

# LISTING PRESENTATION

BY MAGGIE REAL ESTATE GROUP

Maggie Sun 03-03-2025



# ABOUT MAGGIE REAL ESTATE GROUP



## Top Team in Seattle Area

### Awards:

- 2024 Ranked #5 Team in US. Remax
- 2023 3rd Place commission Earned Team Washington
- RE/MAX 2023 - Diamond Club Team
- RE/MAX 2022 - Diamond Club





# WHAT WILL WE DISCUSS TODAY?

- Why Maggie's team?
- What strategy will we use?
- How much can you net?
- Next steps...



# WHY MAGGIE'S TEAM?



# WHY MAGGIE SUN?



## Transaction volume

**\$110,000,000+**

Maggie's impressive transaction volume is a testament to her extensive experience in real estate. In the first half of 2024, she facilitated transactions with a total volume exceeding **\$101 million**, earning her team a place among the **Top 5 globally at RE/MAX**. With a proven track record of success, Maggie has the knowledge and expertise to help you achieve your real estate goals.

## Fans of All-platform

**60,000+**

Maggie is passionate about sharing her knowledge of US real estate and her insights into the real estate market. Our channel “**Maggie姐在西雅图**” has over **50,000 fans** on platforms such as YouTube, Xiaohongshu and TikTok in China. Our social network platforms can help you sell your property faster.

## Review Rating

**5.0**

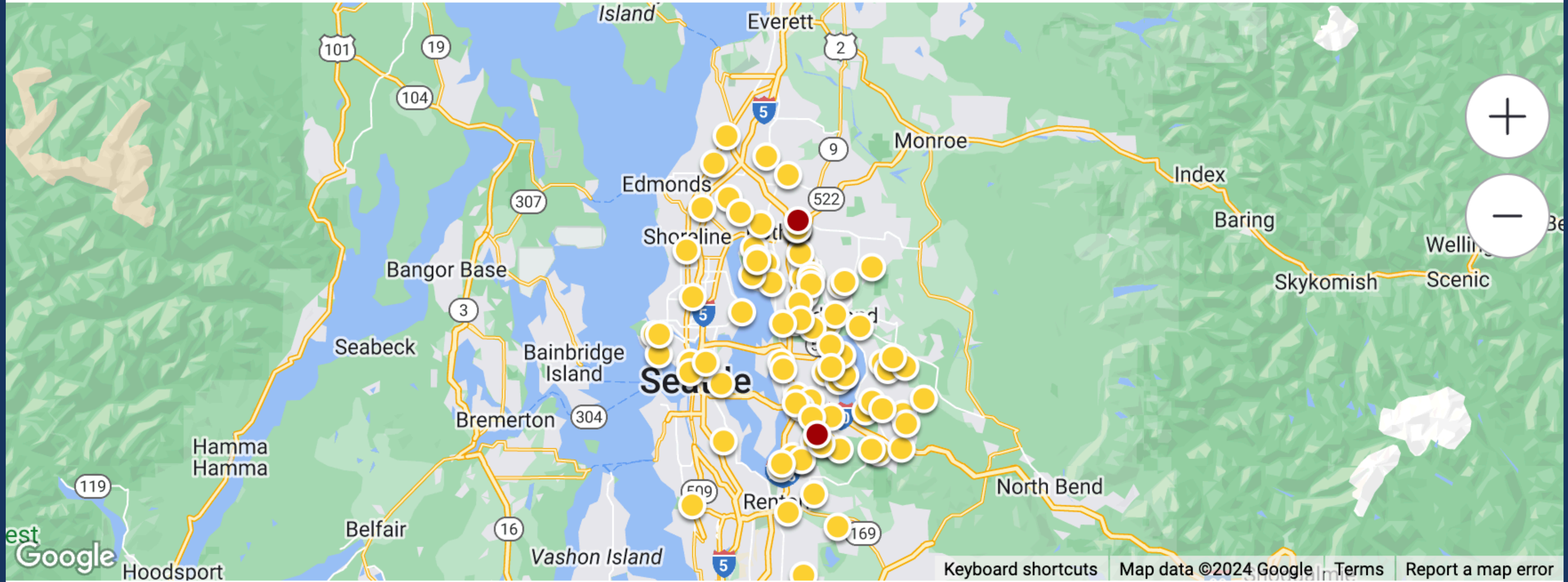
Maggie has earned high praise from her clients for her top-notch property buying and selling services, as evidenced by her 5-star ratings, and **173 positive reviews** on Google and Zillow. You can trust in Maggie's expertise and commitment to excellence to provide you with an accurate and fair appraisal of your property.



