

**DOES YOUR VIRTUAL
TOUR WORK AS HARD AS
YOU DO?**

PROBABLY NOT.



YOU CAN DO BETTER !

TRY a SMARTePLAN

We know you work hard and use every tool in the toolbox to get the job done. Let me introduce you to a new tool --- that works as hard as you do!

1

Accurate Measurements. You don't have to drag that tape measure all over the house anymore. With laser accuracy we create a floor plan to scale that includes all measurements, including ceiling heights. We email a "rough draft" floor plan within 12 hours with length and width measure lines drawn in for all major rooms. With open floor plans its sometimes hard to tell where one room ends and another begins. We draw in multiple measurement lines for you --- so you decide what dims are proper. You can "see" where the family room stops and the kitchen begins.

2

Fast and Convenient for You! We email --- you proof --- we correct. The first draft with dimensions for each room will be to you in 12 hours. The job is completed within 48-72 hours of measurement. The PDF floor plan uploads right onto MLS as Media.

3

Amenities List Room-by-Room. We capture the detailed information for each room as we measure the rooms for the floor plan. Another time-saver for you We will compile and typeset the first draft Amenities list, room-by-room. We email it to you to proof, and edit per your direction ... one less thing for you to worry about.

SMARTePLANS are digital floor plans created from taking onsite measurements. Photographs are embedded into the rooms, and noted by an arrowhead. The arrowhead indicates where the photographer was standing and what direction they were shooting when the photo was taken. Double-clicking on the arrowhead launches the photo. The versatile PDF format magnifies onscreen so an amazing amount of detail can be included and easily reviewed by prospective Buyers. These are original drawings with no risk of infringement of the builder's copyright, and provide a very powerful visual marketing tool for high end residential homes

FEATURES & BENEFITS OF A SMARTePLAN A VIRTUAL TOUR CANNOT PROVIDE

A SMARTePLAN GIVES YOU SO MUCH MORE !

- **We Draw to Scale** – The whole house is drawn to scale, so if you need to know the length of the wall in the Dining Room, between the 2 French Doors --- we can tell you.
- **We Can Arrange Furniture** – Have a room set up for an office? We can draw in furniture to show it as a bedroom. With SMARTePLAN-IT we can also upload onto MLS a property floor plan that allows viewers online to select furniture symbols from a menu, size them to their needs and arrange them inside the floor plan – right off of the MLS!
- **Compatible with Microsoft Programs** – SMARTePLANS can be exported to you in a variety of formats, providing you high compatibility and usability with other graphic programs to lay-out brochures, flyers and additional marketing materials you may need.
- **Overcomes Adverse Display Conditions** – Bleak Rooms? Empty Rooms? Individualized Decorating? A SMARTePLAN lets a Buyer fall in love with the space (and its possibilities for THEM), before they actually see it, and without being prejudiced by the existing décor.
- **Makes a Great Map** – The print format of a SMARTePLAN makes a great printed map for prospective buyers (and interested realtor's) to make notes as they tour the property.
- **Shows the Inside of Closets** – and double and single hanging bars, built-in cabinetry, custom under-cabinet slide-out shelving, under-counter lazy susans and other highly desirable custom storage options throughout the home.
- **COMPLETE Representation of the WHOLE Property** – Shows the rooms in proximity to each other, traffic flow patterns, cross-ventilation, and can even include exterior pools, spas and landscaping.
- **ONLY TOOL Effective Without Photography** - What if your client does not want photographs taken of their home? A SMARTePLAN remains an effective tool without photography.
- **New Construction** – Market the property while it is under construction. SMARTePLANS are not static, but are updated and details added as construction progresses. (As the builder's plans change onsite, the online SMARTePLAN is updated).

