



QuickSoldHomes

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HOME SELLING SYSTEM

Compliments of:

Byeloth Hermanson
Keller Williams Premier Partners
2211 E Mill Plain Blvd
Vancouver, WA 98661

Each office is independently owned and operated.



YOUR NEEDS COME FIRST

**VISUALIZE YOUR
DREAM SCENARIO FOR SELLING
YOUR HOME.**

WHAT'S THE ONE THING THAT HAS TO

**HAPPEN TO MAKE THAT DREAM SCENARIO
A REALITY?**

How can I make that happen for you?

Why is that important to you?

**IF WE COULD ADD JUST ONE MORE THING
TO MAKE THIS PROCESS EVEN BETTER,
WHAT WOULD IT BE?**

Why is that important to you?



THE PROCESS

The real estate transaction can be intricate, but guiding you through every step of the sale is my specialty!

- ☐ Initial meeting, walk-through and analysis of your needs
- ☐ Establish a competitive pricing strategy
- ☐ Sign listing agreement
- ☐ Prepare your property for sale: repairs, professional cleaning, photography, etc.
- ☐ Officially list and begin advertising your property
- ☐ Accommodate showings and collect feedback
- ☐ Conduct open houses to maximize traffic
- ☐ Receive and present offer(s)
- ☐ Negotiate contract
- ☐ Open escrow
- ☐ Facilitate inspection process
- ☐ Negotiate repair requests, obtaining quotes if necessary
- ☐ Oversee appraisal
- ☐ Final walk-through
- ☐ Sign closing documents at Title
- ☐ Close!

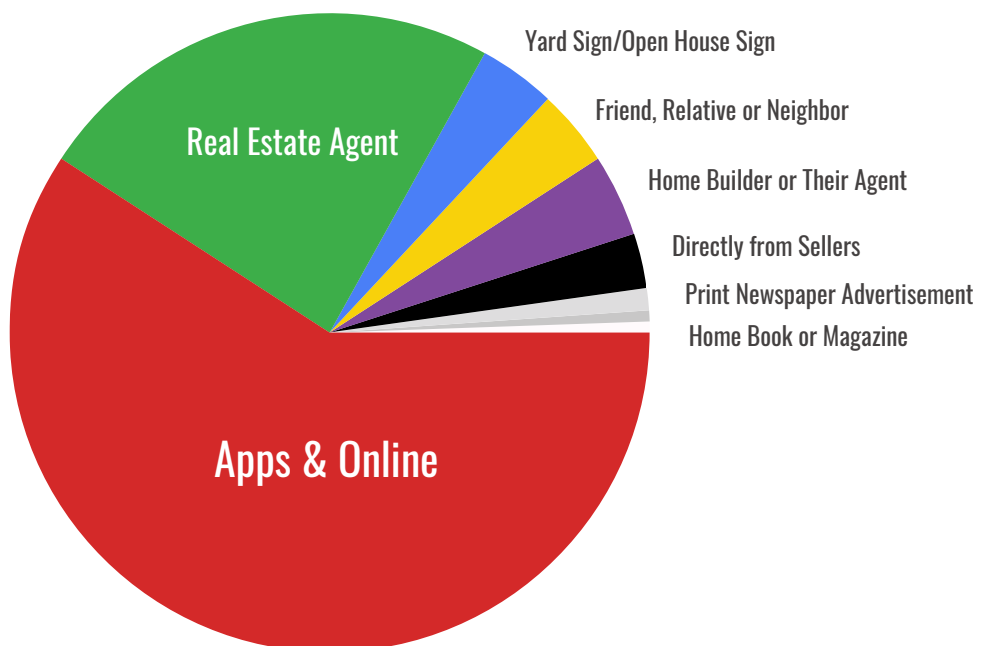


FINDING YOUR BUYER

The savviest marketing plan is one that targets the channels buyers are already using to find homes. From optimized social media marketing, apps, and internet exposure to networking with local agents, I'll work diligently to find your buyer as fast and efficiently as possible.

HOME BUYERS FIND THEIR HOME

National Association of REALTORS®
Profile of Home Buyers and Sellers





OPEN HOUSE STRATEGY

Whether or not an open house is where your buyer comes from, they serve a strategic purpose- aggregating interested buyers in a specific geographic area. By showcasing your property with my lengthy open house system, or simply leveraging the traffic generated by other nearby open houses, I will create and target a highly-qualified, localized group of buyers. I create a buzz of attraction and excitement around your property!

