

# CH Cary Sells Homes

A Limited Liability Company  
www.CarySellsHomes.com

Offering  
**Real Estate**  
**Marketing – Sales – Service – Consultation**

Serving  
**Home Owners**  
**1st-Time Home Buyers**  
**Real Estate Investors**  
**Small & New Business Owners**

In Los Angeles and Surrounding Counties

Call Cary for your FREE initial consultation

**(213) 444-6168**

Monday – Thursday 10 am – 1 pm

**Cary@CarySellsHomes.com**

3818 Crenshaw Blvd, Suite 256  
Los Angeles, CA 90008

## REAL ESTATE AGENT

California licensed **REAL ESTATE AGENTS** work on commission and offer a package of services. Let me represent your interests when buying, selling, or investing in single-family homes, multi-family properties, land, or commercial real estate.

When **REPRESENTING SELLERS:**

As your listing agent, I offer information that can help you get the best price for your property, suggest a selling price based on comps, show your property to prospective buyers, negotiate offers, and assist you at closing. I can also provide, or refer you to, staging and photography services.

When **REPRESENTING BUYERS:**

I accompany my clients when they want to look at properties. I help them determine their budget, provide information regarding locations, present offers to seller's agent, and guide my clients through the mortgage and closing process.

All of these services, including the services listed below, are included in my agreed-upon **COMMISSION** when I represent you for the sale or purchase of a home.

## **SENIOR REAL ESTATE SPECIALIST**

**(SRES)**

**SRES**

Senior Real Estate Specialist® Designation  
SRES • NAR Certification

I have comprehensive knowledge of the needs of clients aged 50+. I understand how life stages impact real estate choices. As a result, I have access to a network of resources that foster empathy with clients and their families.

## **Seller & Buyer** **CONSULTATION SERVICES**

Real estate, financial education, and computer literacy services are available in an individual package at both flat and hourly rates.

**Our Consultation Services are designed exclusively for the following clients:**

- Home Owners (Sellers)
- First-Time Home Buyers
- Investor-Buyers
- New and Small Business Owners

**Property Valuation:** An assessment of your property and recommended sales price based on comps.

**Marketing Advice:** Advertising, selling, and closing services. Recommendations regarding marketing strategies and upgrades that may increase the sale price or facilitate a quick sale.

**Staging and/or Photography:** Help prepare the home and the home seller for the sale of their house.

**Contract Assistance:** Offer support and advice regarding contracts, or a referral to a real estate attorney if preferred.

**Location Advice:** Scout locations and identify properties that satisfy criteria.

**Market Information:** Information on local market conditions and property values and offer projections regarding future growth.

**Competitive Analysis:** Work with real estate investors to create report topics that may include property comps, cap rates, revenue trends, as well as basic investment information.

**Mortgage Information:** Information on mortgage types and referral to mortgage providers.

**Financial Education:** Information on how to set up and maintain personal and business bookkeeping; like, documenting income and expenses that can be used for tax preparation. As well as, information on how to earn, save, protect, invest, spend, and borrow money.

**Real Estate Investing:** Comprehensive information on how to become a real estate investor. You will learn how to evaluate a property before you buy it, with emphasis on analyzing your purchasing goals and real estate financing options. Includes spreadsheets and forms to document your results.

**Property Management:** With over three years experience as a resident manager of over 100 units, you can receive expert information on screening tenants, selecting vendors, preparing units, marketing vacancies, and much more...

**New Business Start-Up Basics:** Ask about setting up your business entity. From sole-proprietor, to LLCs and non-profits, you decide which entity is best for your needs.

**\*Computer Literacy:** Provide information on understanding personal computer (PC) hardware and software installation and usage. Also provide knowledge of operating systems and Internet use.

\*CompTIA - A+ Certified Professional since 1999



## **REAL ESTATE** **CONSULTATION RATES**

You may choose to take advantage of all of the services provided above, or you may only select a combination of the services.

- 1) **Seller and Buyer Consultation Services:**  
\$35/hr (billed weekly) – Includes one, all, or a specific combination of the above consultation services. You may choose video, voice/phone, or in-person consultations.
- 2) **“AAA-type” Service:**  
\$60 flat rate (billed semi-annually) – Includes four, 15-minute video, voice, or phone consultations. Includes one, all, or a specific combination of the above seller and buyer consultation services. The four consultations must be redeemed within a 6-month period. You may cancel billing at any time.
- 3) **Monthly Consultation:**  
\$150 flat rate (billed monthly) – We walk you through understanding any of the above consultation services. Up to 4 hours per month. You may choose any consultation method: video, voice, phone, or in-person consultations.

**Video ~ In-Person ~ One-on-One ~ Online ~ Voice or Phone**

**~ Ask About Group Rates ~**

All rates include a 6-month subscription to **“Cary Sells Homes”** newsmagazine, featuring **HOT** properties, **SOLD** properties, real estate and business news.

Call, Text, or Email Cary  
FREE initial consultation  
Monday – Thursday 10 am – 1 pm

**(213) 444-6168**

**Cary@CarySellsHomes.com**



**SRES**

Senior Real Estate Specialist® Designation  
SRES • NAR Certification

**Cary Muhammad**

**Real Estate Consultant**

California Real Estate License #01909842

(213) 444-6168

Cary@CarySellsHomes.com | www.CarySellsHomes.com

