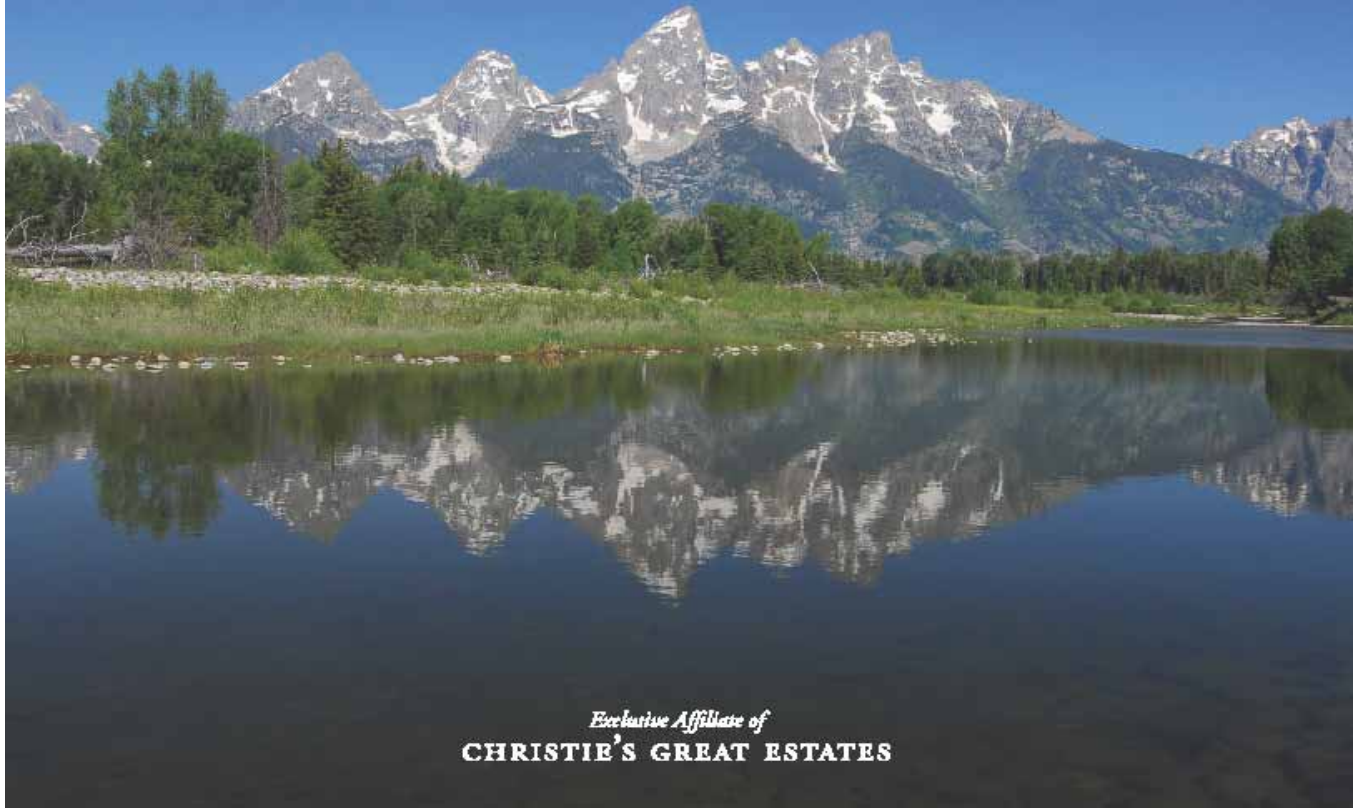


**JACKSON HOLE
REAL ESTATE
ASSOCIATES**



Dan Visosky, Associate Broker

Cell or Text: (307) 690-6979 Toll Free: (888) 733-6060 ext. 9946

DanVisosky@JHREAssociates.com | www.DanVisosky.com

455(B) W. Broadway | P.O. Box 4897 | Jackson, WY 83001

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REAL ESTATE
ASSOCIATES**

EXCLUSIVE AFFILIATE OF
CHRISTIE'S
INTERNATIONAL REAL ESTATE

DAN VISOSKY

A Realtor Giving Back



I moved to Jackson Hole in 1998 and have been in the sales industry since 2001. I previously worked at Teton Motors and became their leading salesperson. After being recruited by one of my clients, I entered the real estate business in 2004. I am now an Associate Broker with Jackson Hole Real Estate Associates (JHREA) and have established a local and national clientele. I enjoy keeping up to date with the local market and networking with my resources. One of my strongest attributes is that I communicate very well with my buyers and sellers; they should never wonder what is going on with their real estate transaction. I am genuinely interested in the short and long-term success and happiness of my clients.

