



LOOKING TO BUY, SELL OR INVEST IN REAL ESTATE?

Sherry has been servicing the GTA for over 18 years.
Call today for your **FREE** consultation.



Sherry Mangal, *Real Estate Broker*
Allied International Realty Canada Inc.
t | 416.939.9300 o | 905.913.3331
e | smangal@alliedrealestate.ca
w | sherrymangal.com

SELLS

97%

Of Homes Listed

AVERAGE

25

Days to Sell Homes

AVERAGE

98%

Of Asking Price

OVER

50%

Of Closed Sales
Comes From
Referrals From
Satisfied Clients

**100% CUSTOMER
SERVICE SATISFACTION
GUARANTEED**

MY COMMITMENTS TO YOU

1

I Will Always Provide You With Expert Advice So That You Are Able To Make The Best Decision For Yourself And Your Family.

2

I Will Always Be 100% Forthcoming About The Price Of Your Home, The Condition And What It Will Take To Get It Sold.

3

I Will Always Give You The Truth Regardless Of The Situation.

4

I Will Always Do The Right Thing For Your Best Interest.

5

I Will Always Fight To Ensure You Get The Most For Your Home In The Right Amount Of Time.

6

I Will Always Use The Most Effective Strategies To Market Your Home.

7

I Will Always Communicate With You Pro-Actively.

8

I Will Always Return Your Phone Calls, E-mails, Text Messages Or Any Form Of Communication That Best Suits Your Needs.

9

I Will Always Pro-Actively Spend Every Day Aggressively Searching For Qualified Buyers For Your Home.

10

I Will Never Lock You Down To A Long-Term Contract.



MY NO RISK LISTING PROGRAM



EASY EXIT AGREEMENT

Unlike most other agents I don't lock you down to any long-term listing contracts.

I believe that I need your business everyday, and I am working for you. If there's ever a time where you are not happy with the service in which I provide, just let me know and we shake hands as friends and go our separate ways.



SMART SELLER PROGRAM

For a lot of people, they still like the option of selling their own home and saving money or realtor commission if they can. I believe they should be able to do that very thing even while listed with us. My Smart Seller Program allows you to market your own home so it's a win-win scenario for you.

FLEXIBLE COMMISSION PROGRAM

1%

You find the buyer & I handle
the entire transaction

4%

If I find the Buyer

5%

If another agent
brings the Buyer



WHAT MY PROGRAM INCLUDES

■ SAVE THOUSANDS WITH MY FLEX COMPENSATION PROGRAM

■ NO LONG-TERM LISTING CONTRACTS

■ PROCATIVELY SEARCHING FOR QUALIFIED BUYERS

■ FULL MLS LISTING, ONLINE & SOCIAL MEDIA PRESENCE

■ PROFESSIONAL PHOTOGRAPHY & MARKETING CAMPAIGN



HOW THE PROGRAM WORKS

FEATURES	INCLUDED
MLS Listing	Yes
Full Pricing Analysis & Strategy	Yes
Professional Photography & Marketing Plan	Yes
Coordinate & Pre-Qualify All Showings	Yes
Offer Consultation	Yes
Weekly Marketing Consultation	Yes
Transaction & Paperwork From Contract To Close	Yes
Upfront Costs	\$0.00
Flex Compensation	1% of Sale Price Due On Closing If You Find The Buyer.
Flex Compensation	4% of Sale Price Due On Closing If I Find The Buyer.
Flex Compensation	5% of Sale Price Due On Closing If Another Agent Finds The Buyer.
Real Estate Signage & Lockbox	Yes
20 Hours Per Week Of Pro-Active Prospecting	Yes
Open House Marketing	Yes
Online Presence, Realtor.ca, Youtube & Social Media	Yes

MARKETING PLAN OF ACTION

Complete The Listing Home Feature Sheet And Paperwork Together With Seller Directions.



Install Lockbox With Extra Keys



Order For Sale Yard Sign



Create A Full Listing By Taking Measurements, Completing MLS Data Information For You To Review Before The Listing Goes Live On The Market.



Coordinate Professional Photo Shoot.



