

Stay connected with me



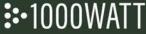
FOLLOW ME ON INSTAGRAM

@jimmymackin

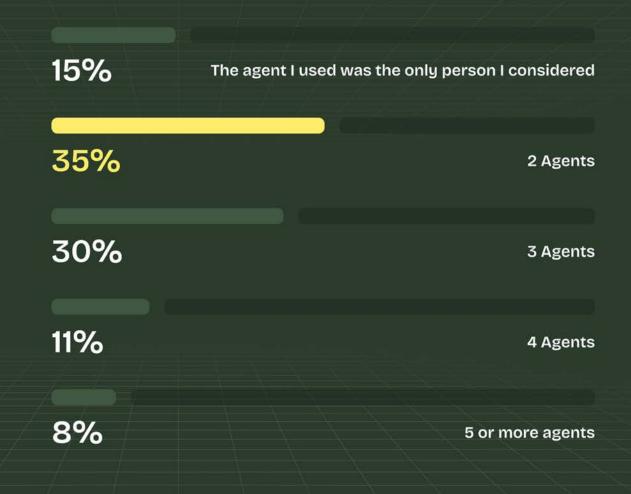


How many people do you know (neighbors, relatives, friends, acquaintances, people you know from your kids' school, your church, etc.) who are real estate agents?





How many agents did you interview before you chose the person you worked with?



∷•1000WATT

How did you choose the real estate agent who helped you sell your home?









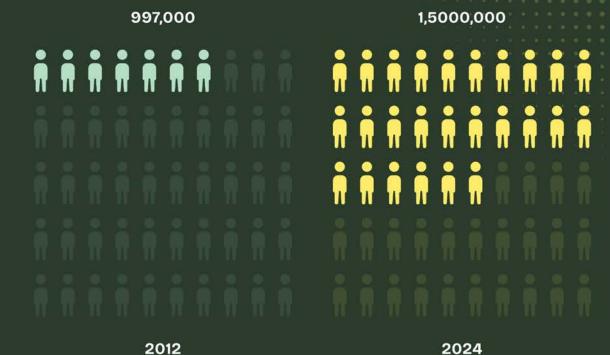
Number of Agents

997,000



2012

Number of Agents

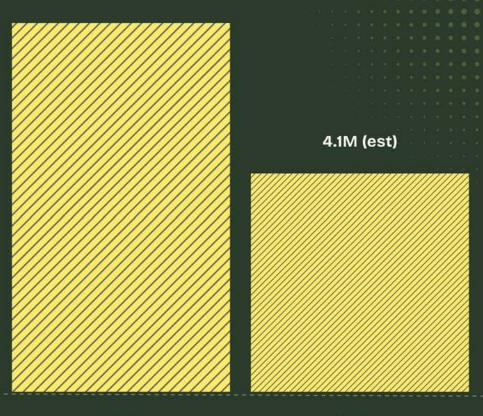


Number of Homes Sold





Number of Homes Sold



~6.3M

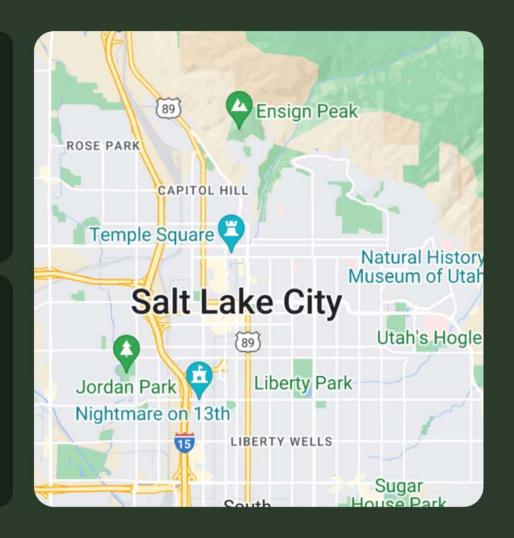
2012 2024

4382

Number Of Agents

1964

Number Of Active Listings



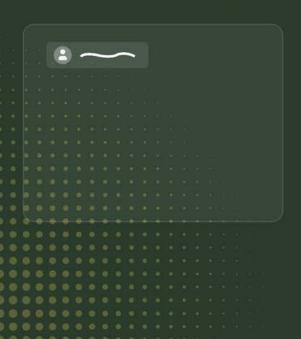


Jerome Powell

Chairman of the Federal Reserve also known as The Night King

IF

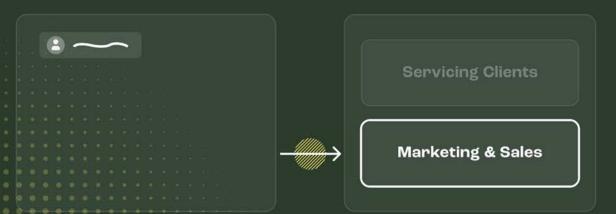
Your pipeline is empty



IFYour pipeline is empty

Then

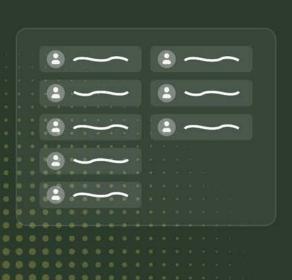
You are putting all effort in



Then IF Revenue Your pipeline is empty You are putting all effort in Which results in Revenue **Servicing Clients** Marketing & Sales Now **Future**

