



Your Home SOLD Guaranteed

OR YOU DON'T PAY OUR LISTING COMMISSION

#1 2023/2024
ICR REALTORS
in BRADFORD
MOST COMPLETED TRANSACTIONS

WWW.KYLEANDFRANCA.COM
416-471-6656 416-873-5485
INFO@KYLEANDFRANCA.COM

Kyle and Franca Ahmadzai

We're Not Your Average Real Estate Agents – We're Your Winning Team!

🏆 ICR's Top Realtors in Bradford for 2023 and 2024 – recognized for the most transactions in the area.

With over 12 years of experience across diverse neighborhoods and property types, we know what it takes to get results. As a dynamic husband-and-wife duo, we combine trusted expertise with a fresh, results-driven approach.

Our secret? A powerful mix of trust, professionalism, and exceptional service. When you choose us, you're not just hiring agents – you're gaining dedicated partners who are committed to your success.

Let us put our award-winning experience to work for you – because you deserve the best in real estate!





Our Proven Marketing Plan

Property Website to maximize search visibility

Over 75% of home searches today begin online. To attract buyers, your home needs to be featured.



Social Media Promotion

Over 95% of Canadians are regularly on Social Media. Our talented promotions department will feature your property.

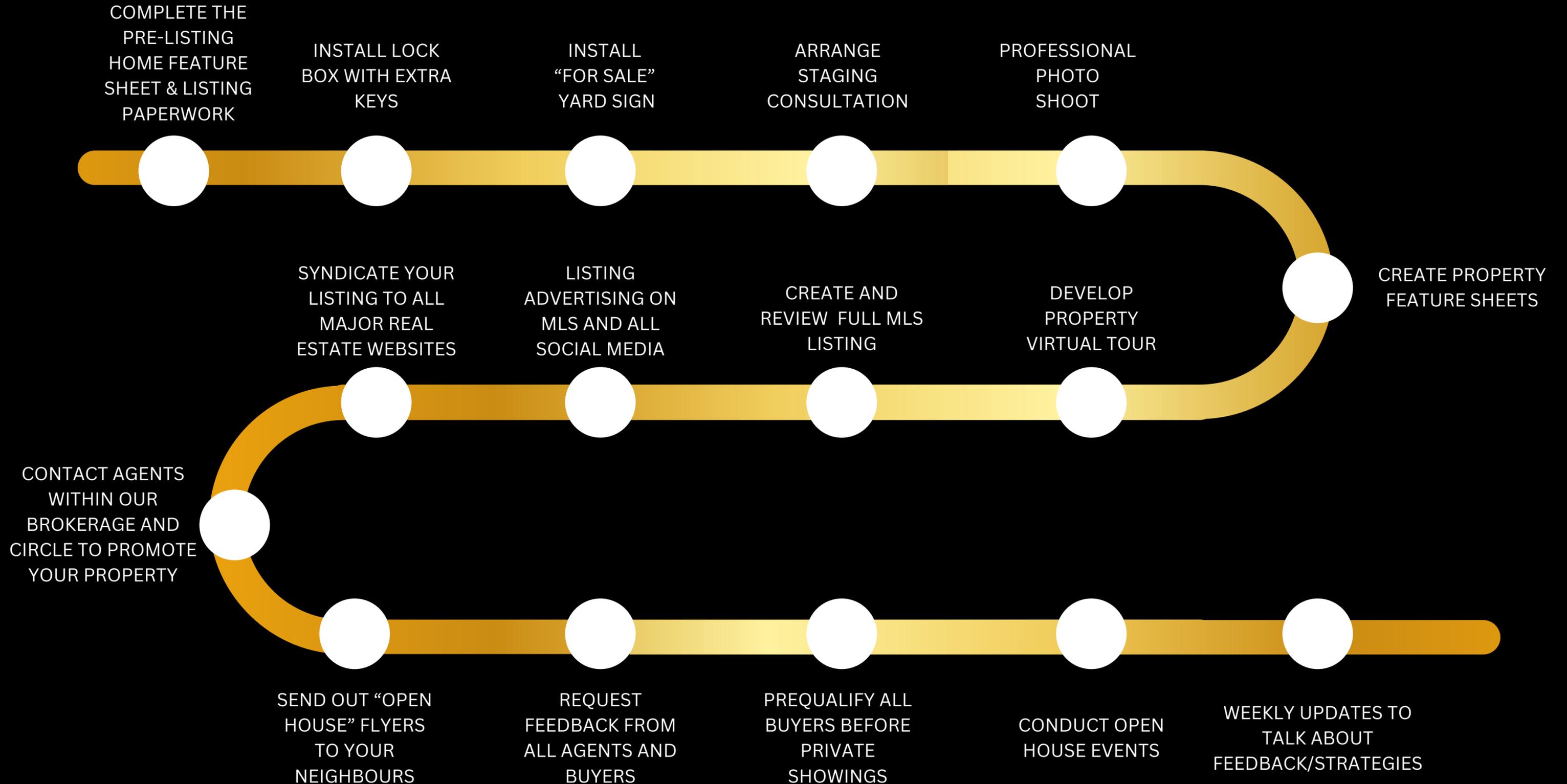


Emails to our extensive database

Our network of realtors and buyers might be looking for exactly what you're selling.



