



GREEN LIGHT METHOD

A GUIDE THAT HELPS BUSY FAMILIES
RELOCATE TO UPGRADE THEIR LIFESTYLE



You knew having a family would change things. After all, you couldn't wait to kiss those baby cheeks. Sure, maybe you'd need another bedroom, and you'd have to consider schools eventually. But you never saw yourself moving to the suburbs.

If you're honest though, where the city used to feel exciting, now it's exhausting. For starters, traffic is terrible. Your baby starts crying as soon as you buckle her into the car. Bumper to bumper traffic jams make you want to cry too. You've been known to drive like a maniac with one hand in the backseat trying to hold her pacifier in place.

As your family's grown and you're working from home more, you're all bumping into each other. If the house isn't spotless, daily life feels chaotic and overwhelming. And when is it ever spotless! Everyone dumps their belongings when they walk in the door.

You'd kill for a mudroom.

The kids are always running through the kitchen while you're trying to cook dinner. You heard kids need at least three hours of play time every day outside. How is that possible with a patio yard? Your only options are to let them bounce off the walls or stay glued to a screen.

The school options in your area aren't appealing at all. Private school is so expensive and it feels stressful to worry about now. You know you'll have to solve this problem eventually. You don't want to limit your kids' opportunities. Plus it will break your heart if your kids make best friends here only to end up moving away.

Between the kids and a home office, you don't have any room for guests like you used to. (In fact, your office might be a cluttered corner of the kitchen.) When the grandparents come to visit, you don't have a comfy, private space for them. How are you supposed to host holidays without a dedicated guest or flex room?

You thought fixing up your home or adding more organization would solve the problem. You'd be able to get out the door in the morning without raising your voice.

Maybe you've tried hiring a handyman to do small improvements around the house.

You've added storage shelving in the common rooms thinking that will keep the kids' toys in one neat place. (ha!) If you step on another lego, you might give everything away. There will definitely be yelling.

You haven't had the time to fix up your kids' rooms let alone the house. You feel guilty and a tad depressed when you read them bedtime stories in their drab rooms.

Okay, so maybe if you could afford a bigger home in your current area, you could relax. But that doesn't solve the traffic issue. Or the schools. Truthfully, the neighborhood isn't working either.

Deep down you're craving a bigger change.





Your kids are starting to make friends in the area and you feel bad knowing you'll be moving them away eventually. It's better to do it while they're young and have plenty of time to settle in somewhere new.

You're afraid your family is missing out on a better life. If you don't take action you could be priced out of the housing market altogether. You're worried your kids are missing out on a more wholesome life. You're craving a small town environment to make memories and put down roots.

You want a different upbringing for your kids with freedom to play outside. You dream of having a well connected family that loves to spend time with each other. But you see it all slipping away if you don't do something about it.

Finding the right home in a welcoming neighborhood where your family will be happy? You're busy and it sounds like a lot of work, if not impossible. Especially if you're doing it long distance. That's why we created the Green Light Method, 5 simple steps to upgrade your life through relocation.

Here's how it works.