IF

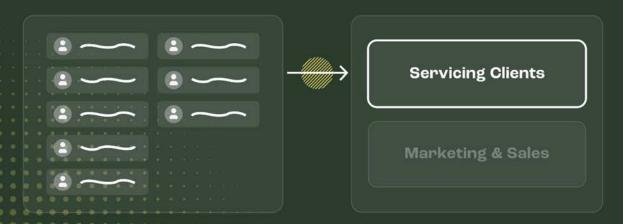
Your pipeline is full



IFYour pipeline is full

Then

You are putting all effort in



Then IF Revenue Your pipeline is full You are putting all effort in Which results in Revenue **Servicing Clients** Marketing & Sales Now **Future**

Vicious Cycle



Future

2,394Agent

2,394

7,404

Listings

2,394
Agent

7,404

Listings

10,837

Buyers

2,394

Agent

7,404

Listings

10,837

Buyers

18,000+

Listing Appointments

2,394

Agent

7,404

Listings

10,837

Buyers

18,000+

Listing Appointments

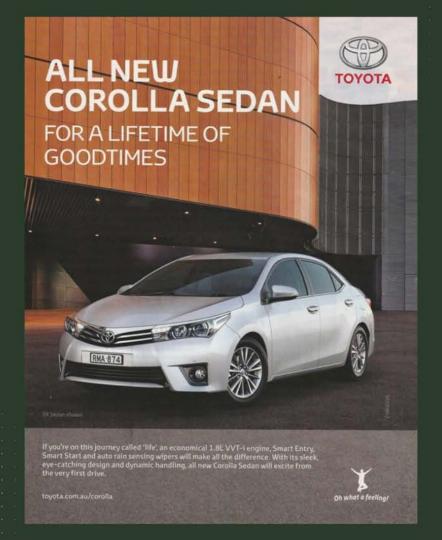
\$7,490,000,000

Volume

Yes, that's billion

Agenda

- Magic Buyer Letter
- 2 ZMA
- 3 Circle Prospecting
- 4 Direct Response
- 5 Deal Of The Week



1999 Toyota Corolla - Fine AF - \$2500 image 1 of 23 Simple: No bis 6 line Spoogs, married 1999 toyota corulta VIV. 1NXBR12E6X2255662 condition good cylinders: 4 pylinders drive: fwd fuel gee odometer: 296506 paint color; silver NAME AND ADDRESS. You want a car that gets the job done? You want a car that's buesle firm? You want a car that literally no title status: steam one will ever compliment you on? Well look no further. francesission: automatic The 1999 Tiryota Corolla. type sedan Ler's talk about features. Blustooth: pope Surpoof: poper Fancy wheels: none Let me tell you a story. One day my Corolla started making a strange usued. I didn't give a shit and ignored it. It went away. The End. You could take the engine out of this car, drop it off the Golden Gate Bridge, Fish it out of the water a thousand years later, put it in the trunk of the car, fill the gas tank up with Natella, turn the key, and this puppy would facking start right up-This car will outlive you, it will outlive your children. Things this car is old enough to do: Vote: yes Consent to sex: yes Rent a car: it 15 a car This car's got history. It's seen some shit. People have done straight things in this car. People have done gay things in this car. It's not going to Judge you like a flicking Volkswagen would. This car's exterior color is gray, but it's interior color is gray. In the owner's manual, oil is listed as "optional." When this car was unveiled at the 1988 Detroit Auto Show, it caused all 2,000 attendees to spontaneously yews. The resulting about change in air pressure inside the building caused a partial collapse of the roof. Four people died. The event is chemicised in the documentary "Bored to Death: The Story in the 1999 Toyota Comilia" You wanns know more? Great, I had my car fill out a Facebook survey. Favorite food: spaghetti Favorite ty show: Alf Favorite band: tie between Bush and the Gin Blossoms This car is an practical as a Roth IRA. It's as middle-of-the-road as your grandpa during his last Söver Alert. It's as utilitarian as a member of a church whose scripture is based entirely on water hills. When I can the CarFax for this car, I got back a single piece of paper that said, "It's a Corolla. It's fine." Let's face the facts, this car isn't going to win any beauty contests, but neither are you. Stop lying to yourself and stop lying to your wife. This isn't the car you want, it's the car you deserve: The fucking 1999 Toyota Corolla.

