



September VyrAl Marketing Newsletter

September 15, 2025

I've enclosed the best-performing videos and lead-generation emails we sent out for our clients in August.

Here are your suggested topics for October.
Suggested topics only. Custom topics are available.

Real Estate Agent

Video #1: Should You Stage Your Home Before Selling?

Video #2: Top Reasons Buyers Cancel a Home Sale

Lead Campaign: Free Home Value Estimate

Real Estate Recruiting

Video #1: Best Sources for Seller Leads in 2025

Video #2: When Do I Know It's Time to Hire My First Assistant?

Lead Campaign: Get My Buyer Presentation

Mortgage Broker

Video #1: Why Mortgage Interest Rates Are Finally Dropping

Video #2: Is Now a Good Time to Refinance My House?

Lead Campaign: Get a Free Mortgage Rate Quote

Property Manager

Video #1: Most Common Rental Repairs and How to Avoid Them

Video #2: What Are the Benefits of Owning a Rental in an LLC?

Lead Campaign: Get a cash offer on your rental property

Call my cell 402.515.5438 or email me frank@getvyrAl.com with questions.

- Frank

Client Interview

From W-2 to Independent Agent: Building a Real Estate Career My Way



From W-2 to Independent Agent: Building a Real Estate Career My Way



Vyrally Marketing
5.72K subscribers

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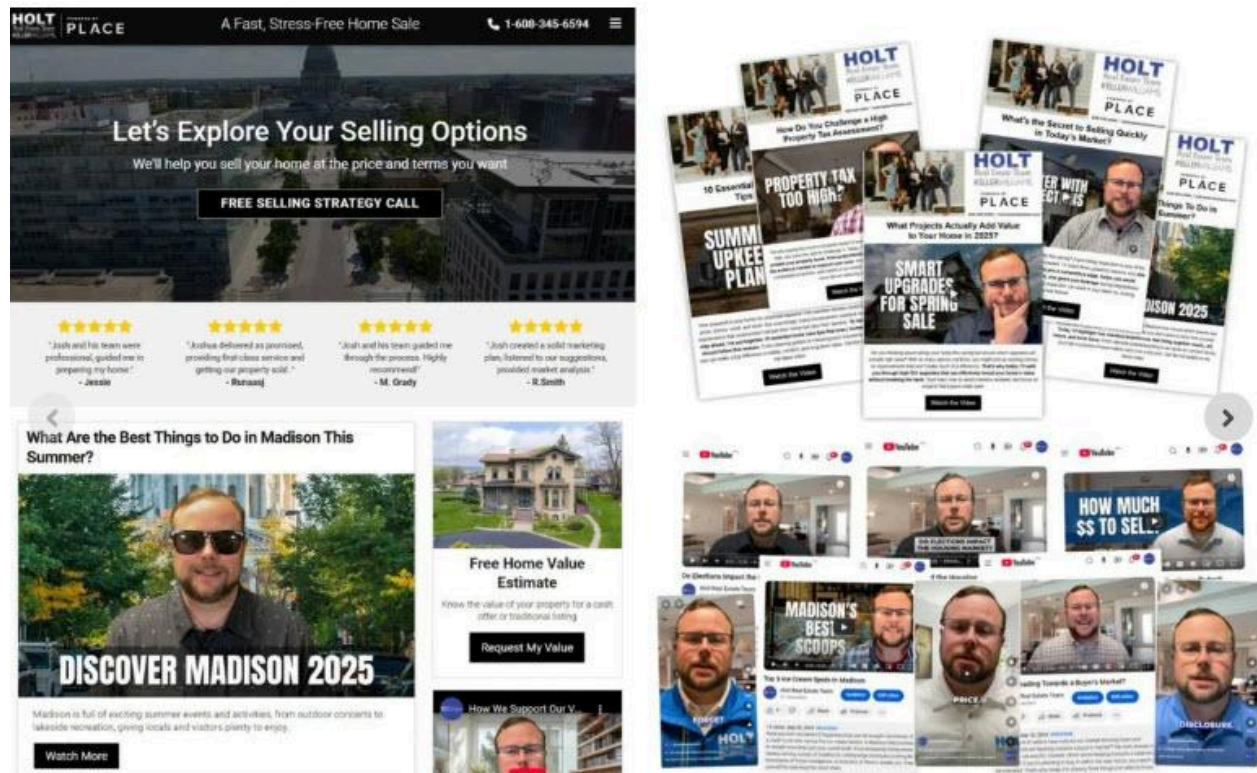
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[Danae Aballi](#) has worked in the real estate industry for 20+ years as a W2 employee, and just in the past 7 months, she resigned and went out on her own as a 100% commission real estate agent in hyper-competitive Orange County, CA. She only wanted to talk to people who already knew her. "I have no interest in calling strangers anymore", she said. She hired us to create and promote very niche, bespoke videos answering questions her buyers and sellers ask. We send them out to her 3.200 person contact list, and via video postcard to a more valuable, hand-selected list of 329 people. "I'm already making more money than before, and it's all attraction-based; I'm not chasing. It's just a better way of doing business, it's who I am, and it's more profitable than buying cold leads here." Watch the interview to learn how Danae got her "new agent" business up to speed quickly by attracting new clients from her existing database.

Watch with AI Notes: www.getvyrally.com/blog/danae-aballi

Featured Work

Featured Work: Joshua Holt



<https://madisonarearealestatejournal.com/>

Joshua Holt, a real estate agent in Madison, Wisconsin, needed a better way to stay in touch with all his past clients, sphere, and lead nurtures in his CRM database.

He didn't have time to make one-to-one phone calls to everyone, so he decided to communicate one-to-many to leverage his time better.

He decided that sending out helpful videos was the best way to do that.

Specifically, he wanted a 36-touch database marketing plan properly executed with minimal effort on his part, so he hired us to help him.

We first exported all his existing contacts, including the contacts in his cell phone and email account. After scrubbing and deduplicating everyone, we put them all into an email marketing and Facebook retargeting account.

A smaller, more valuable segment was selected by hand to get his monthly video postcard.

We help Josh send out two helpful videos to build trust and one lead-generation message a month to spike response.

He started with [proven topics](#), and now he creates hyper-local, custom topics (Josh has been a client for 7 years now).

