New pantry door
- Walk-in pantry

Bathroom:

- Soft-close cabinets
- Downstairs bathroom fully remodeled with granite and cabinetry
- Upstairs bathroom partially remodeled
- All bathrooms feature soft-close cabinetry
- Fire and carbon monoxide detectors installed in 2022

Master Suite:

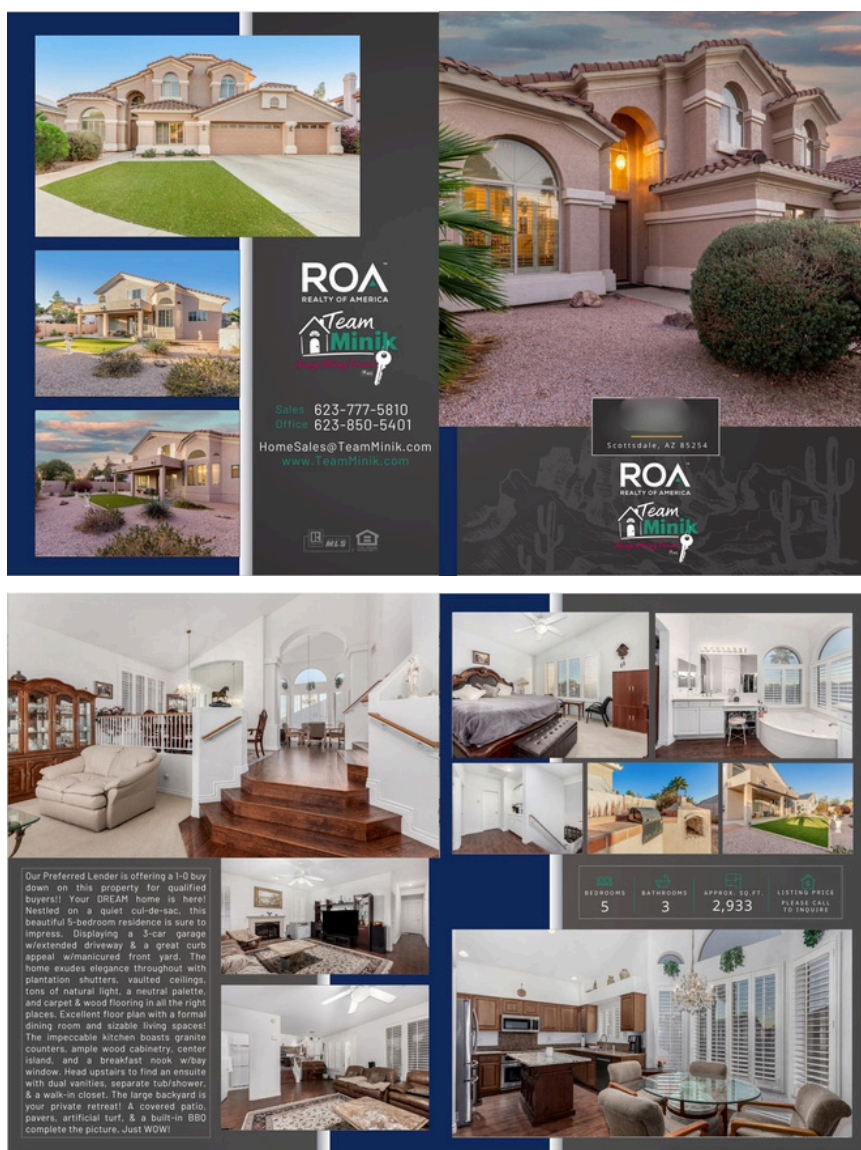
- Crown molding (partial upgrade in 2022)
- Granite countertops

Appliances:

- Washer, dryer, and refrigerator convey

Luxury Brochures

Meticulously crafted to reflect the unique charm of your home, these high-quality materials showcase exquisite details, captivating imagery, and essential information to leave a lasting impression on discerning buyers.



Note: Luxury brochures are exclusively offered for our luxury listings.

Virtual Staging

Transform your space into a vision of luxury with our virtual staging services. Our expert team utilizes cutting-edge technology to enhance your property's appeal, providing potential buyers with a visually stunning representation of its full potential



Before



After

Open House

We guarantee two Mega Open Houses to maximize your home's exposure. Each event features 12-ft flags, directional signs, and a professional display with brochures and sign-in sheets—creating a seamless, impressive experience that attracts serious buyers.



Open House Feedback

An Open House Recap is a comprehensive email sent to the seller summarizing the key details and outcomes of a recently held open house event for a specific property.

Subject: Open House - [Property Address] - Recap

On behalf of Michelle Minik and Team Minik, we would like to thank you for allowing us to host an Open House event showcasing your home.