. do NOT contact me with unsolicited services or offers

You want a car that gets the job done? You want a car that's hassle free? You want a car that literally no one will ever compliment you on? Well look no further.

The 1999 Toyota Corolla.

Let's talk about features.

Bluetooth: nope
Sunroof: nope
Fancy wheels: nope

Let me tell you a story. One day my Corolla started making a strange sound. I didn't give a shit and ignored it. It went away. The End.



Jeremy Applebaum



Hey Jimmy, Not only did we get our buyer under contract with those letters...just listed our 1st home off of them too! 2 deals so far off of 249 letters (83 letters sent 3 times over 6 weeks), less than a \$249 total investment on 4 appts, 5 come see me calls and \$18,570 in total gross commission income

Donna Merrill www.donnamerrill.com donna.merrill@exprealty.com 603-493-8309 603-310-4619 ext 7238

Dear homeowner,

If you are thinking of taking advantage of this seller's market you should do so before things level off! I have buyers looking in all price ranges just waiting for homes like yours to come on the market.

I would love to talk with you about the possibility of getting these buyers some information on your property. If you want to get the most money from your sale, you should work with an experienced agent. I've been in Real Estate for 22 years and this is the best market I've seen for sellers.

These times are not so easy, you need some creative ways to handle this fast market and make it work for you. If you are thinking of selling at this time or in the near future, please call me.

Sincerely,
Donna Marill

Note: If you are currently under exclusive agency contract with a real estate broker, please disregard this mailing. It is not my intention to solicit clients of other real estate brokers.

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Sincerely,

Donna Merrill

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Magic Buyer Letter





Dear Marcio and Douglas,

Our client Molly just missed out on a home in Lido Villas. Her grandkids live nearby and she really wants them to be able to walk over to her home. Molly would love a fenced yard for her dog if at all possible. Molly is a well-qualified buyer with a great lender and she is super flexible.

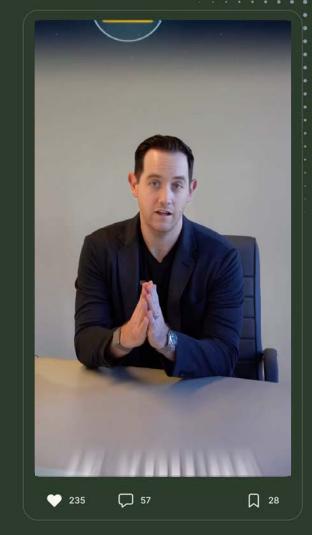
Her dream closing and possession would be preferred in the next 3 - 6 months. If you have even the earliest thoughts of making a move or you know a neighbor who might be, please send me a text message 913-961-1234.

Jeremy Applebaum

Licensed Associate Broker and Founder Applebaum KC Homes - Real Broker, LLC Jeremy@ApplebaumKC.com www.ApplebaumKC.com



Jason Cassity Social Media Post



Social Shareables

Off-Market Social











Magic Buyer Letter Success Story

YOU WANT TO SELL BUT

You're AFRAID THAT YOU WON'T BE ABLE TO FIND A NEW HOME THAT YOU CAN AFFORD - I'VE GOT GOOD NEWS.

I'M AN EXPERT IN HELPING MY CLIENTS FIND OFF-MARKET LISTINGS.

I RECENTLY JUST HELPED MY CLIENT TOM PURCHASE A 4-BEDROOM,

3-BATH HOME IN BEDFORD VILLAGE FOR \$15,500 BELOW THE MARKET

VALUE.

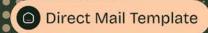
THIS HOME WAS NEVER ON MLS. 🧡

ONCE TOM TOLD ME WHAT HE WAS LOOKING, I WENT TO WORK BUILDING A LIST OF HOMES THAT MET HIS CRITERIA, CONTACTING THE HOMEOWNERS, FACILITATING PRIVATE SHOWINGS AND FINALLY NEGOTIATING A FAIR SALES PRICE.

NO BIDDING WAR.

No HIGH-PRESSURE SALE.