We interview him once a month on [Riverside.com](#) and then handle all the editing, optimization, and promotion.

His Marketing Coach holds him accountable and keeps him on track.

His education-based YouTube videos go on his [seller-focused video blog we built for him](#). We drive all the attention there because there's a clear call to action to book a free home-selling strategy call.

In fact, that's the whole purpose of our marketing together: **book more appointments with people considering a move.**

You'll also see on his video blog his seller value propositions and evidence of success.

"What I like about this is I just add people to my database and I make time to follow up with the people who watch. People also call me. Those are some of my best leads. I focus on what I do best - going on appointments and negotiating deals. Vyrat handles the heavy lifting."

You can review the [3-step system](#) Josh follows for results and review [the pricing](#) of our services if you're interested in doing the same.

Thank you, Josh, for being a client all these years. Here is an [interview with Josh from four years ago](#).

We appreciate you.

If you have questions for Josh or a referral to him in Madison, you can reach him directly at jdholt@kw.com.



Katie Evans

Do You Really Need 20% Down To Buy a Home in Arizona?



Are you waiting to save up 20% before buying a home in Arizona? Most homebuyers are holding back because of this outdated belief, keeping them stuck in the rental cycle. The reality is that most homeowners today are getting started with as little as 3% to 5% down, thanks to flexible loan programs and assistance options. If you're worried that a big down payment is out of reach, I'll **show you how affordable homeownership can be and how to start building equity sooner**. Click the link below to learn more!

Watch My Video



What Are the Hidden Costs of Buying a Home in 2025?



Picture this: you've saved for the down payment and secured a pre-approval, but are you really financially ready to buy a home? In 2025, the price on the listing is only the beginning. **Before finalizing anything, I'm sharing five extra costs you need to prepare for when buying a home.** From inspections and escrow accounts and more, hidden costs can add up fast and throw your budget off track. By understanding these hidden costs now, you can confidently buy your dream home without added stress. To learn what they are, just check out my video!

Watch the Video

Looking to Buy a Home?



Finding your dream home starts right here.

Search All Homes

Looking to Sell Your Home?



Find out what your home is worth in today's market.

Home Value Estimate

Looking to Sell Your Home?



Are you thinking about listing your home? We can help you get an accurate home valuation based on current market trends.

Home Value Report

Looking to Buy a Home?



Use our full MLS search with virtual tours, directions to listings, schools, and more all on an interactive map with detailed listing information.

Search All Homes

Call or text me at [\(480\) 415-1341](tel:4804151341) or reply to this email to get an expert answer to questions you may have.

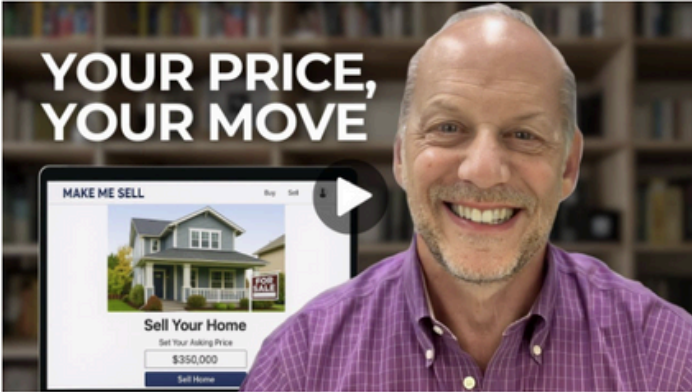
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Call or text me at [561-220-2052](tel:5612202052) or reply to this email to get an expert answer to questions you may have.

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How To Test the Market Without Listing Your Home



Have you ever wondered if your home could sell for more than you think it's worth? Most homeowners do, but the challenge is finding out without going through the hassle of listing. Today, I'm introducing our "Make Me Sell" tool, which lets you **set your dream price and quietly test the market without open houses, signs, or showings**. If a buyer is interested, you'll know right away, and you decide whether to move forward. Curious what buyers might actually pay for your home? Watch my latest video to see how it works.

[Watch the Video](#)

Free Home Strategy Call



Start with a casual chat to craft a plan as unique as your story

[Book a Call](#)

Understand Your Home's Value



Stay in control with real-time updates on your home's worth, equity, and market insights

[Get Access](#)

Call or text me at [650-766-6412](tel:650-766-6412) or reply to this email to get expert answers to questions you may have.

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The Hidden Costs of Buying a South Carolina Home in 2025



Picture this: you've saved for the down payment and secured a pre-approval, but are you really financially ready to buy a home in 2025? In South Carolina, the price on the listing is only the beginning. Before finalizing anything, **we're sharing five extra costs you need to prepare for when buying a home**. From inspections and escrow accounts and more, hidden fees can add up fast and throw your budget off track. By understanding these hidden costs now, you can confidently buy your dream home without added stress. To learn what they are, just check out our video!

[Watch the Video](#)

Your Next Chapter Starts Here



Start with a casual chat to craft a plan as unique as your story.

[Book a Call](#)

Discover Your Home's True Value



Don't trust a Zestimate. Get a personalized home valuation directly from an experienced real estate agent.

[Get Estimate](#)

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What Do Professional Property Managers Really Do?



What actually happens behind the scenes in property management? Most landlords believe it's just about rent collection, but that's only 5% of the job. This video pulls back the curtain on **the real work it takes to manage a rental the right way**. You'll see how missing one rent increase or mishandling a security deposit can cost you thousands - and why property managers are worth hiring. To hear more, check out our video.

[Watch Our Video](#)

Get an Estimate for Your Property



Get a free estimate of the fair market rental value of your property.

[Get Estimate](#)

Real Estate Agents: Refer a Client



If we find that the client intends to take action, we will immediately refer them back to you.

[Refer Now](#)

Call or text me at [602-581-3586](tel:602-581-3586) or reply to this email to get an expert answer to questions you may have.

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4 Reasons Why You Should Never Skip a Buyer Consultation



Are you buying a home soon but thinking about skipping the buyer consultation? That might actually cost you more. I'll show you why meeting with your agent first is still the most important step in 2025. From understanding the market to avoiding costly delays, this consultation lays the groundwork for a smooth and confident purchase. Get the full breakdown in my latest video.