# In 2024, we have completed 90 transactions!

## Team listings & sales (266)

● For Sale ● For Rent ● Sold



This map can show the most recent 100 listings and 100 sales. Review all listings and sales below.



# MULTI-PLATFORM DISPLAY AND SO MUCH MORE...





# WE CAN GIVE YOU THE BEST EXPOSURE!





**我的频道**  
Maggie姐在西雅图 - 美国房地产 西雅...

- 信息中心
- 内容
- 数据分析
- 评论
- 字幕
- 版权
- 创收
- 自定义

### 频道信息中心

#### 最新视频表现



前 11 小时 55 分钟 与你视频的典型表现的对比:

按观看次数排名 排在第 8 位, 共 10 个 >

观看次数	1,719
展示点击率	11.4%
平均观看时长	4:47

[前往视频分析](#)

[查看评论 \(3\)](#)

#### 频道分析

当前订阅人数  
**15,790**

过去 28 天内增加了 2,106 人

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#### 摘要

过去 28 天

观看次数	26.1万
观看时长 (小时)	2.3万

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#### 热门视频

过去 48 小时 · 观看次数

美国房价暴涨, 建商都赚麻了?!	1,995
收房检查千万要注意这几点!	1,972
西雅图华人最喜欢的社区!	1,719

[前往频道数据分析](#)

9:12 973 KB/s 45%

RE/MAX NORTHWEST MEMBER GOLD NATION

INTEGRITY EMPATHY KNOWLEDGE



**Maggie姐在西雅图**

小红书ID: 447540972 器  
IP Address: 美国

109 Following
10.4K Followers
27.1K Likes&Col

购物车 查看推荐好物
立即开店 领取流量扶持
买手合作 选品与直播管理

Posts
Collects
Likes

公开 · 0
私密 · 579
合集 · 0

**下半年 房市预测**

美国房市下半年会怎么发展?

Maggie姐在西雅图 44

**在美国差房子 赚麻了?!**

美国房价暴涨, 建商都赚麻了?!

Maggie姐在西雅图 57

**百万预算 在东区买什么房?**

仅自己可见

**年收入 两百万**

仅自己可见



**204** Posts

**214** Followers

**287** Following

**Maggie Sun | Seattle Realtor**  
Real Estate Agent

- Real Estate Broker in Seattle Area
- RE/MAX Diamond Club 2022
- Top 3 broker in Re/Max WA 2022
- Email: Maggie@maggiesunre.com
- Facebook profile and 3 other links