So IF YOU'RE LOOKING TO MAKE A MOVE AND YOU'RE TIRED OF JUST SCROLLING THROUGH ZILLOW EVERY DAY, TEXT ME AT 617-921-5263 AND I CAN HELP YOU GET STARTED ON MAKING YOUR NEXT MOVE



Agenda

- Magic Buyer Letter
- 2 ZMA
- 3 Circle Prospecting
- 4 Direct Response
- 5 Deal Of The Week





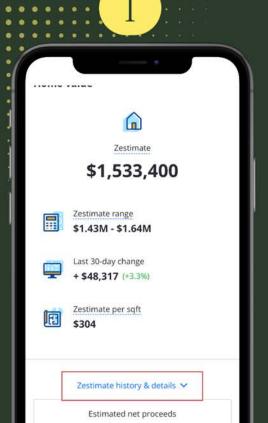




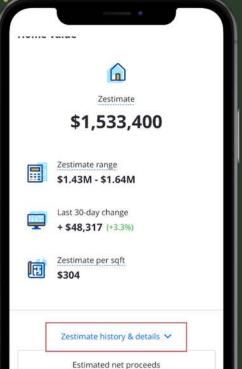




MA

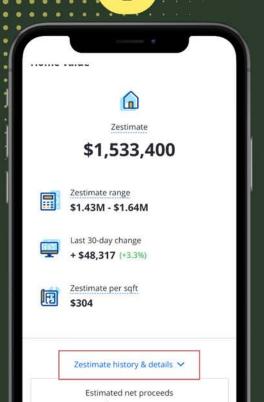


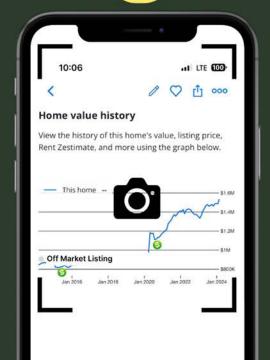
2024 AMA 2

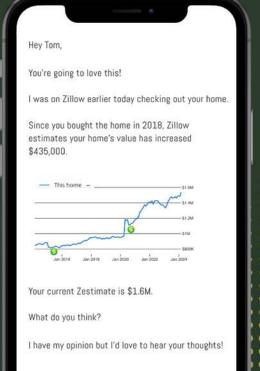




MA







"Equity Update Poll"

Do you want an equity report for your home?



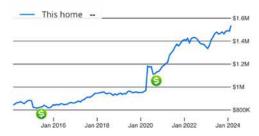
ZMA Email



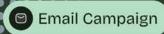
Is your Zestimate wrong?

I just reviewed my client's Zestimate.

It was off by \$42,000.



Out of curiosity – is your Zestimate accurate?





Rachel Tierney 1:00 PM

New client- Lorenzo Gallardo in Nova Scotia executed print mail around the Equity Update strategy, got 2 Listing Appointments 🦺 last week!











3 replies Last reply today at 1:07 PM

Equity Update Direct Mail

Hi Neighbor,

We recently completed a home value equity for one of your neighbors.

It turns out they gained \$37,200 in equity in the last 12 months.

You live in a highly desirable neighborhood, which might be the reason why 5 people sold in the last 3 months.

To find out how much you home's value has increased in the last 12 months, text me your address at 617-921-5263 and I'll prepare a free professional home value report for you. I'm looking forward to hearing from you!

Sincerely,

Jimmy Mackin

Mackin Realty



Get a competitive cash offer on your home



Buy before you sell your home



Get the highest price offer with our custom selling strategy

Text this number to receive your home equity update.

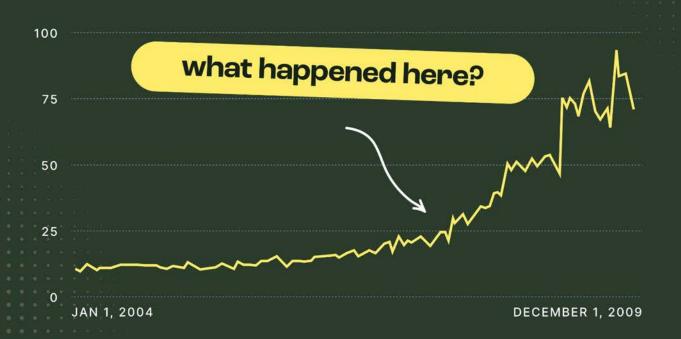


919-899-4844

Kale Search Trend



Kale Search Trend



Oberon Sinclair, "Queen of Kale"

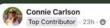


Pizza Hut Salad Bar



ZMA Mailer





Jimmy's ZMAs work. Need a listing?? Then send some ZMAs

I used PropStream to scrub my area for the most likely to sell households. Here are the search parameters

Owner occupant

Owner for 7+ years

35% equity

4.5% mortgage rate or higher

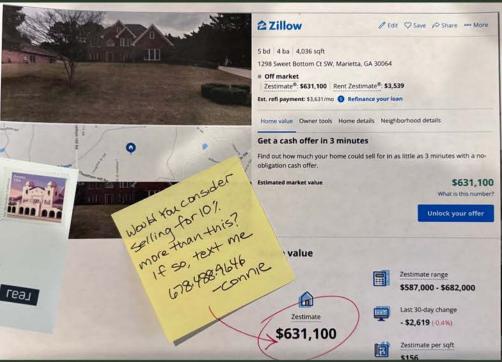


OD Jimmy, Wendy and 21 others

20 comments

ZMA Mailer







Agenda





- 3 Circle Prospecting
- 4 Direct Response
- 5 Deal Of The Week





I just circle prospected two condos and set like 6 appointments and we just signed 3 listings from them this past weekend



Let's gooooooo!!!