MARKETING PLAN OF ACTION

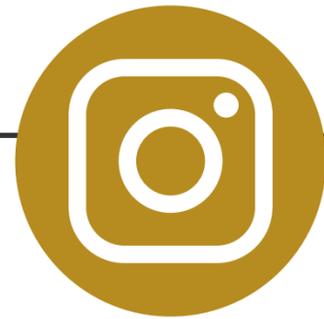




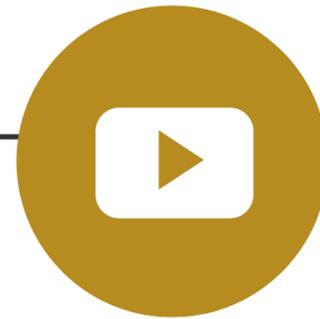
Social Media Promotion



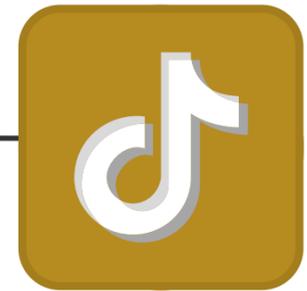
Facebook



Instagram



Youtube



Tiktok



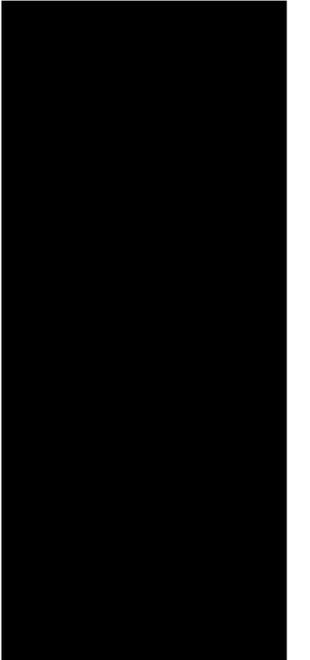
Targeted Local Reach

Listing feature sheet in key locations

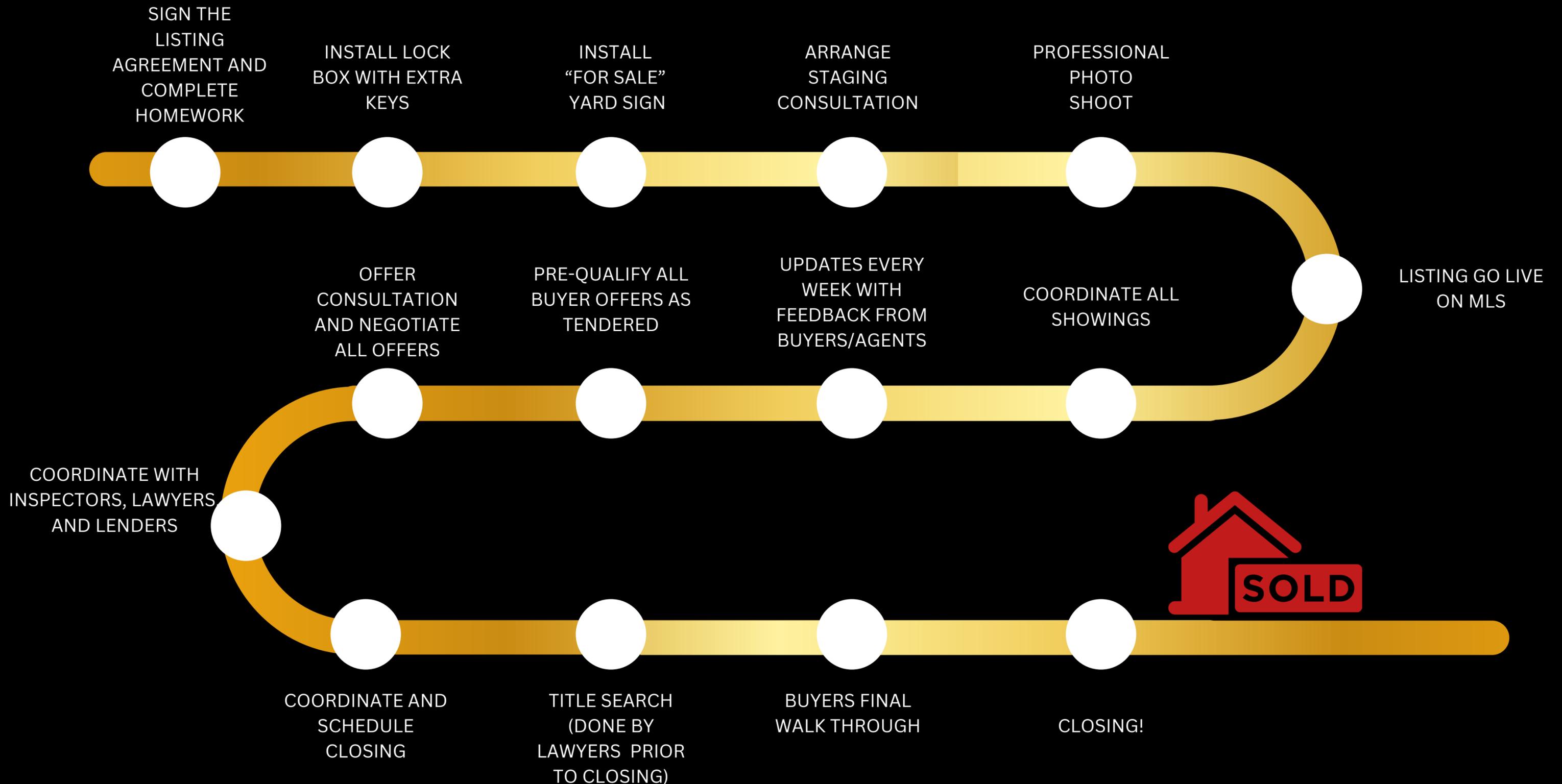
Agent Open House and Preview

Open Houses

Post Signs to attract buyers



THE LISTING PROCESS





PRICING STRATEGY

The RIGHT Price

+

The RIGHT Marketing Strategy

+

Expert Negotiating Skills & Experience

The HIGHEST price in the SHORTEST amount of time with the LEAST Inconvenience



Current and Recently Sold Property Listings

Let's use a statistical approach to analyze your property versus others currently on the market