[Watch My Video](#)

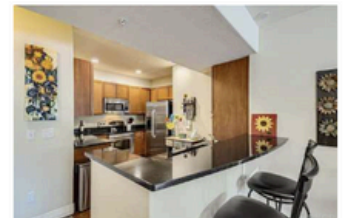
Looking to Buy a Home?



Use our full MLS search with virtual tours, directions to listings, schools, and more all on an interactive map with detailed listing information.

[Search All Homes for Sale](#)

Looking to Sell Your Home?



Are you thinking about listing your home? We can help you get an accurate home valuation based on current market trends.

[Get a Home Value Estimate](#)

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The Investor's Guide to Understanding the 721 Exchange



Are you looking for a way to keep your real estate income without dealing with tenants or repairs? Many property owners don't realize there's an option that allows you to step away from day-to-day management while continuing to invest in real estate. Today, I'll break down the 721 exchange process and show you how it turns your property into REIT shares that generate passive income and defer capital gains taxes. This strategy can also provide liquidity, diversification, and protection for your heirs. Get the full breakdown in my latest video.

[Watch the Video](#)

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Looking to Sell a Home?



Are you thinking about listing your home? We can help you get an accurate home valuation based on current market trends.

[Home Value Report](#)

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How We Secure Winning Deals for Myrtle Beach Home Buyers



Are you thinking about buying or selling a home in Myrtle Beach? The challenge is that timing, negotiations, and unexpected setbacks can quickly turn the process into a stressful experience. That's why I'm highlighting real client stories that show how our team helps buyers and sellers secure the best home deals. You'll see how our agents helped a client find the perfect home even after a setback, and how we negotiated over \$30,000 in savings on new construction. Click the link below to see how working with our team can help you get the home you want.

[Watch My Video](#)

Looking to Buy a Home?



Use our full MLS search with virtual tours, directions to listings, schools, and more all on an interactive map with detailed listing information.

[Start Your Home Search Today!](#)

Looking to Sell Your Home?



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R·HOUSE REALTY

How Can You Sell a Property With Tenants Still Living There?



If you have tenants in place and want to sell your rental property, you might think your only choice is to wait until the lease ends. That delay can cost you valuable time, potential profit, and even buyer interest. That's why today, I'll share three proven options that allow you to sell with tenants in place, keep income flowing, and avoid unnecessary disruptions. For example, one approach lets you market to a wider range of buyers while still honoring your tenant's lease. Get the full details in my latest video.

[Watch My Video](#)

Know All Your Home Selling Options



Schedule a complimentary 15-minute strategy call to discuss what matters most to you.

[Schedule a Call](#)

What Is My Home Worth?



Are you thinking of selling or interested in learning about a neighbor's house? We can help you see what it's worth in today's market.

[Get Estimate](#)

Call or text me at [480-270-5782](tel:480-270-5782) or reply to this email to get expert answers to any questions you may have.

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Why Now Is the Best Time To Buy a Home in Southern Utah



If you've been waiting for the perfect moment to buy in Southern Utah, this could be it. Homes are staying on the market longer, and sellers are more willing to negotiate than they have been in years. Today, I'll **explain why these conditions create a huge advantage for buyers**. You'll learn how to use multiple-offer strategies and market timing to get the best possible deal. Get the full breakdown in my latest video.

[Watch the Video](#)

Make Your Next Move, Your Best Move



Schedule a 1-on-1 call to craft a winning strategy for your next move.

[Book a Call](#)

Find Out How Much Your Home Is Worth



Get a personalized home valuation that's more accurate than a Zestimate—crafted by Rylan Pinarelli.

[Get Estimate](#)

Call or text me at [435-229-0704](tel:435-229-0704) or reply to this email to get expert answers to questions you may have.

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What You Need To Know About Homeowner's Insurance



Buying a home is exciting, but that little voice asking "what if something goes wrong?" can be a huge source of anxiety. It feels like the cost of home insurance is getting more expensive. **In my latest video, I share exactly what's driving these rising costs and what you can do about it.** By shopping around and asking the right questions, you can keep your home safe without overspending. To know how to get your home protected and insured, check out my latest video.

[Watch My Video](#)

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Will Orange County Home Prices Crash? Here's What the Data Says



Are you holding off on buying or selling because you're afraid of a housing market crash? It's a common fear fueled by sensational headlines. **Today, I'll help you understand the real market data, so you can stop guessing and start making a strategic, confident move.** I'll share three key factors for a crash, and let me tell you, they just aren't present in Orange County. Don't miss out on an opportunity because of a myth. Check out my latest video to get the full story on what's really happening in the Orange County housing market.

[Watch My Video](#)

Let's Explore Your Selling Options



I'll help you sell your home at the price and terms you want.

[Free Selling Strategy Call](#)

Free Home Value Estimate



Know the value of your property for a cash offer or traditional listing.

[Request My Value](#)

Call or text me at [949-528-8676](tel:949-528-8676) or reply to this email to get an expert answer to question you may have

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What's Changing in Phoenix Real Estate This August?



How do you know if now is the right time to buy or sell a home? With more listings and easing interest rates, buyers are gaining flexibility while sellers face a more competitive landscape. Today, I'll walk you through the latest data and trends shaping the Phoenix market this August. **You'll learn how rising inventory, changing contract activity, and shifting demand could affect your next real estate decision.** Get the facts today and decide if August is the right time for your next move.

[Watch My Video](#)

Looking To Sell Your Home?



Are you thinking about listing your home? We can help you get an accurate home valuation based on current market trends.

[Home Value Report](#)

Want To Buy A Home?



Use our full MLS search with virtual tours, directions to listings, schools, and more all on an interactive map with detailed listing information.

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Contact me at [\(602\) 738-9943](tel:6027389943) or Jason@ThePenroseTeam.com or reply to this email to get an expert answer to questions you may have.

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What's Happening in the Housing Market This Summer?



The summer 2025 housing market is full of mixed signals. In some cities, home prices are climbing fast, while others are seeing slowdowns or price drops. I'm sharing **three current housing trends using up-to-date local market data** to help you understand what's really happening in today's summer market, whether you're buying or selling.

Check out my latest video to learn more!

[Watch the Video](#)

Free Home Selling Strategy Session



This isn't guesswork. Your competitive edge starts with a free strategy call.

[Book a Call](#)

How Much is Your Home Worth?



Get a home value estimate to see how much you could sell for and how fast.