Potential Off-Market Listings



Potential Off-Market Listings

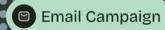
Hi [Name],

I'm reaching out because I'm calling 250 off-market listings in (insert area) this morning to see if anyone is thinking of selling.

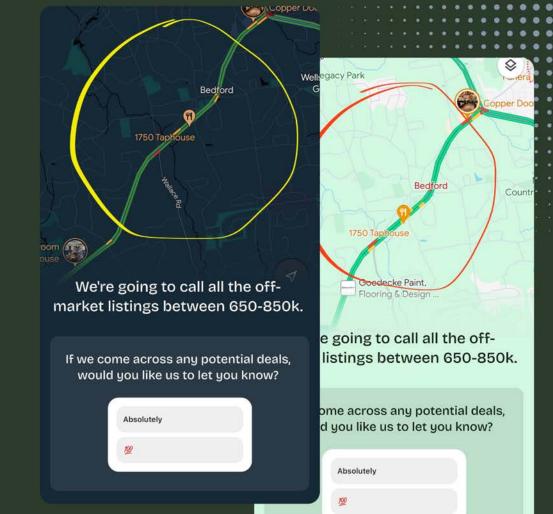
If I come across any potential deals, would you like me to let you know?

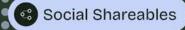
Best regards,

[Your Name]

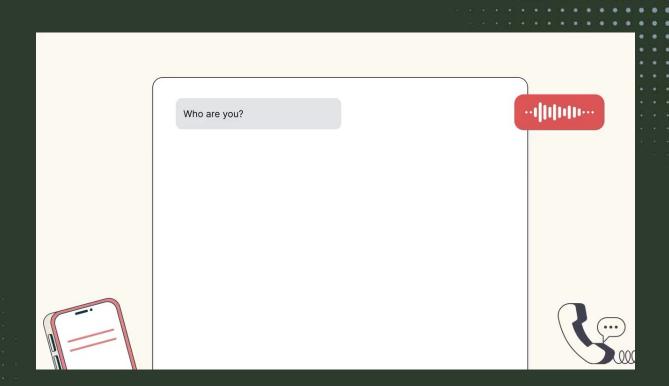


Potential Off-Market Listings





Circle Dialing





Hi there,

This is Jimmy Mackin with Mackin Realty.
Am I speaking with [Homeowner's Name]?

Hi there,

This is Jimmy Mackin with Mackin Realty. Am I speaking with [Homeowner's Name]?

(Yes, this is Tom.)

Hi there,

This is Jimmy Mackin with Mackin Realty. Am I speaking with [Homeowner's Name]?

(Yes, this is Tom.)

Hi Tom,

I know you're not expecting my call, and I only have a few minutes before my next appointment, but I wanted to quickly connect with you.

492 Main Street just sold recently in your neighborhood. Has anyone called you to give you the details?

Am I speaking with [Homeowner's Name]?

(Yes, this is Tom.)

Hi Tom,

I know you're not expecting my call, and I only have a few minutes before my next appointment, but I wanted to quickly connect with you.

492 Main Street just sold recently in your neighborhood. Has anyone called you to give you the details?

(Yes/No)

connect with you.

492 Main Street just sold recently in your neighborhood. Has anyone called you to give you the details?

(Yes/No)

It sold in just 5 days for \$15,000 above the asking price of \$795,000. To give you some context, this is significantly better than the typical home sale in our area right now.

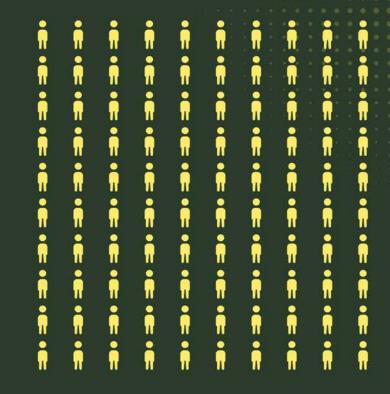
I've spoken to a few of my buyers, and they are particularly interested in your neighborhood. I understand you probably not be thinking about selling right now, but I'd be terrible at my job if I didn't ask — can you think of anyone in your neighborhood who might consider selling if they had a great offer?