I enjoy spending time outdoors with family and friends. My passion for Jackson Hole and the mountains comes from an Environmental Education degree that I earned at Penn State University. I give back to the community in many ways. I am the President of The Teton Board of Realtors, am a local committee member for the American Cancer Society, and a Founding Member of [1% For The Tetons](#). As a member of 1% for the Tetons, I am committed to donating 1% of my annual commissions to local environmental projects.

My wife, Jennifer, and I have two young daughters named Dylan and Izzy. Jennifer was born and raised in Jackson Hole and has been surrounded by the real estate business her entire life. Jennifer's father, Greg Prugh, was one of the first realtors in the valley and is still actively licensed. Jennifer is an interior designer and owns her own business, [Grace Home Design](#). We are fortunate to raise our family in a wonderful community and environment.

Testimonial:

"Lots of folks can sell real estate when the market is hot, but Dan helped me sell my property in 2009, a tough market to say the least. He tirelessly persevered to make it happen. Dan is super positive, patient and supportive, in addition to having knowledge on market trends and comps. You will appreciate his guidance and a solid man to have on your side when the going gets stressful. I recommend him without reservation."

Rachel Ravitz- Architect

Why list with Dan Vidosky and Jackson Hole Real Estate Associates?

- 1.** You will be provided with the most accurate, in-depth, real estate data in the Jackson Hole market. This will help us value your property accurately allowing us to price it according to your needs. Our extensive database, which is comprised of over 40 years of Jackson Hole real estate transaction history, elevates our understanding and knowledge of the real estate market.
- 2.** Your property will be researched extensively, including but not limited to; water rights ownership, upcoming assessments, and title issues to maintenance items. This will allow you to solve problems before they get in the way of a buyer's written offer and the sale of your property.
- 3.** Your property will be advertised on www.Realtor.com, the world's most highly trafficked real estate website in the world. I have purchased the "Showcase" enhancement feature that allows me to upload 25 photos and share more text on the site, getting your listing more exposure. Your property will also be advertised on **over 60 real estate websites** including www.Trulia.com and www.Zillow.com.
- 4.** Your property will be marketed through the Teton County Multiple Listing Service (MLS) and www.TetonLiving.com, exposing your listing to over 500 real estate agents in the region who can help with finding a buyer.
- 5.** Your property will be featured on the company website www.JHREAssociates.com which receives over 15,000 visits a month or 500 per day. With an aggressive web presence and ongoing search engine optimization, buyers can quickly find your property on the internet.
- 6.** Your property will be advertised through social media sites including Facebook.
- 7.** Your property will be advertised in the *Jackson Hole News and Guide* and the *Jackson Hole Daily*, the most widely distributed print media in Jackson Hole and the entire region. See page 8 of this listing presentation for examples of previous ads.
- 8.** An in-house, [color brochure](#) will be produced for your property and made available in the Jackson Hole Real Estate offices, on the web, and in high-traffic-area brochure boxes throughout Jackson Hole.
- 9.** Open houses will be conducted to expose your property to the local realtors and public, one of the most valuable means through which to show off your property and to find a buyer.
- 10.** I will communicate with you throughout the entire listing and selling process. This will include showing notifications, feedback and real estate updates pertaining to your property.

Services to a Seller

1. Discuss Seller Representation

- a. Seller Agency or Intermediary

2. Needs Analysis

- a. Help clarify the motivating reasons to sell
- b. Determine the seller's timetable

3. Pricing Strategy

- a. Comparative Market Analysis (CMA) to identify the market value of property
- b. Determine the best selling price strategy given current market conditions
- c. Seller's Estimated Proceeds to determine the final dollar amount from the transaction

4. Property Preparation

- a. Advise on repairs and improvements
- b. Provide staging strategies if needed

5. Marketing Strategy

- a. Develop marketing plan
- b. Establish marketing timetable

6. Show the property to potential Buyers

- a. Give feedback after every showing
- b. Provide e-mail updates with market/subdivision activity