[Get Estimate](#)

Call or text me at [757-209-2045](tel:7572092045) or reply to this email to get expert answers to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list.](#)



How Soon Can I Sell My Home This Summer?



"How soon can I sell my home?" This is the most common question I get from home sellers. This summer, with buyers being more selective and interest rates still high, the answer isn't always clear. **Today, I'll break down what's really happening in the summer market and what steps you can take to sell faster.** From smart pricing to simple prep, I'll show you exactly how to position your home so it stands out and attracts serious buyers. Just click the link below to learn more.

[Watch the Video](#)

Selling Doesn't Have to Be Stressful



Schedule a free 1-on-1 discovery call to craft a winning strategy to sell your home.

[Book a Call](#)

What is My Home Worth?



Get a real-world market analysis directly from an experienced Realtor.

[Get Estimate](#)

Call or text me at [307-288-0911](tel:307-288-0911) or reply to this email to get expert answers to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list.](#)



The Worst Neighborhoods in Lexington, KY



Loving a home is easy, but loving the neighborhood is where it gets tricky. I've met a couple of homebuyers in Lexington who ended up frustrated because they chose the wrong fit for their daily life. **Today, I'll reveal what it's really like to live in different parts of town and who they're best suited for.** You'll learn how to avoid the most common moving mistakes and how to choose a place that works for you. Don't let your dream home come with a nightmare address. Check out my latest video to learn more.

[Watch the Video](#)

Central Kentucky's Strongest Cash Offers



Do you want to skip the stress of going through showings and open houses? Get a guaranteed offer on your home today.

[Get a Cash Offer Now](#)

Looking to Sell Your Home?



Get an up-to-date real-world home value estimate from a top local real estate agent and find out how much you could sell for and what timeline to expect.

[Get a Home Value Estimate](#)

Call or text me at [859-721-2200](tel:859-721-2200) or reply to this email to get an expert answer to questions you may have.

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The Brad Korb
REAL ESTATE GROUP
Featured on What Matters to You
Real Estate Show (2022)

Brad Korb

Endorsed by
Barbara Corcoran
Broker/Owner

August 2025 Burbank Housing Market Update



BIG NEWS FOR BUYERS

Have you heard the latest about interest rates? With all the recent news, you might be thinking about how it could affect your plans to buy or sell your home in Burbank. Today, I'll share how current trends are shaping opportunities and what to watch for in the coming months. **You'll learn the latest market updates, shifts in rates, and what that means for buyers and sellers as we head into the fall market.** Click the link below to get my full market update!

[Watch the Video](#)

Looking to Buy a Home?



Finding your dream home starts right here.

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Looking to Sell Your Home?



Find your home value in today's market, for free.

[Get a Home Value Estimate](#)

Call me at [\(818\) 953-5300](tel:8189535300) or reply to this email to get an expert answer to questions you may have.

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Should You Trust AI To Price Your Home in 2025?



AI-powered home value tools are everywhere in 2025, but how accurate are they? If you're relying on an algorithm to price your biggest asset, it might be undervalued. Today, I'll break down when AI gets it right, when it misses the mark, and why working with a local agent still makes all the difference when it's time to sell. I'll tell you this: it's great at giving you a quick home estimate, but it won't be able to account for home upgrades that might give your home value a boost. Check out my latest video to learn more.

[Watch My Video](#)

Free Strategy Call



Schedule a free home-selling strategy consultation.

[Schedule a Call](#)

Free Home Price Estimate



Enter your address, get access to professional-grade reports that realtors use.

[Get Estimate](#)

Call or text me at [\(503\) 850-8776](tel:5038508776) or reply to this email to get an expert answer to questions you may have.

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The Donnelly Group
of KELLERWILLIAMS Flagship of Maryland

Anne Arundel County Real Estate: 2024 vs 2025 Market Snapshot



The Anne Arundel housing market is shifting again. Compared to July 2024, sales are flat, pending contracts are slipping, and days on the market are up 42%. **Prices are still rising, but active listings jumped 40%, giving buyers more choice and sellers more competition.** If you're planning to buy or sell this year, here's what you need to know to stay ahead of the curve.

[Watch My Video](#)

Ready to Sell?



Let's get together if you are curious just how much your home has gone up in value.

[Book a Call](#)

Get Pre-Qualified



Complete the form and a member of our team will help you get started on your home search.

[Get Started](#)

Call or text us at [\(443\) 308-4918](tel:443-308-4918) or reply to this email to get an expert answer to any questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list.](#)



Chris Bessette



Pinnacle Homes Group Is Hiring Real Estate Agents



New to real estate or just thinking about making the leap? It's easy to feel lost without the right support system. That's where we come in. **We're looking for motivated people at any experience level who want to build a successful real estate career.**

With personal mentorship, structured coaching, and full support from our team, we'll help you get started the right way and stick with you as you grow. Check out our video to learn more about how we do things differently.

[Watch the Video](#)

Search All Homes



Search with confidence knowing your local agent has the latest listings.

[Search Homes](#)

Home Value Report



Find out your home value, home equity, and mortgage reduction and much more!

[Home Value](#)

Call or text me at [407-499-8993](tel:407-499-8993) or reply to this email to get an expert answer to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list.](#)



Can You Trust Your Zillow Zestimate?



Have you ever wondered how accurate your Zillow Zestimate really is? While it may offer a quick estimate, Zillow can't account for your upgrades, neighborhood quirks, or current buyer demand. Today, I'll **break down the flaws in automated pricing and explain how I give homeowners a custom evaluation based on real local data and a full walk-through.** You'll see how I combine personal insight with market trends to create a strategy that helps sellers price their home right. Get the full breakdown in my latest video.

[Watch My Video](#)

The Real Estate Experience You Deserve



Schedule a 1-on-1 strategy session to discuss your real estate goals.

[Book a Call](#)

What is Your Home Worth?



Get an instant home value estimate to see how much you could sell for today and how fast based on key trends happening in Cleveland.

[Get Estimate](#)

Call me at [440-871-3050](tel:440-871-3050) or reply to this email to get expert answers to questions you may have.

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10 Things No One Tells You About Real Estate Debt



Real estate debt can be a powerful tool, but it can also be the reason an investment fails. If you've ever taken on a high-interest loan, relied on a refinance that didn't go through, or dealt with a surprise balloon payment, you know how stressful it can get.