Following
Message

REVIEWS

Reviews

START HERE

start here

QUARTER 2 WINS

What Clients Say

ABOUT MAGGIE

10 Most Dangerous Neighborhoods in Seattle

10 Richest Cities in the Seattle-Tacoma-Bellevue Metro

55+ Community \$679,999+ Toll Brothers Regency At Ten Trails

\$2,800,000 Home Discover Bellevue's Elegance

10 Most Asian-friendly cities in Greater Seattle

10 Richest Neighborhoods in Seattle

RE/MAX NORTHWEST MEMBER GOLD NATION

**INTEGRITY EMPATHY KNOWLEDGE**





**Maggie Sun**

106 followers · 18 following

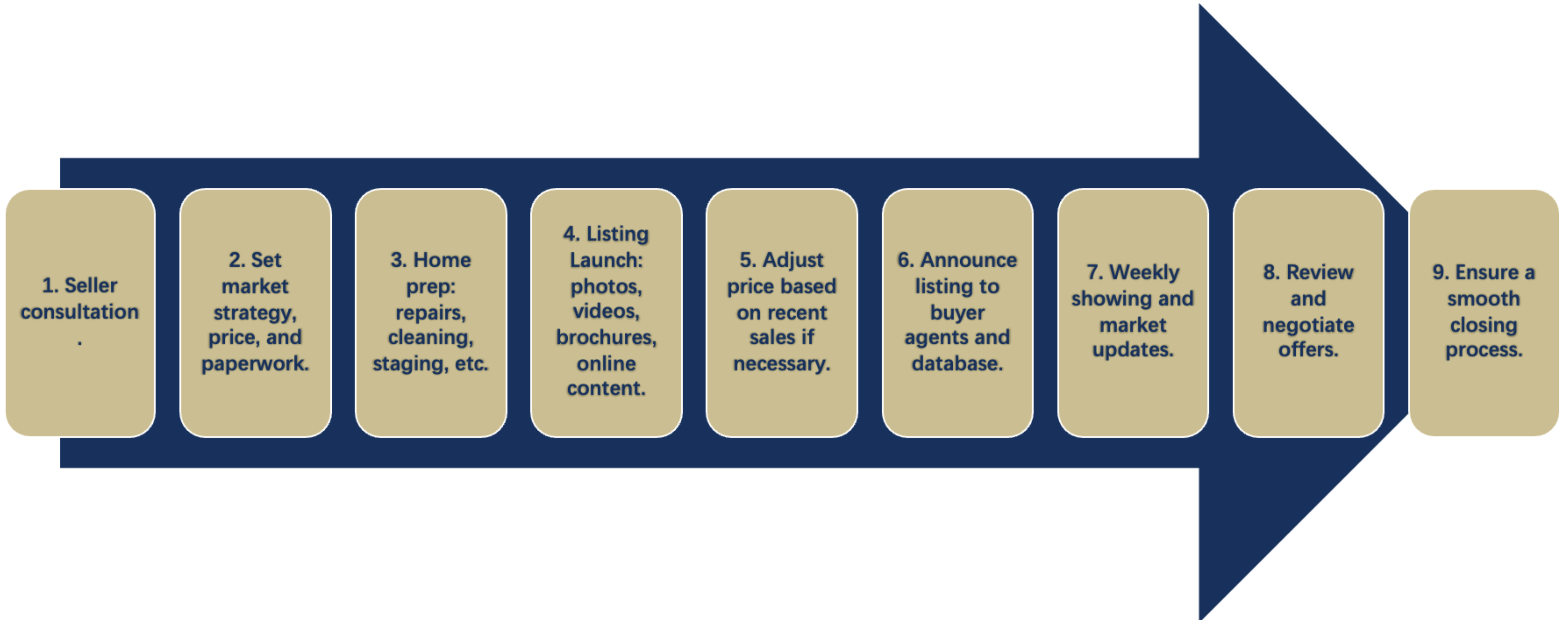


Visit Our YouTube Channel

Send Email
Following
Message



# MAXIMUM PRICE SELLING SYSTEM



# WHAT MY CLIENTS ARE SAYING...



**Li Cindy**

1 review



★★★★★ a month ago

I had the pleasure of commissioning Maggie's team to handle the sale of my investment property in Washington State, and I couldn't be more pleased with the results. From start to finish, Maggie and her team exhibited a level of professionalism, competence, and efficiency that exceeded my expectations.



**Hui Liu**

1 review



★★★★★ 3 years ago

After successfully helping me buy the current house in 2017, we asked Maggie to help sell the previous house this year. The whole process of selling the house was very smooth, and Maggie's judgment on the market was unimaginably accurate, whether it was time or price. With her active communication, we got an offer that exceeded expectations as quickly as possible. Many thanks.