7. Receive an Offer

- a. Evaluate offers

8. Negotiate to Sell

- a. Negotiate counter offers
- b. Advise on final terms and conditions

9. Sell

- a. Prepare post-contract work list
- b. Advise on repairs and vendor services (list of tasks and vendors will be provided)

10. Pre-close preparation

- a. Coordinate and supervise document preparation
- b. Provide pre-closing consultation

11. Closing

- a. Review closing documents
- b. Resolve last minute items, if necessary
- c. Complete transaction

12. Post Closing

- a. Assist with post closing items

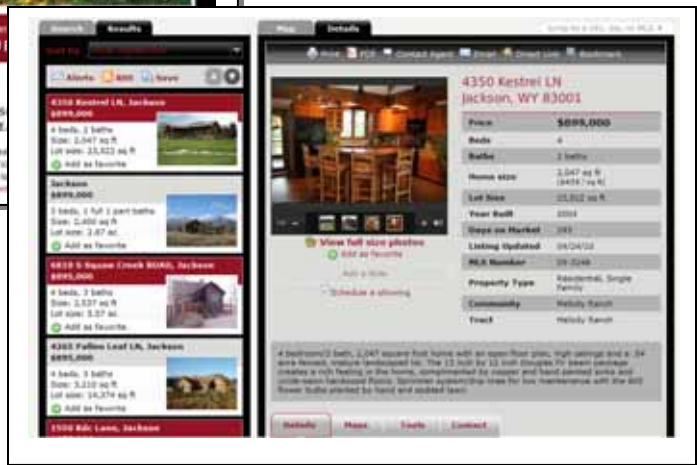
Marketing Avenues

JHREAssociates.com

15,000 website visitors per month



Search all JHREA listings



TetonLiving.com



Custom Property Search



Realtor.com



Trulia.com

Zillow.com



**JACKSON HOLE
REAL ESTATE
ASSOCIATES**

WE JOINED THE NATION'S #1 NETWORK FOR LISTING DISTRIBUTION

Our real estate company has an aggressive strategy for attracting home buyers to our listings. By distributing your listing information, along with photographs, to a wide array of premier consumer Web sites, we make sure that we maximize every opportunity to attract qualified buyers to the table.

DID YOU KNOW...



90% of home buyers use the Internet to search for a new home.

(NAR 2009 Profile of Home Buyers & Sellers)

38 million home buyers search the Internet each month for real estate information.



One in three buyers finds the home they ultimately purchase on the Internet.

(NAR 2009 Profile of Home Buyers & Sellers)

Google maps

YAHOO!
REAL ESTATE

Zillow.com
Your Logo In Real Estate

trulia
real estate search

HomeFinder.com

HGTV's
FRONTDOOR.

HOUSES.COM

hotpads.com
The place to find your place

RealtyTrac

AOL real estate

Foreclosure.com

FreedomSoft

HomeOnTheTube

Homes By Lender

HomeTourConnect

HomeWinks

IAS Properties

LearnMoreNow.com

LiquidusMedia

National Relocation

Property Pursuit

Property Shark

RealEstateCentral

RealtyStore

Relocation.com

TweetLister

USHUD.com

Cyberhomes

Oodle

Vast

CLRSearch

Homes&Land

LakeHomesUSA

MyREALTY.com

PropBot

Enormo

DataSphere

Overstock

eRealInvestor

POWERED BY **ListHub**



Print Media

Jackson Hole News and Guide/Weekly Edition- 11,500 copies distributed

DAN VISOSKY

A Realtor Giving Back

POST & BEAM MELODY RANCH HOME

- 4 Bedrooms, 2 Full Baths, 2-Car Garage
- Open Living, Kitchen Dining Area
- Vaulted Ceilings w/ River Rock Gas Fireplace
- Large Landscaped Backyard for the Family

\$995,000 - MLS # 09-3248

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danvisosky@jhrassociates.com
www.jhrassociates.com

DAN VISOSKY

A Realtor Giving Back

PRIVATE EAST JACKSON LOCATION

- 1 bedroom, 1 full bath, 930 square feet
- Well maintained & open living area
- Abundant sunlight w/ large windows
- End-unit with covered carport
- On site laundry and bike storage