Today, I'll **walk you through the real dangers of using debt and how to spot warning signs before they cost you.** I'll also share how to structure your financing so it works in your favor, not against you. Get the full breakdown in my latest video.

[Watch the Video](#)

What's Your Home Worth?



Are you thinking of selling your home or interested in learning about home prices in your neighborhood? We can help you.

[Home Value Report](#)

Book a Strategy Call



Get personalized guidance to reach your real estate goals—book your free strategy call today.

[Book a Call](#)

Call or text me at [307-772-1184](tel:307-772-1184) or reply to this email to get an expert answer to questions you may have.

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How To Sell Your Washington Property Without Repairs



How do you sell a house that needs repairs, cleanup, or updates *without* spending time or money fixing it? Most homeowners feel stuck when their property needs work and they don't know where to begin. Today, I'll show you **how to sell your Washington home as-is, even if it's full of stuff, completely outdated, or needs major repairs.** You'll see how some sellers take what they want, leave the rest behind, and close fast —no contractors, no showings, no stress.

[Watch the Video](#)

Looking to Buy a Home?



Use our full MLS search with virtual tours, directions to listings, schools, and more all on an interactive map with detailed listing information.

[Start Your Home Search](#)

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Are you thinking about listing your home? We can help you get an accurate home valuation based on current market trends.

[What's your Home Worth?](#)

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3 Reasons Why Realtors Hire Another Agent To Sell Their Home



Why do Realtors hire another agent to sell their own homes? The truth is, it's not easy to stay objective when emotions, family ties, or personal attachment get in the way of making smart decisions. I'll walk you through the **top three reasons why Realtors don't always take on their own listings.** You'll see why even real estate agents call in an expert like me to sell, and how that same approach can help you get the best results for your home. Learn the full details by clicking the link below.

[Watch My Video](#)

What's Your Home Worth?



Home prices have risen, has yours? Calculate your home's worth now.

[Get Estimate](#)

Start Your Home Journey Now!



Search the entire MLS for your Chicagoland home.

[Search the MLS](#)



[Tap to Call](#)



[Visit their Website](#)

Call us at [847-877-9881](tel:8478779881) or reply to this email to get an expert answer to any questions you may have.

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What Are the Hidden Costs of Buying a Home in 2025?



Picture this: you've saved for the down payment and secured a pre-approval, but are you really financially ready to buy a home? In 2025, the price on the listing is only the beginning. **Before finalizing anything, I'm sharing five extra costs you need to prepare for when buying a home.** From inspections and escrow accounts and more, hidden costs can add up fast and throw your budget off track. By understanding these hidden costs now, you can confidently buy your dream home without added stress. To learn what they are, just check out my video!

[Watch the Video](#)



What's Happening with Interest Rates This August 2025?



Wondering what's happening with interest rates lately? August 2025 is bringing key shifts to the housing market, and whether you're buying or selling, it's crucial to stay informed.

Today, I'll break down the main factors influencing interest rates: recent Fed decisions, job report revisions, and market trends that could push rates lower. Learn how each factor affects your next move and what you can do to take advantage of potentially lower rates. Get all the details in my latest video.

[Watch My Video](#)

Looking to Sell Your Home?



We can help you get an accurate home valuation based on current market trends.

[Home Value Report](#)

Looking to Buy a Home?



Tell us your needs, and we'll connect you with homes that are a perfect match for you.

[Search All Homes](#)

Looking to Buy a Home?



Use our full MLS search with virtual tours, directions to listings, schools, and more all on an interactive map with detailed listing information.

[Search All Homes for Sale](#)

Looking to Sell Your Home?



Are you thinking about listing your home? We can help you get an accurate home valuation based on current market trends.

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Call or text me at [305-898-6224](tel:305-898-6224) or reply to this email to get an expert answer to questions you may have.

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Call or text me at [515-681-5677](tel:515-681-5677) or reply to this email to get an expert answer to questions you may have.

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[Watch My Video](#)

What Is Your Home Really Worth?



Discover your home's value, equity, recent market trends, and connect with buyers actively searching for a home like yours!

[Get Estimate](#)

Find Your Dream Home



Search with confidence knowing your local agent has the latest listings with pictures, pricing, and comparable data.

[Start Your Search](#)

Call or text me at [678-804-4733](tel:678-804-4733) or reply to this email to get an expert answer to any questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).



Have You Been to This Local Gem in Baton Rouge?



Looking for a unique spot to eat in Baton Rouge? Whether you're a local or just visiting, Lagniappe Steak and Seafood at Bluebonnet is a hidden gem worth your time. In today's video, we're shining a spotlight on this beloved restaurant, where you can enjoy phenomenal steaks, seafood, and unforgettable desserts like sizzling apple pie and cheesecake. It's the kind of place that truly captures the flavor and spirit of Baton Rouge. Check out this video to see what makes it so special.

[Watch the Video](#)

Your Home, Our Strategy



Begin with a personalized consultation for a home deserving of a strategy as unique as its story.

[Book a Call](#)

What's My Home Worth?



Find out what your home might sell for in today's market. Get a home valuation directly from an experienced agent.

[Get Estimate](#)

Call or text me at [225 335-7666](tel:225-335-7666) or reply to this email to get expert answers to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).



How To Get 3 to 4 Listing Calls From Your Database Every Month



Still wondering how to get home sellers to reach out? Most agents deal with a database full of contacts but see very few real opportunities coming in. **I'm going to break down how you can turn your database into a reliable source of these "come list me" calls each month.** We'll dive into building your database, managing and nurturing your contacts, and creating a 60-plus-touch program that keeps you top of mind. Learn the full strategy by clicking the link below.

[Watch My Video](#)

Free Strategy Call



I'll listen to your needs and goals and give you some insight and direction to make progress.

[Book a Phone Call](#)

Business Planning Workshop

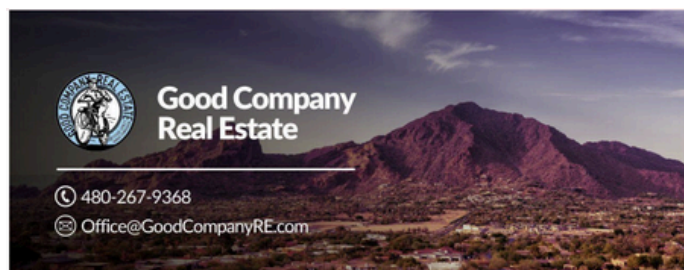


I teach workshops from time to time to share everything I'm doing to sell homes. You can attend for free.