**michael jiao**

3 reviews · 12 photos



★★★★★ 3 years ago

I was very lucky to meet Maggie. The previous agent sold the house that had not been sold for a long time. Maggie formulated some sales plans very professionally after taking over, and the effect was obvious. Later, because the house had many problems, she did not tire of it. Helped solve the problem, and finally the house was successfully sold. thank you very much!



# PREMIUM LISTING PACKAGES ENSURES SUCCESS



**MAGGIE SUN**  
INTEGRITY. EMPATHY. KNOWLEDGE

# FOR SALE

**MAGGIE SUN**  
MANAGING BROKER OF  
**RE/MAX**  
NORTHWEST

425.615.8293  
maggie@maggiesunre.com  
maggiesunre.com

For Sale Sign

**MAGGIE REAL ESTATE**

# OPEN HOUSE

425.615.8293

**MAGGIE SUN** **RE/MAX**  
INTEGRITY. EMPATHY. KNOWLEDGE NORTHWEST

For Sale Sign

**MAGGIE**  
REAL ESTATE GROUP

LISTING FOR  
**\$1,700,000**

## HOME FOR SALE

18508 NW Montreux Dr  
Issaquah, WA 98027

Don't miss this home! Featuring high ceiling kitchen, view deck, double bedrooms, a 3-car garage area with top schools, shopping, and dining - must-see!

**PROPERTY FEATURES**

- 4 Bedrooms
- 2.5 Bathrooms
- 3,900 Sq Ft

**RE/MAX**  
NORTHWEST

425-615-8293

11825 31st PLACE NE, SEATTLE, WA 98125

ASKING PRICE **\$1,700,000**

**MAGGIE**  
REAL ESTATE GROUP

LIVING AREA	AREA SIZE	YEAR BUILT
2,000 SQFT	6,000 SQFT	1999

**RE/MAX** **GOLD NATION**

Flyer

**MAGGIE**  
REAL ESTATE GROUP

# OPEN HOUSE

This house Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Ut enim ad minim veniam, quis nostrud exercitation ullamco laboris nisi ut aliquip ex ea commodo consequat.

11825 31st PLACE NE, SEATTLE, WA 98125

BEDROOM	BATHROOM	AREA SIZE
5	2	6,000 SF

**SEPTEMBER 1, 2023**  
09.00 - 12.00 AM

**MAGGIE**  
REAL ESTATE GROUP

**CONTACT**

425-615-8293  
maggie@maggiesunre.com  
maggiesunjingyu

Door Hanger

**MAGGIE**  
REAL ESTATE GROUP

**\$950,000**

## NEW LISTING

5325 145th Place SE, Bellevue, WA 98006  
3 Beds | 2 Baths | 1,310 Sq Ft | 7,811 Sq Ft Lot | Built in 1976

Postcard

Ask Us About **FREE Staging And Social Media Exposure!**

**MAGGIE** **RE/MAX**  
**NORTHWEST**

**Maggie Sun**  
Your local real estate agent

Address: 11250 Kirkland Way #101, Kirkland, WA 98033  
Tel: 425-615-8293  
Email: maggie@maggiesunre.com  
Website: www.maggiesunre.com