Your Home Must Make An Impact Online

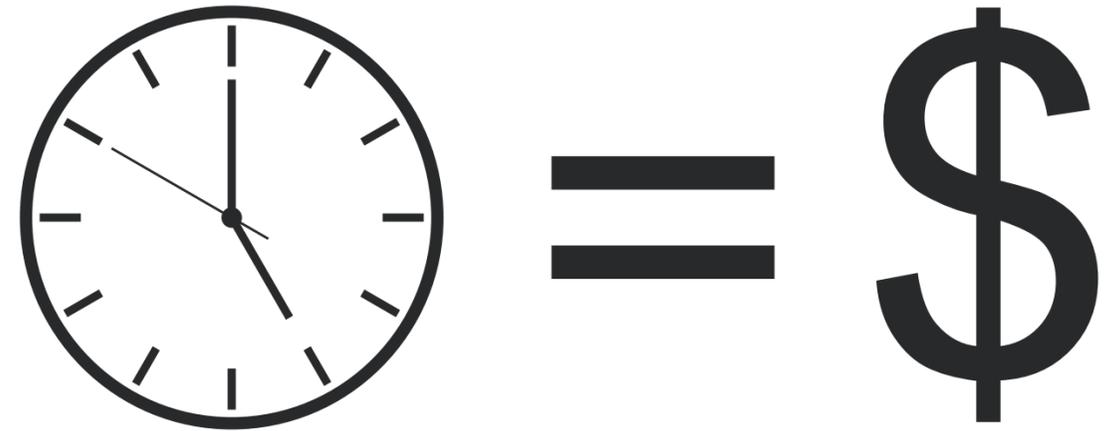
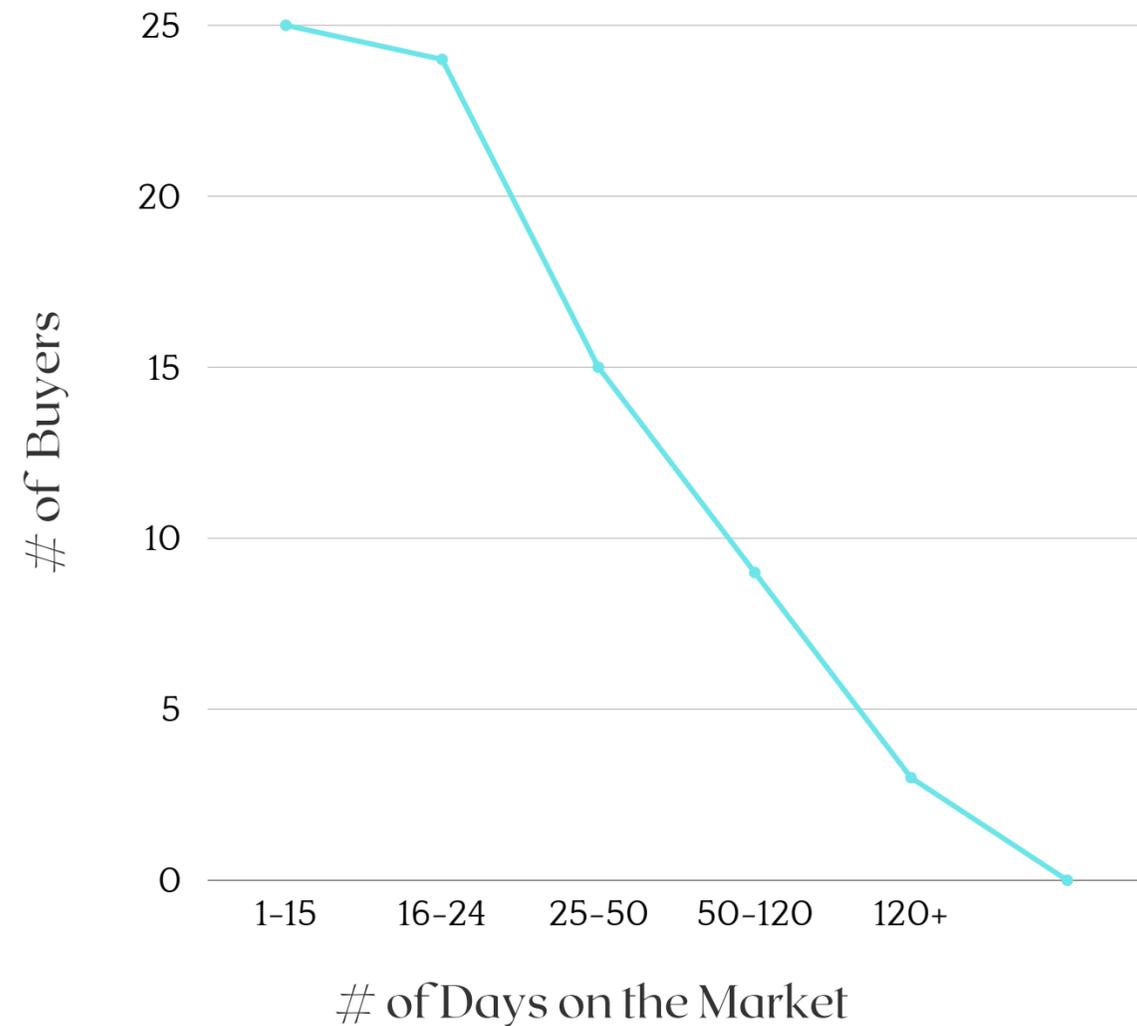
94% of home buyers used the internet to search for a new home

47% found the home they purchase online if they used the internet to search for a new home.