Placing a yard sign and directional signs on 5 key corners

Intelligently targeting social media advertisements for the open house

Holding your property open longer than the competition to ensure maximum traffic (3 hours on average)

Qualifying and collecting detailed feedback from open house attendees

Following up with open house attendees to gauge interest and encourage offers



IT'S IN THE DETAILS

HIGH-QUALITY PROFESSIONAL PHOTOGRAPHY, ON ME!

Crisp, clear photos will make your property pop online and maximize visual appeal. I partner with Virtulance, a team of highly-trained professional real estate photographers that utilizes HDReal® technology, combining the art of photography with artificial intelligence and the science of visual marketing. The result is consistently stunning images proven to sell real estate faster and for more money. The best part? I cover the cost of the photoshoot as a portion of my professional fee!

EYE-CATCHING YARD SIGNS

For sale. Just sold. Price reduced. You have certainly seen these signs throughout your neighborhood - and their purpose is clear: to create excitement and interest around a listing. While much emphasis is placed on online advertisement these days, many buyers still look for their next home the old-fashioned way - by simply driving around their desired neighborhood. Professionally designed signage and property fliers will market your home 24/7 and capture attention from highly qualified buyers looking specifically in your area.

YOUR LISTING, AMPLIFIED

When you list with me, we'll have access to the Keller Williams Listing System, or KWLS. This proprietary, exclusive system ensures your property is marketed online 24/7 through hundreds of the most popular search sites.

A TRUE CONCIERGE EXPERIENCE

I partner with a select list of trusted contractors who offer my clients fast service and competitive pricing with incredible attention to detail. My contractors are happy to provide free estimates and are frequently paid at closing, meaning that you won't have to pay up front to cover necessary fix-up costs.

SATISFACTION GUARANTEED

Our relationship is dependent on meeting and exceeding your needs. We identify those needs together, and my cancellation guarantee protects

your right to end our relationship if you're disappointed.

My "Easy Exit Guarantee" promises results!





Images Powered by Science

Using artificial intelligence and a team of visual marketing experts, Virtuance produces stunning images that are proven to sell real estate faster and for more money than other professional solutions.

IT STARTS WITH A CLICK

The home buying process begins online with a click on your listing. More clicks on your listing lead to more showings. More showings ultimately can lead to multiple-offer scenarios and a higher sale price.

Using professional photography can give your listing 60% more attention than listings that feature amateur photography.

Better yet, when your listing features Virtuance's HDReal® images, you'll receive up to 120% more attention than listings featuring other professional photography!

Partnering with an agent that uses Virtuance visual marketing solutions gives you the best opportunity to [sell your home fast and for more money.](#)



HOW VIRTUANCE DOES IT

After conducting extensive research, Virtuance was able to identify the essential characteristics that make buyers click on listings.

Virtuance took that information and spent two years developing HDReal®, a revolutionary imaging system that ensures every image they produce has the attributes proven to make home buyers click on listings they may have otherwise overlooked.

THE HDREAL® PROCESS



After shooting your property, Virtuance's certified professional photographer will upload their images to the HDReal® servers.



Images then go through a series of 25 proprietary algorithmic adjustments powered by AI to bring out the qualities that will get buyers to click!



In-house visual marketing experts then check all images before being sent to your agent. This all happens the day after the photoshoot!

