



KELLER WILLIAMS
PREFERRED REALTY

PRE-LISTING PACKET

KBrealestategrp.com

219.545.9200

ABOUT KB REAL ESTATE GROUP

Katherine Bultema, owner of KB Real Estate Group, became a realtor to serve the NW Indiana region in 2012. Her strongest desire was to help clients realize their dream of home ownership. That same desire continues to drive her today. Assisting clients to achieve their real estate goals is, and always will be her top priority. With her client's best interest at heart, she was led to form KB Real Estate Group in 2019.

KB Real Estate Group understands that a real estate transaction represents one of the largest financial commitments their clients will ever make. They believe it is a privilege to assist their clients with buying, selling, or investing in Real Estate. It is because of that mindset the group continues to grow from the referrals of satisfied clients who appreciate their integrity and uncompromising values.

They take great pride in being known as Hoosiers. Each member of the group has been raised in NW Indiana providing them the advantage of knowing the region extensively. When hiring KB Real Estate Group, they immediately put their extensive knowledge of the local market to work, for you. They have the ability to expedite the process of connecting a home buyer with your property quickly, eliminating the hassle for you.

They are thrilled you are considering listing with them. In the following pages, allow them to tell you more about the services they provide & the success stories from satisfied clients.



**VISIT KBREALESTATEGRP.COM
TO MEET THE ENTIRE GROUP**

THE BENEFITS OF LISTING WITH KB REAL ESTATE GROUP & KELLER WILLIAMS REALTY

Working with a respected brokerage like Keller Williams means you have access to exclusive benefits you won't find anywhere else.

TECHNOLOGY

Leading-edge tech tools and training give KB Real Estate Group the edge in effectively showcasing your property and finding the perfect buyers.

TEAMWORK

Keller Williams Realty was designed to reward agents for working together. Based on the belief that we are all more successful if we strive toward a common goal rather than our individual interests. This makes us confident that every Keller Williams professional shares the common goal of serving our clients in the best way possible.

KNOWLEDGE

Keller Williams Realty helps our team to stay ahead of trends in the real estate industry through its comprehensive, industry-leading training curriculum and research resources. It is one of the many ways we can ensure our ability to provide you with unparalleled service.

RELIABILITY

Founded on the principles of trust and honesty, Keller Williams Realty emphasizes the importance of having the integrity to do the right thing by always putting your needs first. It reinforces the belief that success is ultimately determined by the legacy that we leave with each client we serve.

TRACK RECORD

KB Real Estate Group is proud to work for the world's largest real estate franchise by agent count. It is proof that when you offer a superior level of service, the word spreads fast.

CLIENT TESTIMONIALS

Nothing makes us prouder than knowing we've exceeded our clients' expectations! We look forward to adding your story to our online testimonials!

I cannot imagine there is a better Realtor in NW Indiana. Katherine went above and beyond many times. She knows the market! So practical, insightful, personable, competent, and connected (she knew contractors to call to deal with different problems that popped up). She understood my needs and kept the process moving along directly and smoothly with just the right amount of communication along the way. From start to finish she was a gem to work with. And, no, I never met her before this. I would work with her again in a heartbeat.

– Gail M., Merrillville

During the selling process we ran into a few unique situations that required some extra time and research on Katherine's end. She didn't hesitate to do whatever it took to get our house sold in a timely manner. We would not hesitate to use her again!

– Ken & Bonnie V., Hammond

Their knowledge of realty is outstanding. KB Real Estate Group helped us with the purchase of our new home and in the sale of our old home. We sold our home in 4 days. All of their prep work, paid off! So, if you are looking for an outstanding realtor, I would highly recommend, Katherine Bultema and KB Real Estate Group!! They are the best in Northwest, Indiana!!

– Jackie & Pat L., Crown Point

KB Real Estate Group has a good rapport with other agents, and they can reach out to a large number of them to get a high number of potential buyers who might not have known our home was for sale. We were able to sell our home on our time schedule for full asking price thanks to KB Real Estate Group!

– Dan & Linda E., Dyer

EXCEEDING EXPECTATIONS



515 Brighton Lane, Dyer

Listed, Under Contract, & CLOSED within 29 days for 98% of List Price!



345 Little John Drive, Schererville

Multiple offers within 48 hours on the market. **SOLD** 102% of List Price!



690 N 500 East, Valparaiso

After being listed by 2 other brokers for 3 years...

KB Real Estate Group stepped in and **Listed & SOLD** this 60-acre Equestrian Estate within 45 days for 99% of List Price!

HIGH QUALITY MARKETING

Part of our marketing strategy is ensuring your property is highly visible on all popular real estate sites. We have exposure on over 750 sites nationwide + all KB Real Estate Group's own popular social media platforms and website:

KBrealestategrp.com  

Your property will stand out from other listings with exquisite professional interior and exterior photography, cutting edge aerial photography, and video walk-throughs.



VIDEO WALK THROUGHS

AERIAL PHOTOGRAPHY

HELPFUL TIPS TO PREPARE YOUR PROPERTY FOR THE PHOTOGRAPHY APPOINTMENT

EXTERIORS

- Close garage doors
- Remove cars from driveway and front of home
- Clean up landscaping
- Remove visible water hoses
- Clean up dog waste
- Remove dog leashes
- Put trash bins in garage
- Clear snow from driveways, walks
- Clean deck furniture, tidy cushions
- Clean pool, remove cover and hoses
- Remove children & pet toys

INTERIORS

- Open window shades, curtains
- Turn all lights on
- Replace burned light bulbs
- Hide shoes & jackets from entries
- Clean windows

LIVING/FAMILY ROOM

- Remove stacks of magazines, papers
- De-clutter fireplace mantle
- Arrange furniture pillows neatly
- Remove children & pet toys

DINING ROOM

- Clean & Clear table
- Straighten all chairs
- Remove booster seats

KITCHEN

- Clear countertops completely
- Clear off items on refrigerator
- Hide garbage cans in closet or pantry
- Remove rags, sponges, & soap in sink
- Remove scatter rugs to show flooring

BEDROOMS

- Make beds | Ensure its tidy
- Clear nightstands of personal items
- Hide computer/phone charging cables
- Remove clutter from tops of dressers
- Clean underneath the bed
- Remove posters/items from walls & doors

BATHROOMS

- Clear countertops completely
- Put toilet seats down
- Close cabinet doors
- Remove shampoo, soap, & items from showers and bathtubs
- Remove all towels & hand towels
- Empty visible garbage cans
- Remove scatter rugs to show flooring

PETS

- Do not leave evidence of animals in the space | Remove foods bowls, beds, litter boxes and toys
- Remove pet hair from furniture