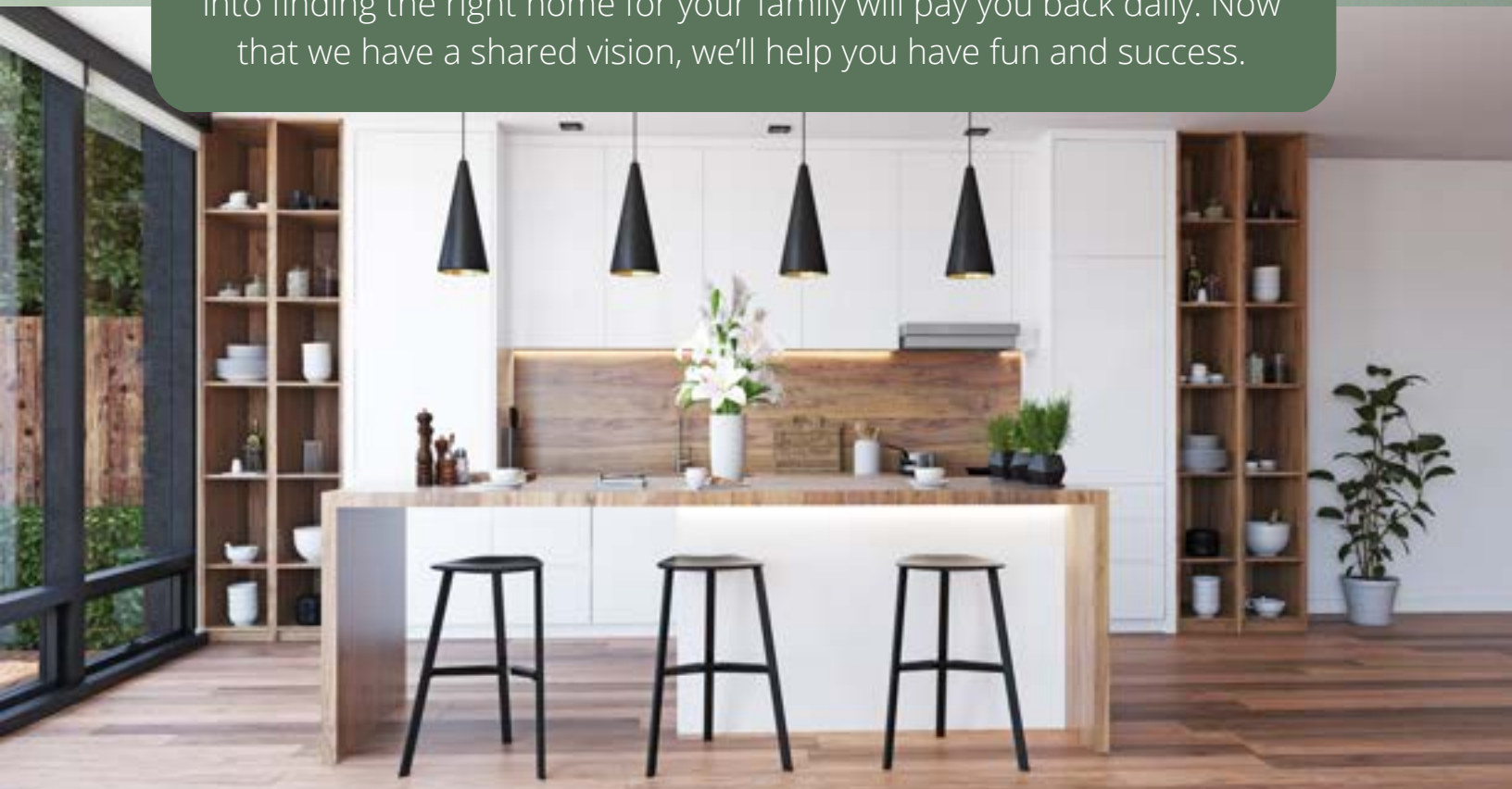
STEP ONE

CREATING YOUR PLAYBOOK

Becoming happier at home is such a worthy goal. We know what an important decision and investment this is for you and your family. That's why we take the time to get to know you and understand the lifestyle you hope to embody in your new home. We'll get together in person if you're local or on Zoom if you're out of town to clarify your real estate goals.

We'll help you clarify your vision. If you have a home to sell, we'll gather the necessary info to assess the value and discuss an ideal timeline. When it comes to buying your next home, you'll fill us in on your must-haves: location, square footage, number of rooms. Four bedrooms plus an office now that you're working from home? Got it. We also want to hear all about your quirkier wish list. Dutch door into the garden? We'll help you get clear on the qualities you're looking for while staying agile once we get into the search process.

Fact: No one enjoys moving. But the energy and commitment you put into finding the right home for your family will pay you back daily. Now that we have a shared vision, we'll help you have fun and success.



STEP TWO

FINANCIAL PICTURE

If you have a home to sell, we'll decide whether to sell or buy your next home first. This depends on the market and your finances. We'll analyze the active listings and recent sale of homes that are similar to yours so we can price your current home to sell. This step is critical to drive strong offers.

We'll connect you with a lender to get pre-approved. Our trusted contacts often have more competitive options than the average bank. A clear budget will help guide your decisions. (And minimize stress.) We can also chat about overall financial goals you can achieve through real estate.

Your home could be your biggest investment. Keeping our eye on the numbers will provide you with peace of mind along the way. And, you'll be ready to make an offer when your dream home pops up!



STEP THREE HOME SEARCH

This is where things get fun. Soon you could be drinking coffee in your beautiful new kitchen! We'll take all the details from step one and curate properties to view. If you are relocating into the area, we'll plan a home and neighborhood tour for your first visit. We can also preview homes and provide video tours from afar. Our approach is white glove. We're happy to navigate the entire process as your boots on the ground.

Once we find your dream home, we'll review comparable properties sold in the area to decide on price. We'll learn what's most important to the sellers to craft the strongest possible offer. I'll put my negotiating chops to use on your behalf and lock in the most favorable deal.

With inventory levels at historic lows, we want to start the search for your new home first. We'll position your home to sell fast and we don't want you to be stuck without a home!



STEP FOUR PREP & LIST

If you have a home to sell, we'll prepare it for listing and find you qualified buyers. We know you're busy. We also know how important it is to show your home in the best light. We'll coordinate with stagers, handymen, and landscapers to make it happen. Today 95% of people begin their home search online. We'll take care of creating crisp photos, videos, and marketing materials.