**Homes We Recently Sold:**

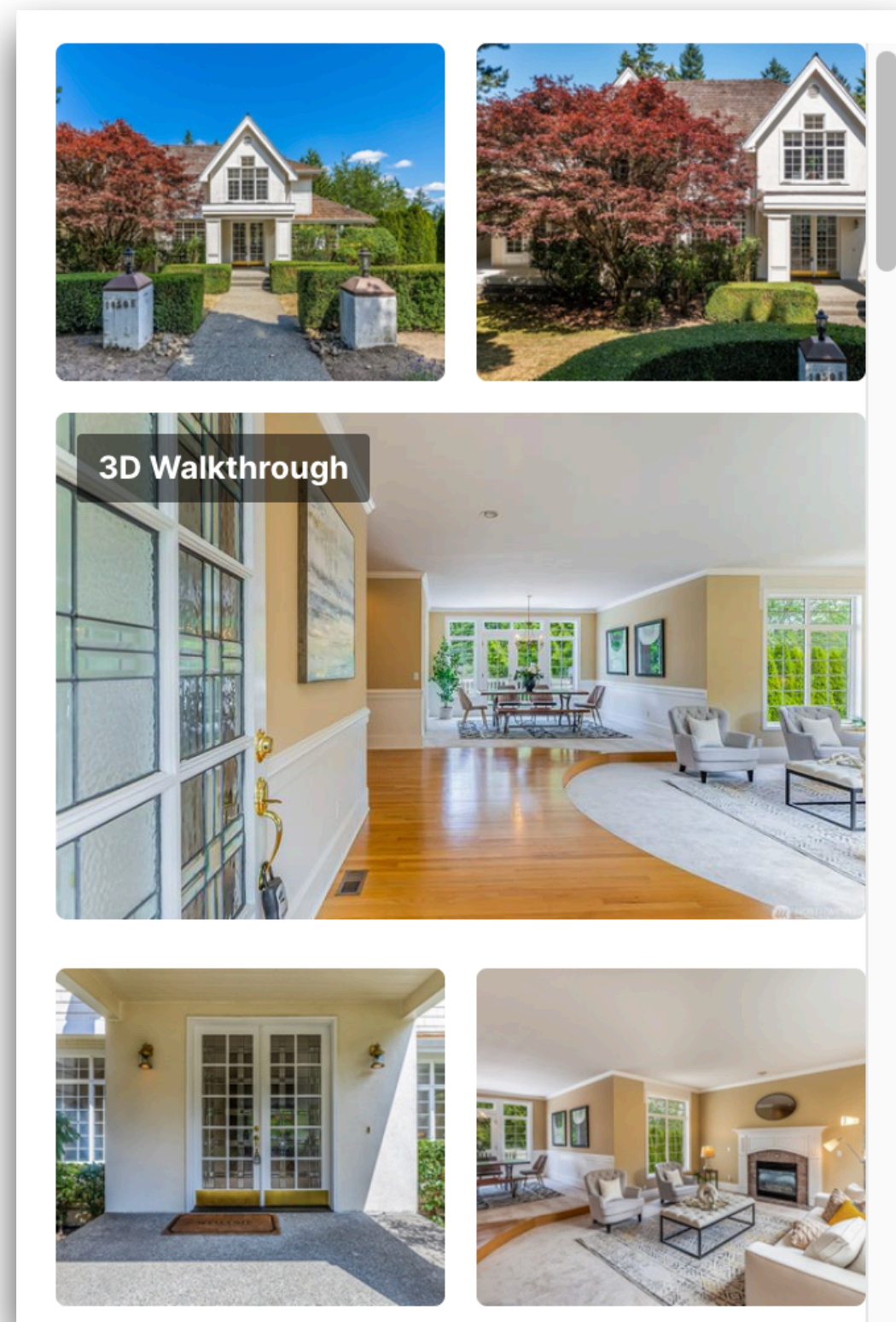
- Sold in Kirkland 5% over asking! \$1,800,000
- Sold in Renton just in 2 days! \$1,800,000
- Sold in Redmond just in 2 days!

Check out our website for more of our listings!

Our YouTube | Our Zillow Page | Maggie 姐在小红书



# SOCIAL MEDIA EXPOSURE



**STAGING, 3D, WEBSITE**



**YOUTUBE / IG VIDEOS**



**POSTS**



# E-MAIL MARKETING



**MAGGIE**  
REAL ESTATE GROUP

## OPEN HOUSE

**7818 NE 125th Street, Kirkland, WA 98033**  
4 Beds | 3 Baths | 2,223 Sq. Ft. | 4,247 Sq. Ft. Lot  
Join us for an Open House! Tour this stunning 4-bed, 2.5-bath Kirkland home featuring modern design, hardwood floors, and a spacious layout. Located in a top school district, minutes from Totem Lake Village. Pre-inspected with A/C in place. Don't miss out!