I built an ISA Team

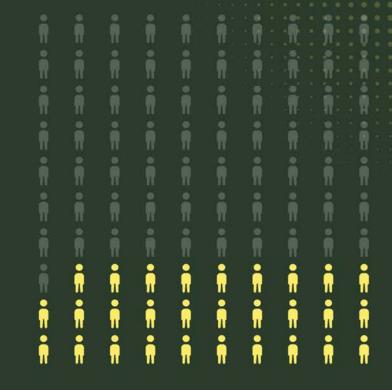


195,000 Dials

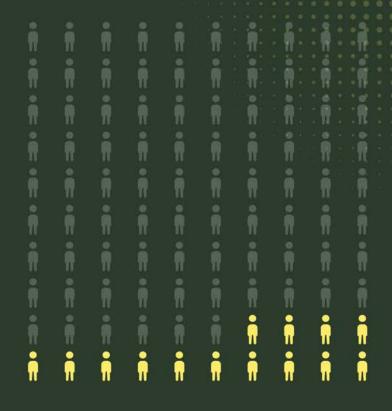
If you call 100 People



29% will pick up the phone



50% of those calls will last more than 30 seconds



2 calls will convert into appointments

Listing Attraction Plan

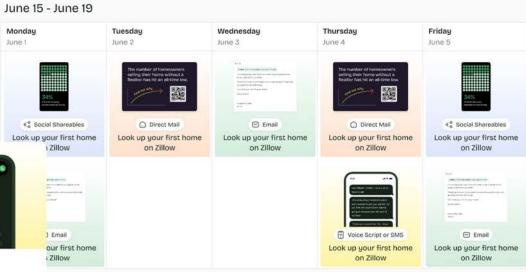
Q) Copy Text

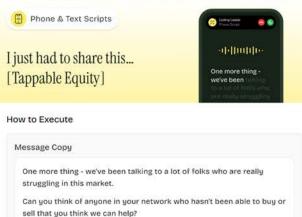
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.....

Listing Action Plan









ListingLeads.com Free Trial

Free Trial -



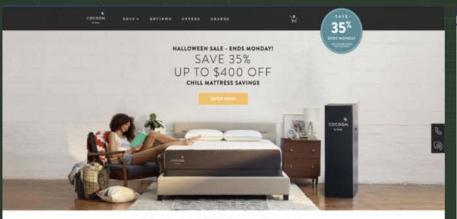
Agenda





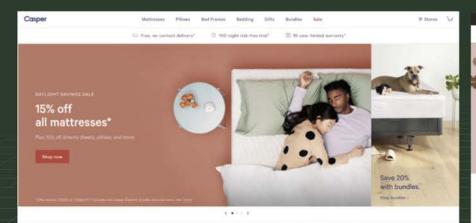


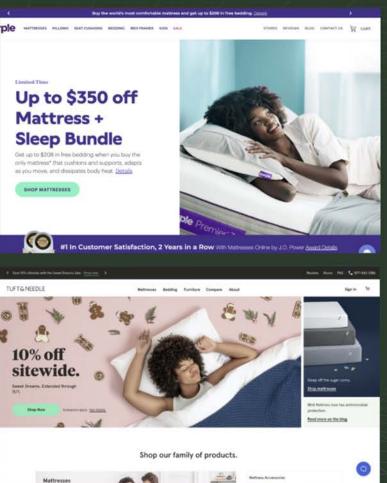
- 4 Direct Response
- 5 Deal Of The Week



FREE SHIPPING - HASSLE FREE RETURNS - 10 YEAR WARRANTY

EX APP FOR 12 MONDHS WITH COURS NATHERITAL







Beds should look like beds.
I ordered this when I was high
because I thought it was a giant ice cream
sandwich. It's not. It's a bed and not the
\$150 ice cream sandwich I wanted.

disappointed!

Name Your Price Postcard

12:52 4











Tue, Mar 19 at 10:51 AM

Signed listings from the "Name Your Price" postcard...

\$4,495,000

\$6,995,000 \$740,000

\$4,800,000

Possible conversions:

\$10,000,000

\$4,350,000

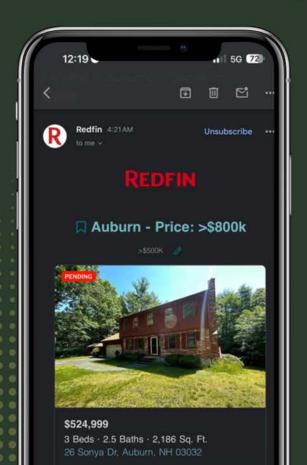
I'm going to send it again to the same group next month...

What do you think?