When The Price Isn't Right

The First Few Weeks Are Critical



Starting High Won't Pay

More Time = fewer buyers = lower price

NO RISK LISTING PROGRAM



Easy Exit Agreement

Unlike most other agents, we don't lock you down to any long-term listing contracts. We believe that we need to earn your business every day that we are working for you. If there's ever a time when you're not happy with the service which we are providing, just let us know and we can shake hands as friends and go our separate ways

Smart Seller Program

For a lot of people, they would still like the option of selling their own home and saving money on realtor commissions if they can. We believe they should be able to do that, even while listed with us. My Smart Seller Program allows you to market your own home to your friends, family and co-workers. If you find the buyer, you'll pay only 0.5% to have us process the entire transaction for both you and the buyer. It's a win-win scenario for you.

FLEXIBLE COMMISSION PROGRAM



LISTING COMMISSION

0.5%

YOU FIND THE BUYER

- ✓ IF YOU FIND A BUYER ON YOUR OWN, WE WILL HANDLE ALL THE REQUIRED PAPERWORK FOR BOTH PARTIES.

1%

“BUY AND SELL WITH US” PACKAGE*

- ✓ PROFESSIONAL PHOTOGRAPHY
- ✓ STAGING CONSULTATION
- ✓ ADVERTISING
- ✓ PROFESSIONAL YARD SIGNAGE
- ✓ SOCIAL MEDIA PROMOTION
- ✓ VIRTUAL TOUR
- ✓ OPEN HOUSES UNTIL SOLD

- ✓ *IN ORDER TO QUALIFY FOR THIS PACKAGE, YOU MUST PURCHASE AND SELL A PROPERTY WITH US WITHIN 6 MONTHS

1.5%

STANDARD PACKAGE

- ✓ PROFESSIONAL PHOTOGRAPHY
- ✓ STAGING CONSULTATION
- ✓ ADVERTISING
- ✓ PROFESSIONAL YARD SIGNAGE
- ✓ SOCIAL MEDIA PROMOTION
- ✓ VIRTUAL TOUR
- ✓ OPEN HOUSES UNTIL SOLD

2.5%

VIP PACKAGE INCLUDING GUARANTEED SOLD*!

- ✓ PROFESSIONAL PHOTOGRAPHY
- ✓ FULL STAGING SERVICES
- ✓ ADVERTISING
- ✓ PROFESSIONAL YARD SIGNAGE
- ✓ SOCIAL MEDIA PROMOTION
- ✓ VIRTUAL TOUR
- ✓ PRE-LISTING CLEANING
- ✓ OPEN HOUSES UNTIL SOLD
- ✓ HOME WARRANTY*
- ✓ GUARANTEED SOLD*

*INQUIRE FOR DETAILS

FLEXIBLE COMMISSION PROGRAM



BUYER'S AGENT COMMISSION

0%

BUYER HAS NO AGENT

2.5%

BUYER HAS AN AGENT

IF WE FIND A BUYER WITHOUT THEIR OWN AGENT, YOU SAVE THE 2.5% BUYER'S AGENT COMMISSION, AND JUST PAY THE LISTING COMMISSION RATE.

UNLIKE OTHER AGENTS, WE DON'T "DOUBLE END".



Here's what our past clients are saying



Thanks to Franca's expertise and dedication, I was able to find my first dream apartment without any hassle. I am incredibly grateful for her assistance and would highly recommend her services to anyone in need of a reliable and trustworthy realtor. Franca truly goes above and beyond for her clients, and I am fortunate to have had her guidance during this exciting time in my life. - *Anastasia*

Franca is very professional and prompt in returning calls and answering questions. She is very caring and knowledgeable! I recommend her! She genuinely cares about her clients and listens to their needs. - Shirley

This by far is the best real estate company, I have ever worked with. Franca and Kyle helped my family so much to get a home. They are very honest and hardworking people, I recommend them to EVERYONE who is looking to sell - Nicole



FOLLOW US



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Youtube Channel



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