**Open house:**  
Sat, Feb 22: 10:00 AM - 1:00 PM  
Sat, Feb 22: 1:30 PM - 3:30 PM  
Sun, Feb 23: 11:00 AM - 4:00 PM

[Redfin](#) | [Zillow](#) | [See Our Video](#)

[Contact Us](#)

**More Exclusive Listings**

<p><b>\$1,099,900</b> 19322 NE 69th Circle UNIT 102, Redmond, WA 98052</p>	<p><b>\$1,299,990</b> 1228 131st Place NE, Bellevue, WA 98005</p>
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## Precise Audience Targeting

- 100 Local Top Agent
- 1000+ Local Homeowners
- 1000+ Exclusive Potential Customers



# COMING SOON...

**COMING SOON...** [更多私密房源>](#)

Off Market

**Bellevue Home | 3 Bed...**

Call for price

1 bath 1190 sq ft

美国华盛顿贝尔维尤

House • Off Market

Off Market

**Bellevue Builder's...**

Call for price

1 bath 1654 sq ft

美国华盛顿贝尔维尤

House • Off Market

Off Market

**Seattle Investment...**

Call for price

5000 sq ft

美国华盛顿西雅图

House • Off Market

Off Market

**Modern Bellevue Hom...**

Call for price

3 baths 4071 sq ft

美国华盛顿贝尔维尤

House • Off Market

1 2 3 >

1 - 4 of 9 properties

Member Page

12:02

< 1 甜甜 ...

你好，我们最近有一套Off Market的房子很符合您的需求，您了解一下吗?

我们这套房子在Bellevue, 1956年的房子, 3房1.5卫, 卖家目前正在考虑出售

可以的, 你发来看看吧

WeChat





**MAGGIE SUN**  
INTEGRITY. EMPATHY. KNOWLEDGE.

EVERYTHING WE TOUCH  
**IT'S SOLD!**



# CASE STUDY

## *TH in Redmond*

***Sold for \$1,032,000, a fantastic \$132k over asking, after just 5 days on the market!***

A tastefully updated, bright, and open corner unit in English Cove, Redmond. This home in a well-managed, private neighborhood with top schools checked all the boxes for the lucky buyers.











# CASE STUDY

## *SFH In Redmond*

*Sold \$150k above asking in just 3 days!*

4 bed, 4 bath home in Redmond, WA! Meticulously maintained, move-in ready house with a 3-car garage and a private, fenced backyard. Located near shops, restaurants, and award-winning schools, and only 10 minutes to Microsoft.







# CASE STUDY

## *SFH In Kirkland*

*Pending in just 6 days and sold for \$185k over asking price!*

We helped prepare this beautifully maintained 3 bed, 2 bath rambler in Kingsgate by painting and landscaping, making it a hot home immediately. Multiple offers received, sold for nearly \$200k over asking.