Create And Develop Your Own Property Website.



Create Property Flyers.



Premium Listing Advertising On Realtor.ca & All Social Media Platforms.



Conduct A Full Analysis Of The Agents Who May Be Working With Buyers That Are Interested In Homes Like Yours.



Identify And Contact Top Local Agents In The Area To Promote Your Property.



Make Calls Every Morning Around The Local Area To Get Qualified Buyers.



Send Out Just Listed Post Cards To The Neighbourhood.



Send Out Just Listed Campaign To My Entire Social Media And Database.



Set Up Showing Time To Provide Seller With Real Time Buyer And Agent Feedback.



Weekly Updates To Talk About All That Is Going On With Your Listing And Activity In The Market.



WHO IS SHERRY MANGAL



Sherry started her real estate career in 2006 selling custom built luxury homes with a few builders in the surrounding GTA. She has guided her clients through the real estate process from start to finish and believe that through education, commitment, communication, patience and most importantly integrity she has gained her clients trust and are customers for life. Prior to real estate, Sherry was a successful mortgage consultant in the financial service industry. Sherry wanted to do and be more involved with her clients to ensure that they are handled with extreme care, so she pursued a career in real estate.

I have been in the real estate service business in the surrounding GTA real estate markets for many successful years and will be here for many more. This longevity and confidence comes from my real estate services to many buyers and sellers, and their recommendations to others that result in repeat and referral business that keeps me productive and successful.

As a full service Toronto real estate professional, I work with buyers, sellers, builders and investors in real estate transactions spanning all of the price ranges and property types.

Residential Single Family – My residential single family services connect buyers with sellers every day, and I do it with professionalism and a total dedication to my clients. This property type is the majority of my market transactions, but by far not the only one in which I have expertise.

Condominiums – While condominiums are residential, they're a very different market focus, and I am an expert in evaluating condos and helping buyers and sellers to cope with the special financing and homeowner concerns for this property type.

Vacant Land – Land is a very special property class. It's relatively easy to show a gourmet cook a wonderful commercial kitchen in a home and see their eyes light up. It's more of a challenge to help a buyer or seller to realize the potential in a piece of land. My team and I have been involved in numerous land development projects in the surrounding GTA.

Because Your Move Matters...

SHERRY MANGAL, REAL ESTATE BROKER
ALLIED INTERNATIONAL REALTY CANADA INC., BROKERAGE

TESTIMONIALS

You have provided us with exceptional service even when our needs, wants and location changed from our initial search. Your professionalism & knowledge shone through, and you have been diligent, patient, humorous, considerate & generous while we were searching for our new home.

Sherry, thank you for your hard work, dedication, guidance and especially your friendship. You made us feel more like friends instead of a business relationship.

Sherry, you did such an awesome job and with your enthusiasm and knowledge you got us fourteen registered offers on our existing house in a very short period and found us the perfect two-family home within our budget in a safe and family-oriented community - exactly what we were looking for!

Sherry, you are not only our 'Favourite Realtor', but also a friend, and we love your sense of humor, warmth, and caring and considerate ways.

We would like to tell you what an absolute pleasure it was to have you as our real estate agent. Sherry, you came to our initial meeting prepared bringing with you very helpful information and explained your process that definitely showed your experience and professionalism.

Sherry,, you were super helpful and paid attention to every detail in getting our house on the market and then sold in 4 days, while keeping your integrity in a market that can test just that.

MY BELIEF SYSTEM



WIN – WIN **Or No Deal**

INTEGRITY **Do The Right Thing**

CUSTOMERS **Always Come First**

COMMITMENT **In All Things**

COMMUNICATION **Seek First To Understand**

CREATIVITY **Ideas Before Results**

TEAMWORK **Together Everyone Achieves More**

TRUST **Starts With Honesty**

SUCCESS **Results Through People**





SHERRYMANGAL.COM

Allied International Realty Canada Inc., Brokerage

9131 Keele Street, Suite A4

Vaughan, ON L4K 0G7

Tel: **905.913.3331**

Fax: **905.913.3332**

Cell: **416.939.9300**

Email: **smangal9300@gmail.com**



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