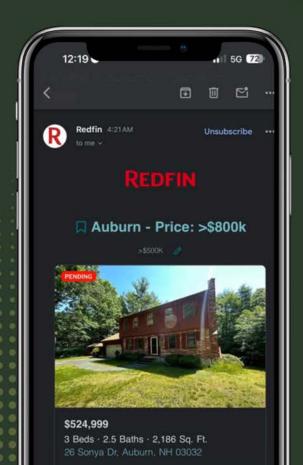
NAME YOUR PRICE

516 Scans

Forward to a Friend



Forward to a Friend





Subject Line: Forward to a Friend

We're about to list a property in the next 24 hours that I believe will sell within 7-10 days.

The home is located in Boston and will be listed for \$450,000.

Forward this email to a friend who you know is in the market but hasn't found a home yet.

Here's my personal cell: 555-555-555

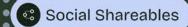
They can call me directly and I can give them all the details before it hits the market.

Sincerely, John Smith

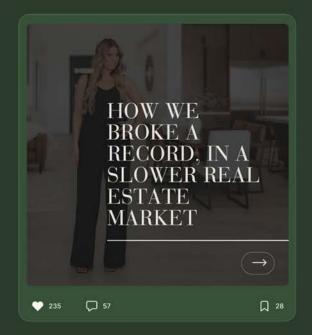
P.S. If I don't pick up, be sure to leave a voicemail.

Typical Just Sold





The Modern Just Sold



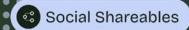




The Modern Just Sold









vanesia/BdomoREALTY.com x.404.558.1733 o.404.974.9550

Dear Neighbor,

Guess who helped your neighbor at 105 N 4th Ave. wave goodbye to their home? That's right, it's me, Vanessa Reilly, at your service!

Here's the scoop you won't find online. The house next door? It was a tough cookie, it didn't sell the first time. But then, the owner got super picky, interviewed a bunch of agents, and even played detective with my past sellers before giving me the green light.

With the owner living the dream overseas, my team and I became the fix-it crew. We tackled the deferred yard work, sorted those pesky plumbing and electrical gremlins, and jazzed up the place with some top-notch staging.

Our marketing campaign was a huge success and included:

- . A professional YouTube video that racked up over 15,000 local views.
- . A 3-D floor plan that let folks explore without moving from their couch.
- A social media storm that caught everyone's attention.
- And a Zillow Showcase Listing Upgrade that had double the eyes on the prize.

The result? A whopping 34 visitors through the open house, 19 private tours, and not one, but two offers! The cherry on top? Sold for the full asking price of \$749,000, no strings attached, and the buyer took it as is - no repair headaches for our seller.

Wondering what your castle might fetch in today's rollercoaster market? Pop me an email or give me a ring. Let's chat.

Cheers to a fantastic day!

Vanessa Reilly vanessa@domoREALTY.com (404) 556-1733

See how I do things differently





ther final Entite Broker please disregard. It is not not intention to solve the offereign to charts of other final b



domorealty 🐡



Just picked up another \$1M listing from similar just sold letter for another listing...





vanessa@domoREALTY.com c.404.556.1733 o.404.974.955

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The Hook



vanessa@domoREALTY.com c.404.556.1733 o.404.974.9550

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Show the sweat

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Vanessa Reilly vanessa@domoREALTY.com





Results

mat's right, it's file, vallessa itelliy, at your service:

Here's the scoop you won't find online. The house next door? It was a tough cookie, it didn't sell the first time. But then, the owner got super picky, interviewed a bunch of agents, and even played detective with my past sellers before giving me the green light.

With the owner living the dream overseas, my team and I became the fix-it crew. We tackled the deferred yard work, sorted those pesky plumbing and electrical gremlins, and jazzed up the place with some top-notch staging.

Our marketing campaign was a huge success and included:

- A professional YouTube video that racked up over 15,000 local views.
- · A 3-D floor plan that let folks explore without moving from their couch.
- A social media storm that caught everyone's attention.
- And a Zillow Showcase Listing Upgrade that had double the eyes on the prize.

The result? A whopping 34 visitors through the open house, 19 private tours, and not one, but two offers! The cherry on top? Sold for the full asking price of \$749,000, no strings attached, and the buyer took it as is - no repair headaches for our seller.

Wondering what your castle might fetch in today's rollercoaster market? Pop me an email or give me a ring. Let's chat.