Please find below, a recap by guest, of all those that toured your home during the event.

Guest #1 - [Number of Guests] (Note if they were with a Real Estate Agent)

How they found your home -

Interested or Not Interested -

Feedback on the Home -

Guest #2 - [Number of Guests] (Note if they were with a Real Estate Agent)

How they found your home -

Interested or Not Interested -

Feedback on the Home -

Guest #3 - [Number of Guests] (Note if they were with a Real Estate Agent)

How they found your home -

Interested or Not Interested -

Feedback on the Home -

Guest #4 - [Number of Guests] (Note if they were with a Real Estate Agent)

How they found your home -

Interested or Not Interested -

Feedback on the Home -

Guest #5 - [Number of Guests] (Note if they were with a Real Estate Agent)

How they found your home -

Interested or Not Interested -

Feedback on the Home -

Your satisfaction and peace of mind are our top priorities. Should you have any questions or concerns about the property or the open house experience, please don't hesitate to reach out to your REALTOR® or myself. We're here to address any inquiries you may have.

Once again, thank you for entrusting us with the opportunity to represent you. We look forward to assisting you further in your real estate journey.

Please include any suggested changes or preparations for future showings here.

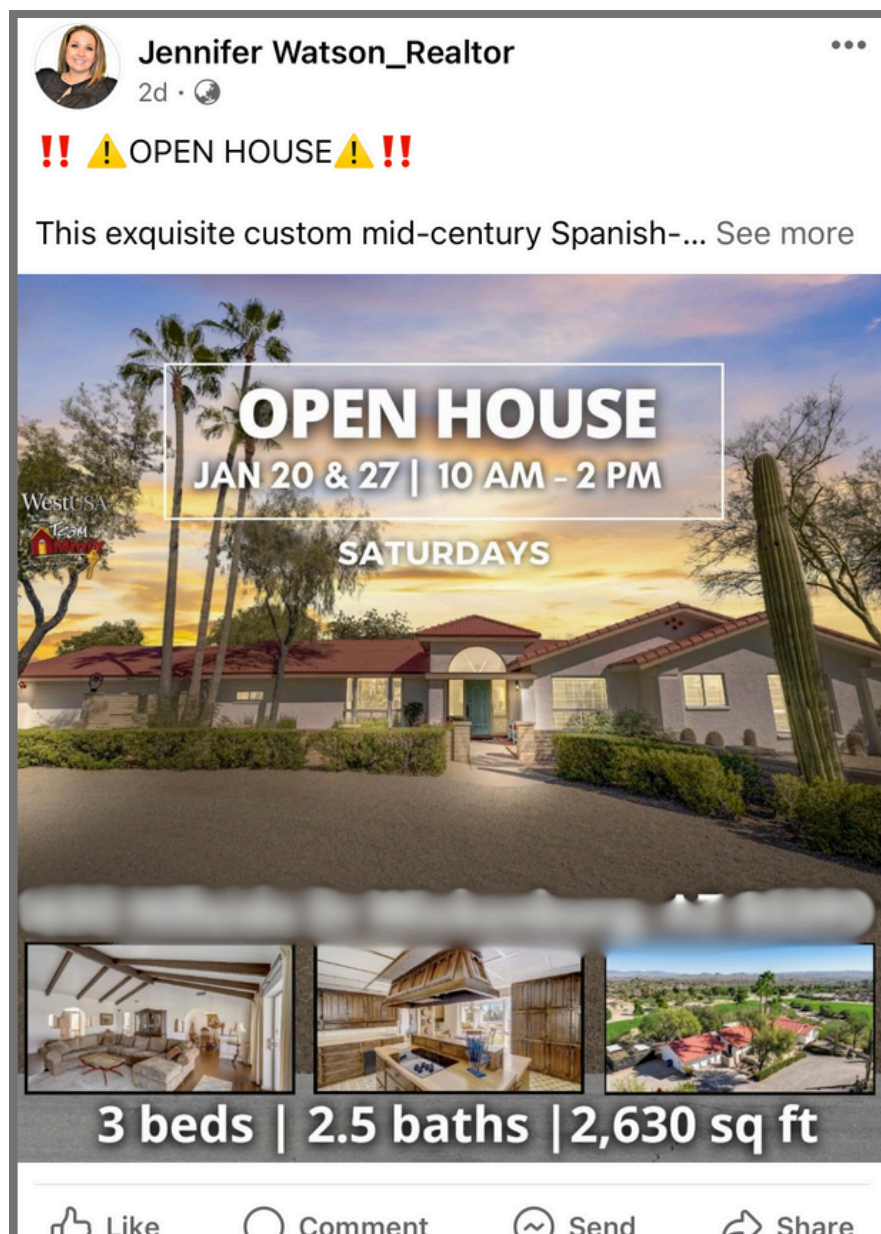
Best Regards,

[Your Name]

Team Minik

Social Media Marketing

We strategically showcase all our real estate listings across various platforms, leveraging targeted campaigns and engaging content to reach a wider audience and maximize visibility.