Priced to sell at \$259,000! MLS 10-141

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Jackson Hole News and Guide/Weekly Edition- Full page company advertisement

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Exclusive Affiliate of CHRISTIE'S GREAT ESTATES

Local Ownership, Worldwide Reach

Teton Village House

The luxury mountain home is the perfect destination or vacation retreat located in the heart of the Jackson Hole Mountain Resort. Like a masterfully appointed lodge, this modern log and stone home has 7,000 sq. ft. of living space on 1 level, five western finishes and furnishings (including) 4BR, 2 living living areas, game rm, media rm, entrance rm, 2 offices, large deck, lovely furnished terrace. \$10.25M. \$12,200,000. Contact the Broker at info@jhrassociates.com or (307)690-6982.

A Jackson Hole Masterpiece

Enjoy Teton and Yellowstone Views from the privacy of this log masterpiece located on 7.3 wooded acres. This seven bedroom hand carved grand old log and stone and ceiling, national award home, beams and columns, 20 year vaulted ceilings, floor to ceiling windows with stone surrounds, hand stone, hand cut Italian stone and antique chandeliers. \$10.11M. \$11,000,000. Contact Chad Budge at (307)742-1144 or Chad.Budge@jhr.com

Alpine, Wyoming

Stunning new location. Four bedroom 2 1/2 bath modern home. Contemporary, attached garage. Located on the Snake River in Alpine, Wyoming. Starting at \$699,900. \$1,000,000. Contact Chad Budge at (307)742-1144.

East Coast Ski Home

Escape from Snow Valley? Nope! No need to leave! 4 BR, 2 1/2 bath, 1700 sq. ft., high end log cabin, granite kitchen, Viking appliances. 3000 sq. ft. lot. \$699,900. \$1,200,000. Contact Chad Budge at (307)742-1144.

Indian Trails

Stunningly appointed! Beautiful log home in a premier location. This home will do you in north end of Snake Valley. This 2,700 sq. ft. log home is close to Lake Park and golf courses. \$819,900. \$950,000. Contact Chad Budge at (307)742-1144.

Private Setting

Stunning 10+ acre lot for the most magnificent business location in the Snake Valley and a beautiful mountain view. 2000 sq. ft. log home with 2 bedrooms, 2 bathrooms, 2 living areas, 2 offices, 2 car garage. \$1,200,000. Contact Chad Budge at (307)742-1144.

Mountain View

Stunning 10+ acre lot for the most magnificent business location in the Snake Valley and a beautiful mountain view. 2000 sq. ft. log home with 2 bedrooms, 2 bathrooms, 2 living areas, 2 offices, 2 car garage. \$1,200,000. Contact Chad Budge at (307)742-1144.

Columbia Land

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455 West Broadway • Jackson Hole, WY • 800.733.4060 • 307.733.4060
 110 East Broadway • Jackson Hole, WY
 181 US Highway 89 • Alpine, WY • 877.654.7575 • 307.654.7575
www.jhrassociates.com • info@jhrassociates.com

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Jackson Hole Real Estate Associates is the region's largest and most dynamic locally owned real estate brokerage.

Our organization is comprised of only experienced, successful and dedicated real estate professionals. Our collection of properties is unsurpassed and includes some of the most unique and sought-after real estate in the world. As the exclusive affiliate of Christie's Great Estates, our organization provides access to a worldwide audience with more than 1000 real estate offices in 42 countries and transactions resulting in over \$125 billion annually.

Brand New Construction

Beautiful opportunity to own home family retreat and investment property. Located in the heart of the Snake River Valley. This 2,700 sq. ft. log home is close to Lake Park and golf courses. \$1,200,000. Contact Chad Budge at (307)742-1144.

Lorenz Park Ranch

A 200 acre property completely remodeled and ready for a new owner. This 2,700 sq. ft. log home is close to Lake Park and golf courses. \$1,200,000. Contact Chad Budge at (307)742-1144.

Elen Creek Jewel

The absolute most beautiful home in the world. Located in the heart of the Snake River Valley. This 2,700 sq. ft. log home is close to Lake Park and golf courses. \$1,200,000. Contact Chad Budge at (307)742-1144.

