



FULTONGRACE

ABOUT

Jennifer Bell

312.714.2999 | jennifer@gramercysold.com

A real estate veteran in the Chicago area for over 20 years, Jennifer Bell is a top-producing broker with an impressive track record of sales. She has worked extensively with buyers, sellers, investors and developers, and gained specialized expertise in the area of new construction.

Jennifer is very hands-on with her builder clients, doing all of the interior design and project management for a majority of their developments. Her flair for design and ability to showcase properties at their best have resulted in expedited sales and higher prices. With a list-to-sell price ratio of 95% and 43 average days on the market, she is a consummate professional who knows how to orchestrate successful deals.

With her cutting-edge market knowledge, effective marketing strategies, attentive personal service and tireless work ethic, Jennifer is the only one her clients need to call! Her background in mortgages affords her an even more unique advantage, enabling her to provide insights to her clients while representing their best interest.

Jennifer was affiliated with top-name brokerage firms prior to founding Gramercy Group, a boutique real estate firm that focuses on new construction and resales. She and her team offer unparalleled industry expertise and negotiating savvy that create winning results for their clients.



OUR TEAM



Eric Wills, Lorin Patrick, Jennifer Bell, Rich Lomax III



FULTON GRACE

We at the Gramercy Sold have so much to be thankful for, particularly our loyal clients, which is why we chose the name “Gramercy,” which means many thanks. We want to say thank you wholeheartedly for your business, and to instill confidence that when you work with us, you’ll be thankful you did.

Our talented team of Chicago area real estate experts knows that our business is about selling homes; but that’s not all we do. We are as importantly selling a lifestyle, and fulfilling our clients’ dreams.

We specialize in new construction and resales in Chicago neighborhoods that are on the pulse of revitalization, and booming with new development. The Gap, Bronzeville, North Kenwood and Woodlawn are transforming rapidly, as they’re centrally located just 10-14 minutes to downtown, 5 minutes to the lakefront and all major expressways (Lake Shore Drive, I-55, the Kennedy & Dan Ryan). Also right nearby is the Museum of Science and Industry, Jackson Park with the much-anticipated new design of the golf course by Tiger Woods, the Harbor at 31st Street Beach, Jackson Park Beach, University of Chicago in Hyde Park, the new DePaul Stadium on 22nd Street, McCormick Place convention center on 26th, and the list goes on.

Our goal is to achieve your ultimate satisfaction, through new opportunities and added value in every aspect of the real estate process.



TESTIMONIALS

“

Jennifer Bell was my realtor with the purchase of my new townhouse. She was one of the best realtors that I've ever worked with by going above and beyond the call of duty. She helped me find a house suitable for my family and within my budget. Additionally, she's knowledgeable with the financial aspect and available to answer all of your questions. Overall, I'd recommend Jennifer to someone and definitely use her again!

- C

“

I was very fortunate to have connected with Jennifer Bell, she is an excellent real estate agent with an impressive depth knowledge of the Chicagoland area. Jennifer was attentive throughout the entire purchase process and often went above and beyond her duties. She made herself available anytime I had questions and often opened my eyes to things I hadn't known as a first time buyer. If you're looking for an agent look no further!

- C

“

Jennifer is very knowledgeable and a highly determined individual. Her expertise and experience vast from an array of subject areas. She is well versed and can educate you as a buyer or investor. Jennifer is a motivated sales professional and will get the job done. I would highly recommend working with Jennifer.

- R

LISTING PHOTOGRAPHY



WALL TO WALL MARKETING



Listing Photography



Print Marketing



Internet Syndication



Social Media



Strategic Marketing



Optimized Marketing

STANDOUT PRINT MARKETING

Specially printed marketing brochures and flyers showcase new listings. These premier resources include detailed property synopses, neighborhood reports, and agents' contact information. Expertly captured images and brief property descriptions enable buyers access to pertinent and visually pleasing content. Made-to-order and designed for successful sales.



OPTIMIZED MARKETING



Custom Listing Website

Custom websites give properties a platform which allows for a more interactive dimension. These platforms offer a sophisticated, convenient, and comprehensive look at a property.



Floorplans

A listing's blueprints allow buyers to imagine living in the space more concretely. The layout details increase the selling credibility and the buying probability.



365 Walk-through

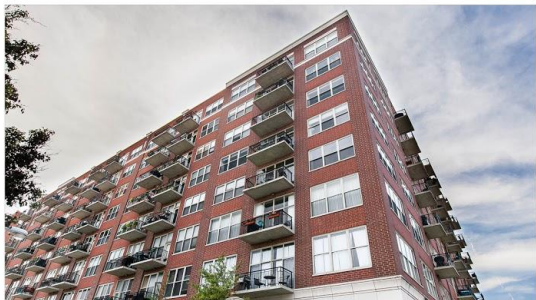
Virtual walk-throughs offer buyers unmatched convenience and ignite their imagination. The 3D listing immersion feature complements a listing's floorplans and heightens the digital draw.