We'll tailor a marketing strategy to your home and your family needs. We have a unique online video presence in the Portland community. We'll leverage that, along with social media, to draw qualified buyers. We'll also design an open house strategy to maximize first weekend exposure. And try to limit showings while you're living in the home. As the offers start rolling in, we'll negotiate on your behalf.

Each home and market are different, so we'll create a custom plan with you. Our goal is to get you top dollar in a short period of time. (And keep your family's stress levels low.)



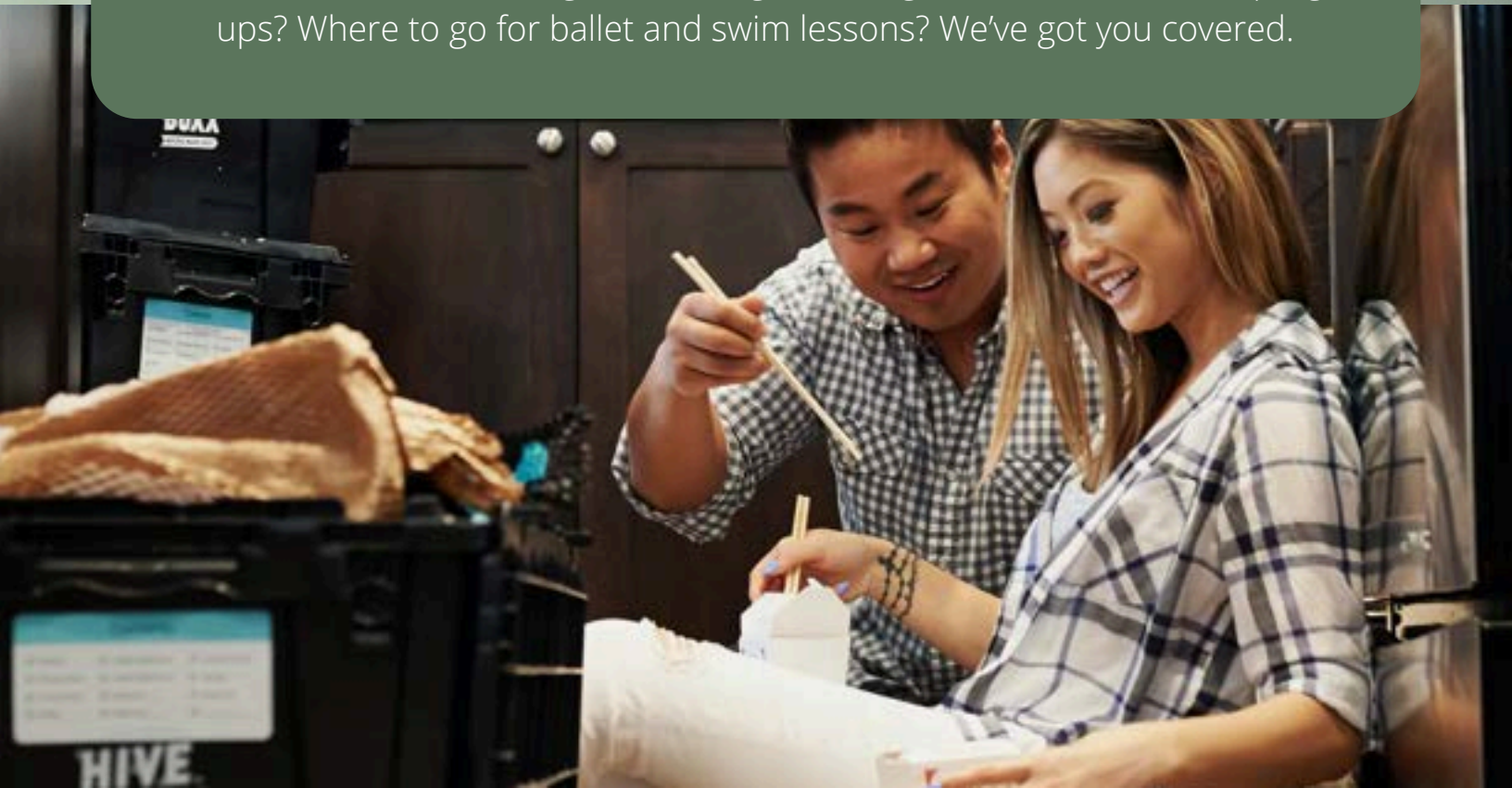
STEP FIVE

FROM CONTRACTS TO CLOSINGS TO CELEBRATIONS

Offers have been accepted. Woohoo! We'll support you through every step of the contract negotiation process. This stage takes us from inspections to the close of escrow. We'll keep our communication open and transparent. While you pack, we handle paperwork and keep the transactions on track.

Our goal is to meet every milestone to keep you on schedule and give you peace of mind. As stress and doubts creep in, which they always do, we'll be on the other end of the phone as trusted advisors. (And also as friends.)