Cheers to a fantastic day

CTA







Agenda





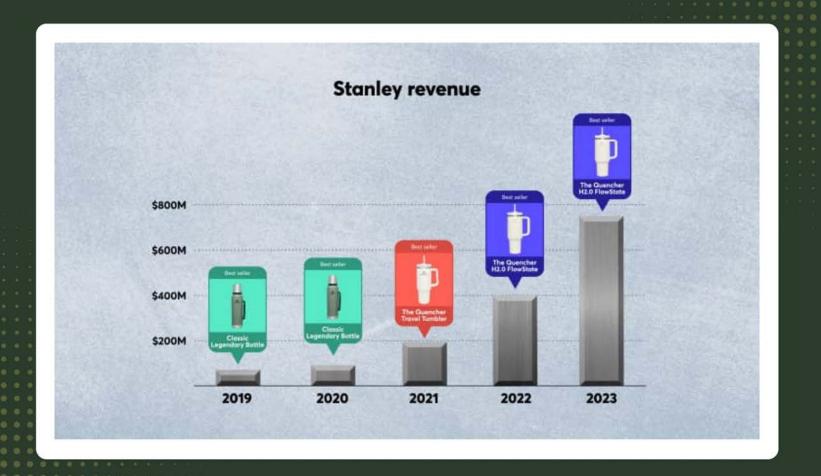


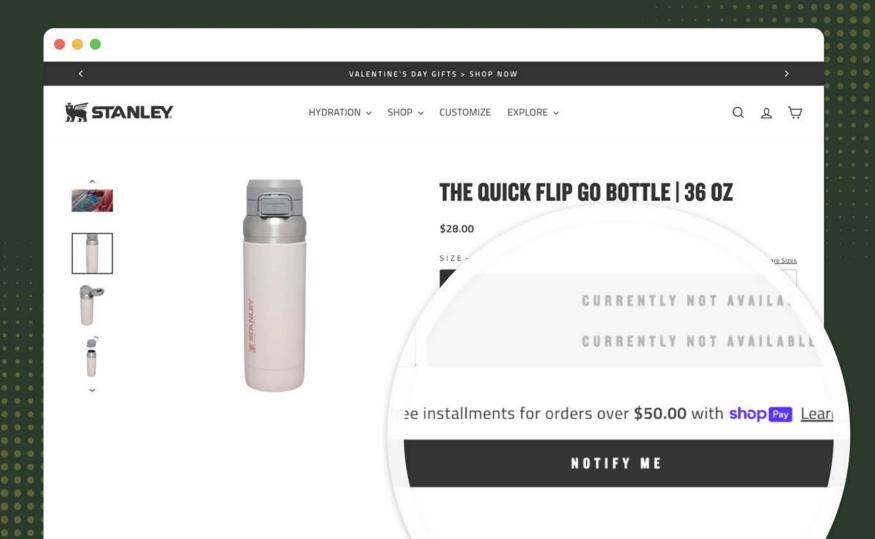


5 Deal Of The Week











They're actually part of my personality. If I don't have [my Stanley], if I don't choose the right color, my day kind of doesn't go how I planned it.

Chelsea Espejo

STANLEY QUENCHER COLLECTOR



CALGARY'S DEAL OF THE WEEK

Hey, I've just came across a property that might actually be one of the VERY best deals on the market. It's a single family home in Calgary's ultra-desirable NW for UNDER \$400k!

Here's why I love it:

1140 sq. Ft. With 3 Bedrooms Up!

Detached Double Garage

\$290,000 LESS than the average single family home!

Could possibly add a secondary suite!

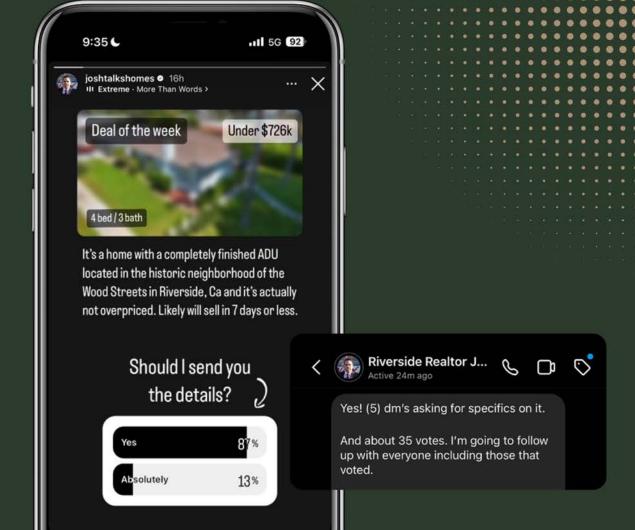
Great investment potential!

Shoot me a reply if you want more info on this one, I'd be surprised if it lasts the weekend...

- Brad McCallum











9:41





Hey John,

Hope you're well. I know that you're not in the market right now, but I just came across a property in Calgary that might be one of the very best deals on the market.

Here are the details:

- Under \$400K
- \$290,000 LESS than the averag single family home
- 1140 sq ft
- Detached Double Garage

Who do you know in your network that's in the market and might be interested?





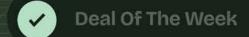
Agenda

















Good Markets (Create →) Bad Habits.

Good Markets (Create →) Bad Habits.

Bad Markets (Create →) Great Agents.