[Sign Up Now](#)

Call or text me at [\(843\) 457-7816](tel:8434577816) or reply to this email to get an expert answer to questions you may have,

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list.](#)



Phoenix Real Estate: Summer 2025 Market Update



Why does the Phoenix housing market feel so different lately? Lots of homeowners are holding onto their properties instead of selling, which can make finding the right home or getting the right offer more challenging. **In this update, I'll break down what's driving these changes in our market and what they mean for both buyers and sellers.** We'll look at why listings are dropping, how rental conversions affect inventory, and how buyers can still find great opportunities. Get the full market update by clicking the link below!

[Watch the Video](#)

Looking to Buy a Home?



Use our full MLS search with virtual tours, directions to listings, schools, and more all on an interactive map with detailed listing information.

[Search All Homes for Sale](#)

Looking to Sell Your Home?



Are you thinking about listing your home? We can help you get an accurate home valuation based on current market trends.

[Get a Home Value Estimate](#)

Call or text me at [480-267-9368](tel:4802679368) or reply to this email to get an expert answer to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list.](#)



Full Bellies and Bright Futures With Blessings in a Backpack

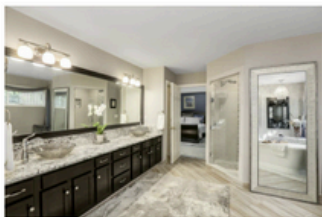


Did you know that 25% of school-age children are facing weekend food insecurity?

We recently connected with Janice Zale, whose dedication to Blessings in a Backpack is helping local kids go hungry no more on weekends. This nonprofit supplies six meals every weekend to children who might otherwise go without food. Janice's commitment inspires us, and we invite you to watch our video to see how you can help—whether through donations, volunteering, or spreading the word. Together, we're supporting this life-changing program right here in our communities.

[Watch the Video](#)

Personalized Home Value Estimate



Find out what your home is really worth.

[Free Home Value Estimate](#)

Discover Your Ideal Lifestyle



Where you live determines how you live. Explore homes that offer the lifestyle you're looking for.

[Start Your Home Search](#)

Call or text me at **833-333-(GWEN) 4936** or reply to this email to get an expert answer to any questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).



What Are the Hidden Costs of Buying a Home in 2025?



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[Watch My Video](#)

Home Value Estimate



Get the most accurate estimate of your home's current market value.

[Discover Your Home's Value](#)

Search Homes for Sale



See all homes for sale on our MLS with photos, schools, prices, and more.

[Start Your Search](#)

Call or text me at **828-557-9139** or reply to this email to get an expert answer to questions you may have.

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How Soon Can I Sell My Home in Fort Wayne This Summer?



How soon can I sell my home?" This is the most common question I get from home sellers in Fort Wayne. This summer, with buyers being more selective and interest rates still high, the answer isn't always clear. **Today, I'll break down what's really happening in the summer market and what steps you can take to sell faster.** From smart pricing to simple prep, I'll show you exactly how to position your home so it stands out and attracts serious buyers. Just click the link below to learn more.

[Watch Our Video](#)

Looking To Sell a Home?



Are you thinking about listing your home? We can help you get an accurate home valuation based on current market trends.

[Get a Home Value Estimate](#)

Looking To Buy a Home?



Use our full MLS search with virtual tours, directions to listings, schools, and more all on an interactive map.

[Search Homes for Sale](#)

Call or text us at [\(260\) 308-4335](tel:2603084335) or reply to this email to get an expert answer to questions you may have.

If you were forwarded this email and would like to get our updates directly, [click here to join our mailing list.](#)



Selling Your Home? Get Professional Green Exterior Photos For 2026 at No Upfront Cost



Are you planning to sell your home in 2026? Most lawns don't look their best in February, even though that's when the spring market begins. Today, I'll explain **why professional green exterior photos for 2026 listings can help your home stand out early and attract more buyers.** And the best thing is, I'm offering it for **free**. I'll also walk through how you can get these photos taken now at no cost and give yourself more time to prepare your interior. Get all the details in my latest video.

[Watch the Video](#)

Search All Twin Cities Homes for Sale



Use our full MLS search with virtual tours, directions to listings, schools, and more all on an interactive map with detailed listing information.

[Search All Homes](#)

What's Your Twin Cities Home Worth?



Are you thinking about listing your home? We can help you get an accurate home valuation based on current market trends.

[Home Value Estimate](#)

Call or text me at [952-222-9000](tel:9522229000) or reply to this email to get an expert answer to question you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list.](#)



Dallas' Best Eats: A Curated Food Guide Featuring 50 Must-Try Restaurants



Don't know where to eat in Dallas? This city has plenty of restaurants, but there are a select few that are worth going back to. I want to share **the newly released list of the 50 Best Restaurants in Dallas**. This curated guide features carefully selected restaurants offering standout meals, chef's special menus, and authentic flavors you don't want to miss. If you want to learn what they are, just click the link below.

[Watch the Video](#)

Explore Your Stress-Free Selling Options



Schedule a free 1-on-1 session to craft a unique marketing plan.

[Book Now](#)

Free Home Value Estimate



Know what your DFW home is worth for a traditional listing or cash offer.

[Request My Value](#)

Call or text me at [214-213-7200](tel:214-213-7200) or reply to this email to get an expert answer to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).



Jeff Ryder

Should You Trust AI To Price Your Home in 2025?



AI-powered home value tools are everywhere in 2025, but how accurate are they? If you're relying on an algorithm to price your biggest asset, it might be undervalued. **Today, I'll break down when AI gets it right, when it misses the mark, and why working with a local agent still makes all the difference when it's time to sell.** I'll tell you this: it's great at giving you a quick home estimate, but it won't be able to account for home upgrades that might give your home value a boost. Check out my latest video to learn more.

[Watch My Video](#)

The Real Estate Experience You Deserve



Schedule a 1-on-1 discovery call to craft a winning plan for your next move.

[Book a Call](#)

What is Your Home Worth?