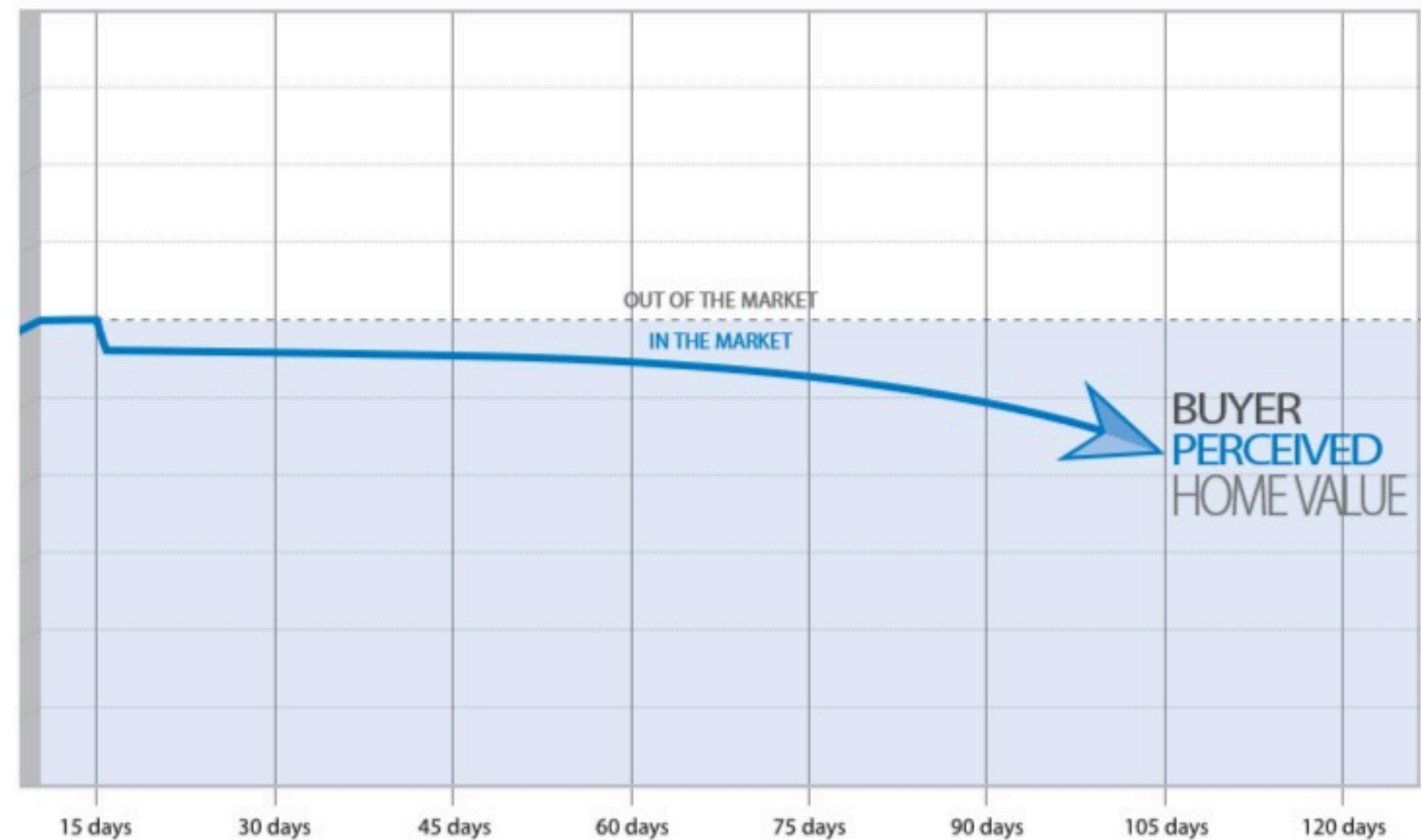
# PRICING STRATEGY



# PRICING YOUR PROPERTY

## PRICING CORRECTLY TO MAXIMIZE PROFITS

- ***Comparable Market Analysis***
- ***We will look at similar properties that fall into the following categories:***
  - ***Recently Sold***
  - ***Currently For Sale***
- ***TOGETHER we will determine the current market price***





# HOW MUCH DO YOU NET?

<b>PENDING PRICE</b>	<b>1300000</b>
<b>COMMISSION</b>	58500
<b>EXCISE TAX</b>	15695
<b>CLOSING COSTS</b>	5000
<b>MORTGAGE</b>	
<b>REPAIRS</b>	
<b>CLEANING</b>	
<b>LANDSCAPING</b>	
<b>STAGING</b>	Courtesy of Maggie's team
<b>NET PROCEEDS</b>	<b>1220805</b>