Google Pay-Per-Click

Team Minik invests thousands of dollars each month to rank on Google, ensuring your property gets top visibility. Through our partnership with Google, we run targeted ads with compelling call-to-actions that attract more qualified buyers to your listing.

From Michelle Minik PLLC (Team Minik)


"Michelle and her team have successfully sold more than 1028 homes for her clients equaling a staggering 205 Million dollars in gross sales volume. Client Reviews: Michelle and her team have achieved and sustained a total of 236 Five Star Reviews on... [More](#)

 Michelle Minik PLLC (Team Minik) on Google [Add update](#)



5821 S 27TH LN
PHOENIX AZ 85041
5 Beds | 3 Baths | 2,315 Sq Ft

5821 S 27Th Ln, Phoenix AZ 85041 \$507,500 | 5 Beds | 3 Baths | 2,315 Sq Click this link to see more of this property.....
2 days ago



23732 N 167TH LN
SURPRISE, AZ, 85387
4 Bed | 2.5 Bath | 2,325 Sq Ft

23732 N 167TH LN Surprise 85387 4 BD | 2.5 BA | 2,325 SqFt CALL NOW TO INQUIRE 623-777-5810 [https://...](#)
2 days ago

Reverse Prospecting

With a database of over 20,000 people, we do proactive marketing through our reverse prospecting approach. By leveraging cutting-edge techniques, we actively identify and engage buyers looking for homes like yours—ensuring your listing gets personalized attention and reaches the right audience.

Discover the allure of a 4-bedroom, 3-bath ranch-style oasis



Percival Agtay to Mark Brooks

Hello Mark,







West USA Realty Team Minik has a new listing in the market that matches your search criteria or you may know someone that is also interested.

[Redacted] - Meticulously crafted in 2023 with a focus on modern luxury. Home features 2,656 sq ft of spacious living, a private pool for a refreshing retreat, nestled on a 7,900 sq ft premium lot, providing privacy and space, an outdoor gazebo, perfect for relaxation or entertaining. Fully independent next-generation home, conveys with a full-size refrigerator and washer and dryer, with a separate entrance, and the convenience of a transferable builder warranty, ensuring peace of mind.


Let's schedule a tour for you if you are still purchasing in the next 1-3 months. Feel free to call, email or text Lyndee at lyndee@teamminik.com or 602-324-7430 😊



Always. Always. Forward!
Team (R)

WEST USA REALTY - TEAM MINIK
Sales 623-777-5810
Office 623-850-5401
homesales@teamminik.com
www.teamminik.com
2920 N Litchfield Rd
Suite 100
Goodyear, AZ 85395



Properties That May Interest You




4 beds, 3 baths
MLS ID# 6641927

\$725,000

[View Details](#)

Weekly Reports

Our weekly listing reports provide a detailed overview of marketing efforts, encompassing materials, content marketing, online promotions, social media initiatives, and a comprehensive activity report. Stay informed about the diverse facets of our dynamic marketing strategy.

WEEKLY MARKET REPORT		
PROPERTY		COMPANY NAME
PROJECT MANAGER	Jennifer Watson	LISTING DATE 12/19/2023
		
CAMPAIGN TYPE	ADDITIONAL INFO	STATUS
Marketing Materials		
Lockbox, Flyer Box, Sign and Post	https://app.box.com/s/jxf26zbvy34orwsk7orr0xydzt7c54b0	INSTALLED
Content Marketing		
Photo Shoot	https://media.showingtimeplus.com/sites/yblngql/unbranded	COMPLETED
For Sale flyer	https://app.box.com/s/u8kpd0u0gjoqjnn7hvvv0yhe4u97wg7	COMPLETED
Open House Flyer	https://app.box.com/s/f4wrs8ipc8u2ievh9aj8gzizoyqnx6n	COMPLETED
Updates/Amenities	https://app.box.com/s/zwd7mn19zgw0h1ydicr4ak53y0slgewo	COMPLETED
Drone Photos	https://media.showingtimeplus.com/sites/yblngql/unbranded	COMPLETED
Matterport	https://media.showingtimeplus.com/sites/yblngql/unbranded	COMPLETED
Social Media Video	https://media.showingtimeplus.com/sites/yblngql/unbranded	COMPLETED
Luxury Brochure	https://app.box.com/s/2jesvdy64dcbalmqidykvxtstj48sa5	COMPLETED
Online		
Website	https://www.findallphoenixareahomes.com/homedetails/az/surprise/azregionalresal	ACTIVE
Homes.com	https://www.homes.com/property/16409-w-alameda-rd-surprise-az/s7pl6txwejtjw/?l	ACTIVE
Google	https://g.co/kgs/am97Wd	ACTIVE
Sales Campaigns		
Smart Plan	https://app.box.com/s/cp25imw0hj2in9zgzc5fxlqprgvpjdbw	SENT