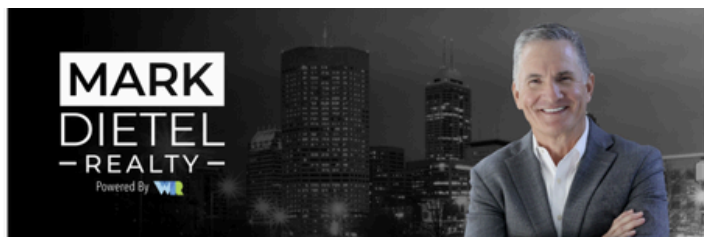


Don't trust an automated valuation. Get a real-world home value estimate directly from Jeff.

[Get Estimate](#)

Call or text me at [719-351-4312](tel:719-351-4312) or reply to this email to get expert answers to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).



Real Estate Success Series Part 2: Outside Sales



Are you meeting with potential clients but walking away without a signed agreement? Many real estate agents lose the deal because they can't build enough trust in person. It's a lot more common than you think; that's why in part two of my Real Estate Success Series, I'm sharing how **outside sales—the second pillar of real estate success**—can change that. You'll learn how to turn a first meeting into a long-term client. If you want to know more, just check out this video!

[Watch the Video](#)

Join Our Team



Join a team that empowers you to achieve the income you deserve.

[Apply Now](#)

Free Business Strategy Call



Book a powerful strategy call to align your goals with real strategy and momentum.

[Book a Call](#)

Call or text me at [317-732-1045](tel:317-732-1045) or reply to this email to get expert answers to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).



The Spera Group's Troy Patterson Ranks Among D.C.'s Best Agents



I'm thrilled to share that this year, I was recognized as one of the top agents nationally, and it's because of you. It's been a long journey, but your trust, support, and referrals got me here, and for that I will always be grateful. I'll share more about this milestone in my video - just click below to watch.

[Watch the Video](#)

Free Strategy Call



Schedule a free 1-on-1 call to craft a winning strategy for your next move.

[Book a Call](#)

Free Home Value Estimate



Know what your home is worth in today's market based on most recent data.

[Get Estimate](#)

Call or text me at [202-417-8735](tel:202-417-8735) or reply to this email to get expert answers to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).



Why the Right Real Estate Agent in Phoenix, Arizona Matters



Hire the Right Agent

Not all agents are the same, and if you're thinking about hiring the first person you see online, that oversight will cost you more than you think. Lots of sellers are under real pressure to move, and buyers risk overpaying if they don't have the right guidance. **We'll share what we're seeing firsthand with both buyers and sellers and explain how our approach helps real estate clients win.** You'll see why hiring the right agent can make the difference between costly mistakes and real success. Click the link below to watch the full video.

[Watch the Video](#)

Arizona's Strongest Cash Offers



Skip the stress, showings, and open houses. Get a top-dollar guaranteed offer on your home today.

[Get Your Strongest Cash Offer](#)

How Much is Your Home Worth?



Get a home value estimate to see how much you could sell for and how fast based on key trends happening in your area.

[Home Value](#)

Call or text me at [602-750-0755](tel:602-750-0755) or reply to this email to get an expert answer to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list.](#)



What The Mansion Tax Means for New Jersey Home Sellers



MANSION TAX UNCOVERED

If you believe your home is safe from the mansion tax, it might be time to reconsider. With property values climbing steadily across New Jersey, even modest homes could soon qualify. Today, I'll share why **the mansion tax is no longer just for mansions**, how rates climb up to 3.5%, and what this means for sellers. For example, some counties already report average home prices above \$1 million, which means the tax applies more often than you'd expect. Get the full details in my latest video.

[Watch the Video](#)

Knowledge Is Power



Schedule a 1-on-1 strategy call to discuss what matters most to you.

[Book a Call](#)

What Is Your Home Really Worth?



Trusting Zillow? Discover your home's true value by requesting an estimate from one of the nation's most experienced agents.

[Request Your Value](#)

Call or text me at [973-224-4605](tel:973-224-4605) or reply to this email to get expert answers to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list.](#)



What could your Central Pennsylvania home sell for this fall?

Find out what buyers are willing to pay as the new season gets underway.

Enter your home address to get an estimate

As we move into the fall season, is it still a good time to sell? The answer is yes—buyers are still active, and fall often brings motivated movers who want to settle in before the holidays. I can help you see what today's buyers might be willing to pay for your home based on real, local market data.

Central Pennsylvania's home prices remain steady, and **most owners don't realize their property values have actually grown over the past year**. Well-maintained homes that are priced right continue to attract strong interest, even as the seasons change.

If you're curious about your home's value this fall, **I can give you an estimate that reflects today's market trends and your home's unique details, like its layout, upgrades, and condition.**

Let's find out what today's buyers might pay for your home. Just send me your address along with a few details, and I'll handle the rest.

[Enter your address to see your current home value.](#)

Sending a few photos of your home can also help me make a more accurate estimate since they highlight features that online tools often overlook.

With fall buyers motivated to move quickly, homes that show well are still in demand. I'm here to help you weigh your best options.

Depending on your situation, we can take a few different approaches:

- Selling quickly to an investor with a cash offer
- Listing on the market to get the best possible price
- Making light updates to boost appeal
- Finding your next home first with a bridge loan

Now is the perfect time to prepare for the fall market. Call or text me at [\(717\) 409-5588](tel:7174095588), or simply reply to this email to get started.

I'll work with you to find the best list price for a confident start.

Joy Daniels



Free Home Price Estimate

Get a real-world home value estimate that's accurate

Find out what your home is worth based on our detailed analysis. You'll receive an accurate value based on current market trends with 6 simple questions.

Enter your full address*

Please include your city and state.

California

Are you thinking of selling soon?*

ASAP

1-3 Months

3-6 Months

6-12 Months

12+ Months

Not planning to sell

What is the condition of your home?*

Needs nothing

Needs a little work

Needs significant work

Tear down

Get Estimate

Upon your submission, you agree to our [Privacy Policy](#) and that we may contact you.



Get a Free Mortgage Rate Estimate

Pre-qualify now and be prepared before rates drop

[Click here to start a free loan application](#)

Are you considering buying a home or refinancing your current mortgage?

We're offering a **free mortgage rate quote** to help you understand your best loan options and see how low your payments could be, so you're ready to act if market conditions shift this fall.