+300K

Virtuance has shot

+\$100B

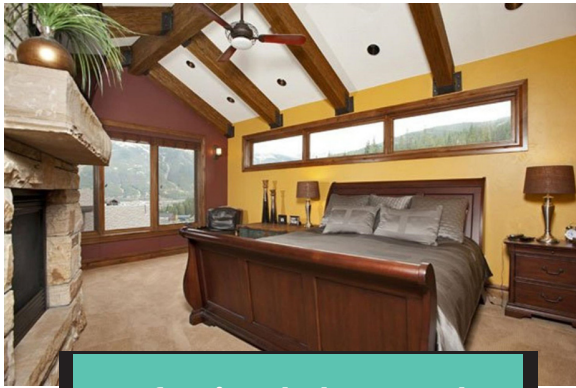
has marketed

275

Average number of listings a Virtuance photographer has shot

THE RESULTS

The HDReal® Difference



Professional Photography



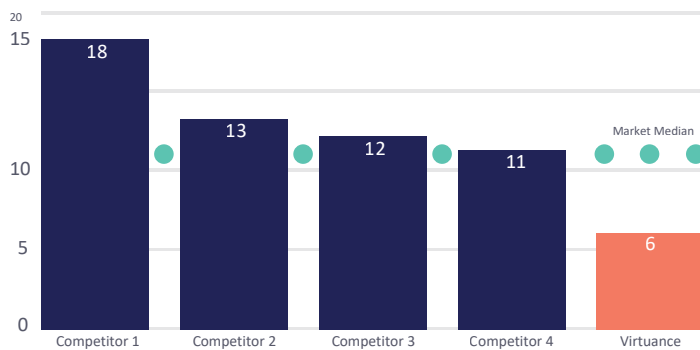
HDReal® by Virtuance



Thanks to Virtuance's images, our home sold in 5 days to a family who lived across the country and never visited the home; they purchased it based simply on the photos!

- Maggi P.

Median Days on Market



Properties marketed with HDReal® images sell **45% faster** and **for more money** than properties marketed by other professional solutions.

FAST SALES, BIG RESULTS!

Byeloth Hermanson is a seasoned real estate professional with over 20 years of experience as a broker. With an unwavering commitment to excellence, Byeloth has become a trusted advisor to over 800 clients throughout his career. His dedication to client satisfaction is unmatched, as evidenced by his continued success in the field. Experience matters!

Throughout his career, Byeloth has earned a reputation for his exceptional communication skills, attention to detail, and deep knowledge of the real estate market. He has a proven track record of guiding clients through the often complex process of selling their homes, delivering exceptional results with a focus on maximizing value and minimizing stress.

Whether you're a first-time seller or a done it a few times, Byeloth Hermanson has the experience, expertise, and dedication to help you achieve your goals. With his unwavering commitment to client satisfaction and proven track record of success, you can trust that your home sale is in good hands with Byeloth.



Byeloth Hermanson 360-521-7729

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QuickSoldHomes.com

CREDENTIALS

- Accredited Buyer's Representative (ABR)
- Certified Negotiation Expert (CNE)
- Certified Short Sale Specialist (CSSS)
- ePRO



20+

YEARS OF EXPERIENCE

800+

TOTAL CLIENTS SERVED

152

CLIENTS SERVED in
the past 5 yrs!

A SIMPLE VALUE PROPOSITION

LESS TIME

My marketing firepower and exclusive tech tools will maximize your property's exposure to active buyers who want to know about your home.

LEAST AMOUNT OF HASSLE

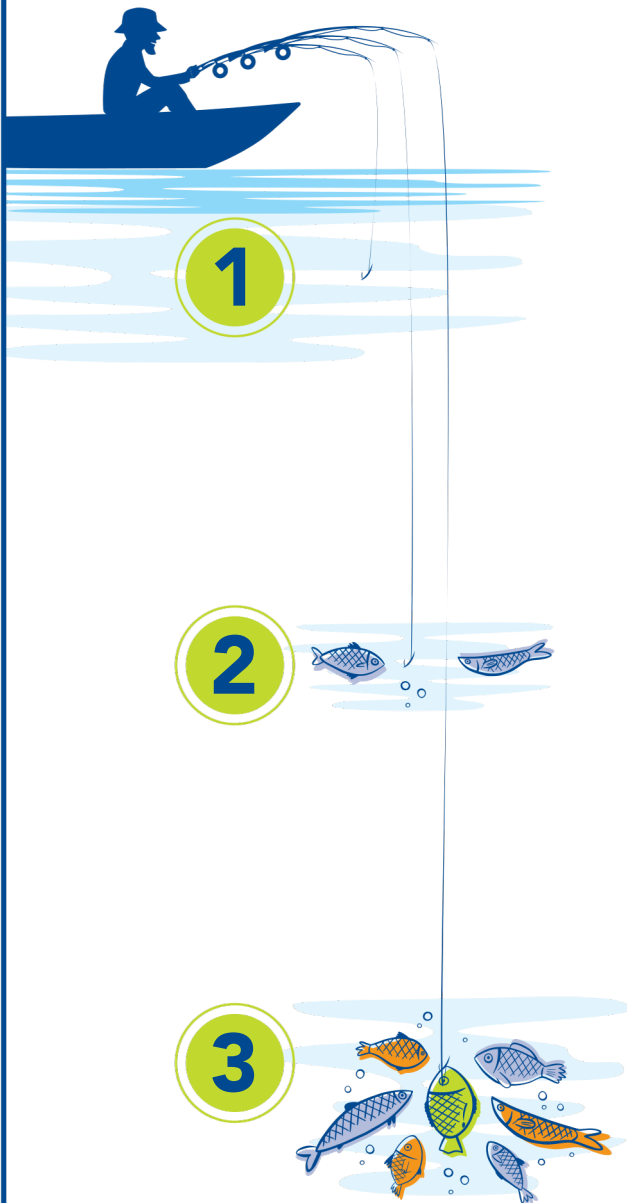
I'll put my experience to work while navigating the complexities of the real estate transaction, making it a seamless experience for you.