Social Media

Account	Account Link	Weekly Activity
Facebook / April Osorio	https://www.facebook.com/RealEstateWithApril	POSTED
Facebook / Auri Payne	https://www.facebook.com/auripaynerealtor/	POSTED
Facebook / Caroline McAdam	https://www.facebook.com/realestatesimpleaspie/	POSTED
Facebook / Daisy Alvarado	https://www.facebook.com/profile.php?id=61554755982029	POSTED
Facebook / Deborah Houser	https://www.facebook.com/deborahhouserrealtor/	POSTED
Facebook / Desiree Bailon	https://www.facebook.com/desireebailonAZREALTOR	POSTED
Facebook / Jennetta Biberston	https://www.facebook.com/profile.php?id=100065086988847	POSTED
Facebook / Jennifer Watson	https://www.facebook.com/JenniferWatsonAZRealtor	POSTED
Facebook / Kim Amick	https://www.facebook.com/kimamickrealtor/	POSTED
Facebook / Megan Thomas	https://www.facebook.com/AgentMegAZ/	POSTED
Facebook / Nick Garcia	https://www.facebook.com/profile.php?id=100090888834166	POSTED
Facebook / Severo De Los Reyes	https://www.facebook.com/profile.php?id=61560206661915	POSTED
Facebook / Zander Minik	https://www.facebook.com/zanderminikrealtor/	POSTED

Below is the ARMLS Report:

Activity for 10000 W WINDSOR AVE, Goodyear, AZ 85338

Date Range: 11/06/2020 to 12/14/2021



List Number: 6157203
Status: Active
Original List Price: \$410,000
List Price: \$410,000
Bedrooms: 2
Bathrooms: 2

Where people are viewing this listing	Count	How do people rate this listing	Count
flexmls	718	Recommended by Agents	1
flexmls Email	624	Saved	6
flexmls IDX	124	Hidden	8
flexmls Portal	120	Hidden by Agents	2

Actions people took on this listing	Count
Shared (90 days)	30
Showing request	0
Contact Agent	0
Showing feedback	0
Open house feedback	0
General message	0

People who saved this listing also saved	List Number	Status	# Bedrooms	# Bathrooms	Price
15664 W WHITTON AVE, Goodyear	6143242	Active	2	2	\$399,900
15003 W ROBSON CIR N, Goodyear	6145567	Active	2	2.5	\$449,800
3847 N 150TH LN, Goodyear	6158413	Active	2	2.5	\$427,900
17765 W Cassia WAY, Goodyear	6148613	Pending	4	3	\$373,482
16946 W ALMERIA RD, Goodyear	6143249	Active	2	2.5	\$500,000
3696 N HOGAN DR, Goodyear	6082301	Active	2	2.5	\$499,900
28573 N 128TH DR, Peoria	6153053	Active	2	2	\$499,900
38027 S Desert Highland Drive, Tucson	22023277	Active	3	2	\$495,000
26954 W TONTO LN, Buckeye	6162129	Active	2	2	\$484,700
21388 N 264TH LN, Buckeye	6158891	Active	2	2	\$479,950

People who viewed this listing also viewed	List Number	Status	# Bedrooms	# Bathrooms	Price
3268 N PALMER DR, Goodyear	6153459	Active	2	2	\$415,000
15523 W ROANOKE AVE, Goodyear	6163902	Active	2	2	\$398,000
15664 W WHITTON AVE, Goodyear	6143242	Active	2	2	\$399,900
3847 N 150TH LN, Goodyear	6158413	Active	2	2.5	\$427,900
15751 W MERRELL ST, Goodyear	6157268	Active	3	3	\$470,000
15000 W Verde LN, Goodyear	6153346	Active	2	2	\$374,000
16939 W GRANADA RD, Goodyear	6147525	Active	2	2.5	\$415,000
15415 W MERRELL ST, Goodyear	6148452	Active	2	2	\$289,900
3223 N COUPLES DR, Goodyear	6121446	Active	2	2	\$355,000
15752 W ROANOKE AVE, Goodyear	6159433	Active	2	2	\$448,995

Aligned Showing Report

Provides real-time feedback from showings, tracking buyer interest, and identifying trends to gauge demand. This report supports a quicker sale at the best possible price by keeping sellers aligned with buyer needs.