Once you have the money in the bank and new keys in hand, we'll celebrate. Onwards! We believe in building community one family at a time. We'll offer to meet you for coffee or lunch once you're settled in. We'd love to answer your questions about local life. We'll share recommendations and referrals based on your lifestyle and needs. We'll even play matchmaker with other like minded families. Need to get on the right mailing lists for summer camp sign ups? Where to go for ballet and swim lessons? We've got you covered.





Our commitment to your family doesn't end when the transactions close. We'll check in with market and life updates. If you're interested in real estate investing, we can help there too. Here's hoping we run into you at the farmers market, the winery, the soccer field. Welcome to the neighborhood!

The future looks bright

A beautiful, spacious home with room to hang out, host gatherings, and make each other laugh. You love walking your kids to a great school down the street. No need to stress if you need to hop in the car for t-ball or swim lessons. Anything you need is a short, easy drive.

You feel plugged into your community, bumping into like-minded families while you're at the park on Saturdays. The kids spend warm evenings kicking a ball around the backyard. You're even dreaming about building a treehouse together next summer.

We've helped clients from all over make the leap with no regrets.

Hear from them...



Aaron restored my husband's faith in realtors! Throughout the process of selling our townhome and purchasing a new home, Aaron was responsive, professional, and genuine. On a more personal level, he understood what it was like having a small child and was flexible based on our schedule. And now, we are happily the owners of a single family home with an ADU on the lower level, which we rent out to an amazing tenant. I highly recommend using Aaron for all your buying and selling needs!

-- Stephanie

Aaron is the epitome of what all real estate agents should strive to be. He really cared about what we wanted and found us our dream home from out of state. He didn't rush us or ever make us feel the pressure we have felt in the past with past real estate purchases. He was an amazing advocate for our negotiation optimizing the terms for us. Aaron is the very best and we would never go with anyone else!

--The Lynch Family



We had anticipated that buying from over 1400 miles away would be difficult, but that wasn't the case with Aaron. He excels at managing all of the moving parts of the process from viewing to close. He removed a HUGE load off of our shoulders. We purchased an older home that needed some work, and Aaron helped us by chasing down estimates through his contacts. This was a major milestone in our life, and Aaron has our extreme gratitude for making it happen. We couldn't be happier!

--The Skiots



MY STORY

Ever since I was a kid I've wanted to own my own home. I know it sounds strange, but my family moved around a lot. By the time I hit high school I'd been to 13 schools.

Unfortunately this pattern showed up again in adulthood. After film school I moved to LA to start my career in the entertainment industry. I rented a bungalow in West Hollywood with one of my best friends. One day we got a letter from our landlord: the bungalow was getting bulldozed to make room for a multimillion dollar home.

Meanwhile I'd been dating Briana, who is now my wife and business partner. We made the most of the situation and moved in together. A few years later, the pattern repeated. The month after having our daughter, our landlord decided to sell the house we were renting. Familiar old patterns were repeating themselves.

I loved my work editing movie trailers and TV promos, but I was a freelancer going from job to job with no retirement plan. And we found ourselves moving from rental to rental. I wanted more stability for my young family.

Enter real estate.

My interest began as a way to build a nest egg. I learned everything I could about investing and that's where we got our start. We bought and rehabbed rental properties long distance, later adding flips. We'd looked on and off for our own home to buy in LA, but everything we could afford was underwhelming at best.



Plus, deep down we were craving a slower pace. A smaller town feel. MUCH less traffic. Before kids we'd deal with the hour drive to see friends or go to the beach. But our sweet baby girl cried every time we buckled her into the car. Our lifestyle needed to change.

We'd been eyeing Portland for a while. When I saw our current home for sale, I flew up the next day to see it. I still remember calling Briana from in front of St. Honore French bakery in downtown Lake Oswego. "I can't think of a single reason why someone wouldn't want to live here."

It was a huge change and we were nervous. Briana waffled the whole time we were in escrow. But since the move we've only found more reasons to love living here. Taking our kids to pick blackberries down the street. Walking our daughter to one of the top-rated elementary schools in the state. Running into friends everywhere we go.

Immediately I knew I wanted to help other people create this quality of life for their families too. The month we moved into our home, I became a real estate agent.

Through sharing our story, I started working with clients like us – families moving to Portland from out of state. Everything clicked into place and we created our Green Light Method to help busy families upgrade their quality of life through relocation.

I know moving, especially long distance, is a big deal for my clients. I'm sure we'd all be happier if we never had to fill out another change of address form.

That's why we give our clients white glove service to ease the process. While they're imagining walking their kids to school, we're ensuring a smooth transaction.

We feel so lucky to help families find the place where they'll make lifelong memories.

Aaron

If you're ready to take the next step, reach out and let's chat.

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