VIDEO HOME TOUR

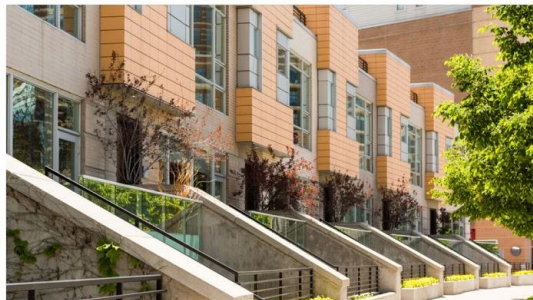
These professionally produced marketing pieces bring listing photography to life. Viewers can visit and assess a property in its entirety without lifting a finger or leaving their desk. Agent audio seamlessly partners with quality footage of every area in the home, highlighting desired features and enhancing others. The two work in tandem to acquire mass reach, sharply reflecting the listing's aura and immediate surroundings, and sustaining future buyers' interest.



WE SELL IT ALL



Condos



Townhomes



New Construction



Investment Properties



Single Family Homes



Luxury Highrises

PRE-LISTING ADVICE



Declutter

Remove any extraneous items or personal effects to better showcase your home. Even furniture that detracts from a listing's features, flow, and possibilities, should be removed.



Repairs and Staging

Address bulb replacement, wattage increase, and even balancing or disposing of fixtures. Before listing, any unfinished projects should also be complete.



Photography

The results of decluttering, repairs, and staging enhance our photographic representation of your home. Impressive photos shorten market time.

PRICING & ANALYSIS

Marketing your home includes a vital component: selecting a listing price. This amount must reflect the property's fair market value.

In order to recommend a listing price, our brokers evaluate and analyze the fair market values of properties. They closely examine comparable home sales and overall market trends while considering unique characteristics of your property that may impact, and even increase, its value.

A listing price is not something to "set and forget". It requires reevaluation throughout the life of an active listing to ensure that the property remains competitive in ever-changing market conditions.

PERCENTAGE OF BUYERS INTERESTED



LISTING PRICE

LISTING TO CONTRACT



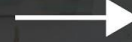
Consult a
Gramercy Group
Real Estate Broker



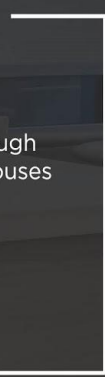
Execute Listing Agreement
& Disclosures



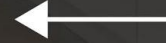
Prepare an Effective
Marketing Strategy



Show the Property through
Appointments & Open Houses



Gather & Discuss
Showing Feedback



Receive &
Negotiate Offers



Secure
Accepted Contract!

CONTRACT TO CLOSING



Contract
Acceptance



Receive Initial
Earnest Money



Attorney Review &
Inspection Period



Negotiate
Modifications



Provide Condo Association
Docs, if Applicable



Receive Balance of
Earnest Money Funds



Buyer to
Secure Financing



CLOSE

SELLER COSTS

SALE PRICE

TYPICAL COST

COMMISSION	6% OF PURCHASE PRICE
ATTORNEY FEE	\$600 - \$1,000+
TITLE INSURANCE (SELLER)	\$2,000 - \$3,500*
RECORDING FEE	\$75 - \$250
CITY OF CHICAGO TRANSFER TAX	\$3.00 PER \$1,000 OF SALES PRICE
STATE TRANSFER TAX	\$1.00 PER \$1,000 OF SALES PRICE
COUNTY TRANSFER TAX	\$0.50 PER \$1,000 OF SALES PRICE
SURVEY	\$500 - \$1,000**
CHICAGO WATER CERTIFICATION	\$125 - \$150
CHICAGO ZONING CERTIFICATION	\$175 - \$200
PROPERTY TAX CREDIT TO BUYER	105 - 110% OF LAST TAX BILL
MANAGEMENT COMPANY PROCESSING FEES	\$250 - \$500***

The figures above are intended to give you a general idea of costs and could be less or more than the amounts stated. Actual costs vary per lender, loan amount, property type and other factors. *Title insurance premiums vary depending on the size of the sales price.**Not applicable for condo sales. ***If applicable, usually condos only.

THANK YOU!

If you have any questions please reach out to me at any time!

JENNIFER BELL

m 312.714.2999
jennifer@gramercysold.com

1400 N Milwaukee Ave
Chicago, IL 60622



FULTON GRACE