MORE MONEY

By attracting the maximum amount of interested buyers, your property will sell for the highest marketable price possible!

3 Outcomes

One of three things will happen next...



The property receives little action (low to no showings).

This can only mean one thing - the market is rejecting the property based on price. Buyers and other agents recognize value when they see it and if they feel the property does not represent a good value they will not even visit the property.

Solution: Reposition the bait (Large price reduction).

2. The property has showings, but no offers.

In other words, the property is the bride's maid, not the bride. This is better than the first outcome, yet it is still frustrating for the seller. In this case, the price is close enough to market value to attract a showing yet still too high, relative to competing homes, to motivate the buyer to act.

Solution: Reposition the bait (Smaller price adjustment).

3. The property sells!

If we hit the market just right, we may be fortunate enough to have an offer right away. A quick offer does not necessarily mean we are under priced. It means we were fortunate to hit the market at the perfect time. It's like catching a fish on the first cast. It happens but that does not mean it will happen again and again.

So, do I have permission to sell your home quickly?

I understand/agree with this concept.

_____ initials

_____ initials

THE PROOF IS IN

MY NUMBERS:

These (2022-2024) numbers depict not only the trajectory of my business, but the expertise, dedication and commitment that you will receive.

**Average List to Sale
Ratio: 100.01%**

**Median Time on
Market: 8 Days**

**Average Time on
Market: 28 Days**



A PORTFOLIO OF EXCELLENCE



36505 SE 13th St, Washougal
4 Bed, 3.2 Bath, 4391 Sq. Ft.
List Price \$1,590,000

Sold for \$1,575,000 in **3**
DAYS Sold for **99%** of list
price in June 2025!



10410 NE 70th Ct, Vancouver
4 Bed, 2.1 Bath, 2,613 Sq. Ft.
List Price \$599,900

Sold for \$605,000 in **8 DAYS**
Sold for **100.9%** of list price
in March 2026.



7308 NE 125th Ave, Vancouver
3 Bed, 1 Bath, 1,104 Sq. Ft.
List Price \$419,900

Sold for \$411,800 in **12 DAYS**
Listing broker found the
buyer during Open House!
Closed July 2025

A PORTFOLIO OF EXCELLENCE



36700 SE 13th St, Washougal
4 Bed, 4 Bath, 6,877 Sq. Ft.
List Price \$1,290,000

Sold 3 times and closed
after multiple sale fails!