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 800.733.4060 • 307.733.4060 • www.jhrassociates.com • info@jhrassociates.com

In-House Brochure- used for buyer showings and For Sale brochure boxes

Melody Ranch Family Home
4350 Kestrel Lane




Gorgeous Living Spaces

No detail was overlooked in the design and construction of this Melody Ranch home. The warm inviting floor plan provides great spaces for a family and entertaining. Natural light flows throughout the house all day via the many 6 panel doors and windows. Distinctive features include granite countertops, hardwood floors, slate entry-way, copper and handpainted sinks. This truly custom home boasts a hand-picked river rock fireplace that provides instant heat.

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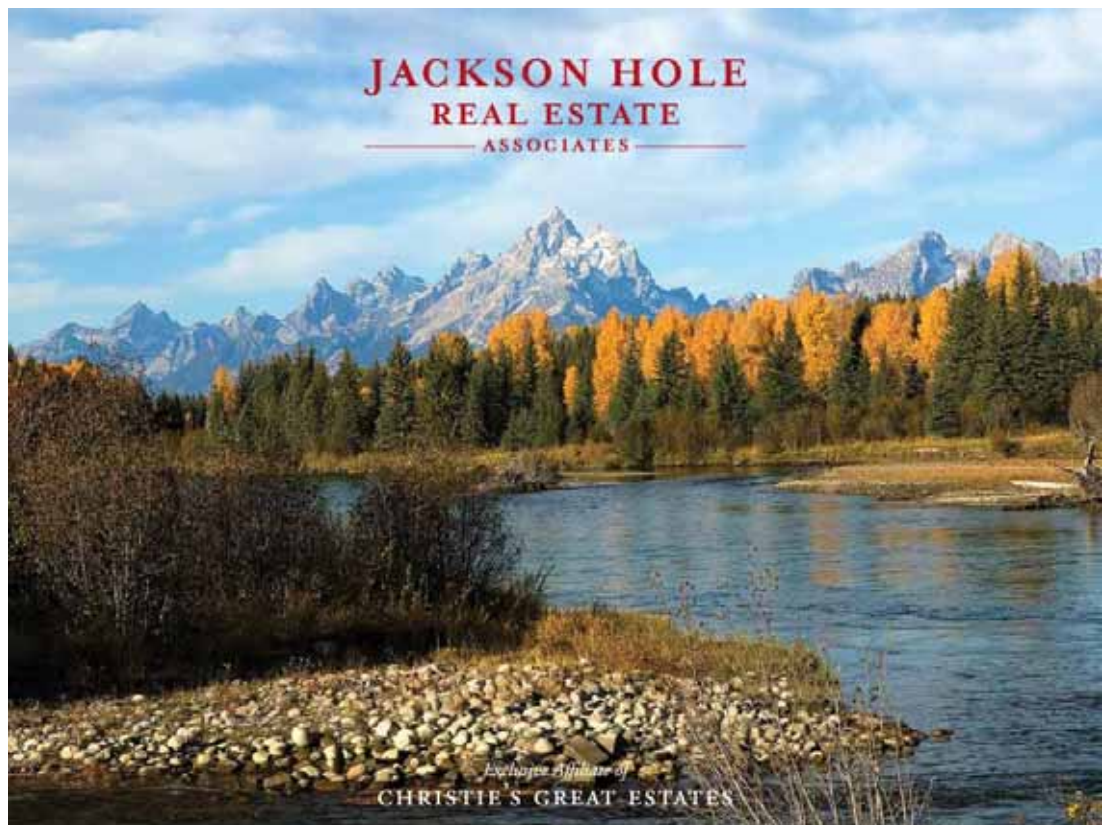
OFFERED BY DAN VISOVSKY and DAVID VIEHMAN
Dan Visovsky, Sales Associate
Call - (207) 686-6797 Email - dan.visovsky@christiesgreat.com
David Viehman, Owner/Assistant Broker
Call - (207) 686-4994 Email - david.viehman@christiesgreat.com




- 12"X12" beam package: 1 piece solid beams supported by steel bracketed lag bolt and 13" through bolt construction. Super solid.
- Over-built foundation to support weight with insulated foundation walls and 12 inches of gravel in 2 layers of 6 mil plastic to repel moisture and radon.
- Ceiling fans in living room and master bedrooms provide nice underlighter circulation for all seasons.

Jackson Hole Real Estate Brochure- 25,000 copies distributed annually

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