While most forecasts suggest mortgage rates will remain in the mid-6% range for the rest of 2025, some experts anticipate a gradual decline by year's end. If that happens, competition could increase quickly. **Getting pre-qualified now gives you a head start if rates do fall.**

It's quick and easy; just provide some details, and we'll get back to you with real rate comparisons from our trusted lender network. Don't worry—this has no impact on your credit.

[Click here to start a free loan application](#)

We'll also walk you through all your loan options and help you avoid the extra fees lenders don't always mention. Once you apply, we'll take a close look and send back personalized recommendations that make the most sense for your situation.

If you have any questions, just reply to this email or call us at [503-806-9773](tel:503-806-9773).

Best,

Tony Apa & Courtney Clarke



Get Pre-Qualified Now

See how low your payments could be

Fill out the information below to schedule a free personalized rate quote with no fees or credit impact. Whether you're buying, refinancing, or exploring options, I'll help you see how low your payment could be and find the best terms available.

Email*

social@getvyr.com

First Name*

Vyr

Last Name*

Marketing

Phone*

+1 (123) 345-6788

Submit

Upon your submission, you agree to our [Privacy Policy](#) and that we may contact you.



Join My VIP San Mateo County Homebuyer List

Find off-market homes you can't find on Zillow.

[Join My VIP Homebuyer List](#)

Friends and clients,

Are you tired of seeing the same listings pop up online, only to find out they're already under contract or not quite what you're looking for?

There's a whole market of homes here in San Mateo County that never hit Zillow, Redfin, or Realtor.com. These sellers want privacy, often due to job changes, family transitions, financial shifts, or just wanting to "test the waters" without going public.

This September, I'm inviting serious homebuyers to join my **VIP Homebuyer List**, where you'll get **exclusive access to hidden, off-market listings** in San Mateo County before anyone else hears about them.

[Join my VIP homebuyer list](#)

First, I'll confirm you're ready to buy (either pre-approved or cash-ready). Then, I'll send you confidential details, including photos and video walk-throughs. When you're interested, I'll arrange a private showing or virtual tour. **I'll guide you through the entire offer and negotiation process, off the market and on your terms.**

You'll get:

- Early access to private inventory before it's public
- Direct negotiation with motivated sellers
- Less competition = stronger offers
- Personalized service every step of the way

If you're thinking about buying in 2025 and want a competitive edge, *this is your opportunity to access properties no one else sees.*

And if you're a homeowner considering selling discreetly, call me or simply reply to this email. I'll match you with a pre-approved buyer from my list who's ready to make a move.

Sincerely,
Jeff Lang



Join My VIP Homebuyer List

Get first access to hidden, off-market homes.

Some of the best homes never hit the market. Join my VIP Homebuyer List to get exclusive access to off-market listings that sellers want to sell privately and won't post on Zillow, Redfin, or Realtor.com. I'll send you confidential property details, arrange private showings, and help you make competitive offers before the public even knows these homes are for sale.

Email*

social@getvyrat.com

Full Name*

Vyral

Phone*

+1 (937) 584-0392

Do you have a preferred neighborhood?*

[Submit](#)

Upon your submission, you agree to our [Privacy Policy](#) and that we may contact you.



PALMER TEAM
AZ



Get a Free Mortgage Rate Estimate

Pre-qualify now and be prepared before rates drop

[Click here to start a free loan application](#)

Are you considering buying a home or refinancing your current mortgage?

We're offering a **free mortgage rate quote** to help you understand your best loan options and see how low your payments could be, so you're ready to act if market conditions shift this fall.

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It's quick and easy; just provide some details, and we'll get back to you with real rate comparisons from our trusted lender network. Don't worry—this has no impact on your credit.

[Click here to start a free loan application](#)

We'll also walk you through all your loan options and help you avoid the extra fees lenders don't always mention. Once you apply, we'll take a close look and send back personalized recommendations that make the most sense for your situation.

If you have any questions, just reply to this email or call us at [602-750-0755](tel:602-750-0755).

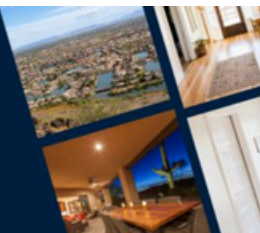
Best,

Ron & June Palmer

Palmer Team AZ | Orchard Broker



PALMER TEAM
AZ



Get Pre-Qualified Now

See how low your payments could be

Fill out the information below to schedule a free personalized rate quote with no fees or credit impact. Whether you're buying, refinancing, or exploring options, we'll help you see how low your payment could be and find the best terms available.

Email*

social@getvyral.com



First Name*

Vyral

Last Name*

Marketing

Phone*

+1 (234) 567-8990

Submit

Upon your submission, you agree to our Privacy Policy and that we may contact you.



Get a Free Rental Property Valuation

Learn your property's true market and investment value.

[Get My Free Valuation](#)

Do you know the true value of your rental property in today's market? With rents shifting and investment demand changing, getting an accurate valuation is more important than ever.

Here's the problem: most online tools like Zillow or Redfin don't give a reliable picture for rentals. They don't factor in investment income, rental demand, or local market trends that directly affect your property's value.

That's why we're offering a **free professional rental property valuation**. As a property management professional, we take a comprehensive approach that goes beyond surface-level numbers.

Here's what you'll get with your free valuation:

- A realistic estimate of your rental income potential
- An analysis of local rental market conditions and trends
- A professional appraisal of your property's value as an investment

Whether you're considering refinancing, selling, or just curious about your portfolio's performance, this valuation will give you the clarity you need. Don't worry - this is completely free, and there's no obligation to work with us.

[Request your free rental property valuation today.](#)

We look forward to helping you maximize the potential of your investment.

Best regards,

Cassie McClenaghan



Free Rental Property Valuation

Learn your property's true market and investment value.

Most online estimators don't account for rental income or market demand, which means your property's real value might be higher (or lower) than what sites like Zillow show. Fill out the fields below and I'll give you a detailed, professional valuation that considers your property's investment potential, local trends, and true rental income.

Full Name*

Vyral

Rental Unit Address*

Street*

City/Suburb

State*

Zip/Post Code*

Country*

[Get Your Property Valuation](#)

Upon your submission, you agree to our [Privacy Policy](#) and that we may contact you.