24207 NE 68th St, Vancouver
5 Bed, 3 Bath, 2,486 Sq. Ft.
List Price \$640,000

Sold for \$650,000 in **3 DAYS**
Sold for **101.56%** of list price



14526 NE Bonanza Rd, Brush Prairie
4 Bed, 2.5 Bath, 2,500 Sq. Ft.
List Price \$600,000

Sold for \$600,000 in **6 DAYS**
Sold for **100%** of list price



1606 NW 25th Ave, Battle Ground
3 Bed, 2 Bath, 1,305 Sq. Ft.
List Price \$489,900

Sold for \$499,900 in **3 DAYS**
Sold for **102.4%** of list price



2319 NW 103rd St, Vancouver
3 Bed, 2 Bath, 1,534 Sq. Ft. List
Price \$489,900

Sold for \$496,000 in **3 DAYS**
Sold for **101.25%** of list price



11202 NE 101st St, Vancouver
4 Bed, 2.5 Bath, 1,905 Sq. Ft.
List Price \$489,900

Sold for \$510,000 in **10 DAYS**
Sold for **104.1%** of list price



Byeloth was my realtor for both selling my old house and buying my new one. He provided wise counsel during a challenging time due to my divorce, helping me sell my house quickly in a tough market. With over 20 years of experience, he utilized effective marketing strategies, resulting in multiple offers above asking price within 8 days. He made the process stress-free, managing inspections, repairs, and closing, and connected me with a cost-effective contractor, saving me thousands.

For my new home, which was in a competitive market, we toured numerous houses, often on short notice. Byeloth's expertise ensured I avoided potential pitfalls and helped me find a suitable home within my budget swiftly. He guided me through financing, inspections, and closing, making the experience smooth and enjoyable. I wouldn't hesitate to use Byeloth again; his dedication, work ethic, and extensive knowledge make him an outstanding realtor in Southwest Washington. He was GREAT!!!!

– Duane H. 2026



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“

Byeloth was a massive help with selling my dad's estate. Not only did he get our asking price, but he also had many resources to help us get the house ready for market. We only needed one open house before offers came flooding in. Byeloth and his resources helped keep us from feeling overwhelmed while also keeping us in the loop every step of the way. We couldn't have done it without them!

ROSELLE VERBIN - SOLD IN HOCKINSON

“

Great experience working with QuickSoldHomes. I was working out of state and needed help getting my home ready to sell. Byeloth was there to answer all my questions and be onsite when I could not be. I definitely recommend him.

MARK FORAKER - SOLD IN FISHER'S LANDING

“

When we decided to sell our home we had heard good things about Byeloth Hermanson from both a co-worker, friend and neighbor. We were not disappointed. We were greeted with an enthusiastic professional that was not overly pushy, and covered all the details needed for us to decide on our listing price. The marketing strategy made sense and we had an offer over asking price in 4 days and even had a back up offer. He did an amazing job with communication keeping us updated almost to the min when anything came up or needed to be done. We never had to push for follow up and did an amazing job not only marketing our home but ensuring the deal was closed appropriately while watching out for our best interests. We are very happy with the outcome and the work he put in. I would highly recommend Byeloth!

ERIC CARMAN-MURRAY - SOLD IN VANCOUVER



“

Byeloth is incredible to work with - if he doesn't pick up on the first try, this man will GET BACK TO YOU - and with the stress of a real estate transaction, this is everything. I have used him twice and would not hesitate to use him again. He knows his stuff and has some really great technology. Excellent results.

MATTHEW STEIMLE - SOLD IN BATTLE GROUND

“

Amazing! I have worked with many realtors over the years as an investor and for my primary residences. I have sold on my own, without a realtor and with one, many times. I am now out of state and selling an investment property. Byeloth was amazing with arranging contactless for repairs, new carpet, etc. Ever wonder what's next? Not with Byeloth. Extra communication, everything as expected and repair work, listing and close of escrow within 45 days. Thank you!!

SUSAN SIMPER - SOLD IN VANCOUVER

“

We are very happy with the quick turnaround for the sale of our studio condominium. Byeloth is an efficient and professional realtor — extremely responsive and helpful with ideas to best prepare our property for selling. We are grateful for his speedy replies and updates along the way. I highly recommend him as your realtor.

JUDY SMITH - SOLD IN SALMON CREEK





THE BOTTOM LINE

Real estate is complicated.

I make selling and buying homes **quick** and **easy**!

At the closing table, my goal is for you to feel that the experience of selling your home exceeded all your expectations, so throughout all of our interactions - from listing to closing - I will work hard to achieve that goal.

When you choose me as your partner, you are not just getting a trusted, experienced broker - you are getting a local expert who is passionate about serving our community and those who call it home.

Let's get started!

Byeloth


QuickSoldHomes

**HERE'S HOW YOU CAN GET
IN TOUCH WITH ME:**

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