

The background of the image is a photograph of a large, two-story house at night. The house has a tiled roof and several windows, some of which are illuminated from within. Palm trees are visible in the foreground and background. In the bottom right corner, there is a white 'SOLD' sign on a post. The overall scene is lit with warm, golden light, suggesting a sunset or sunrise.

The Invisible ADVANTAGE

A System that Affects Where 95%
of All Decisions are Made

Our System is Tailored and Created for Luxury Real Estate Buyers to be Impressed Quickly and Often

We Recognize Buyers in a Higher
Price Range have very
Different Needs and Goals

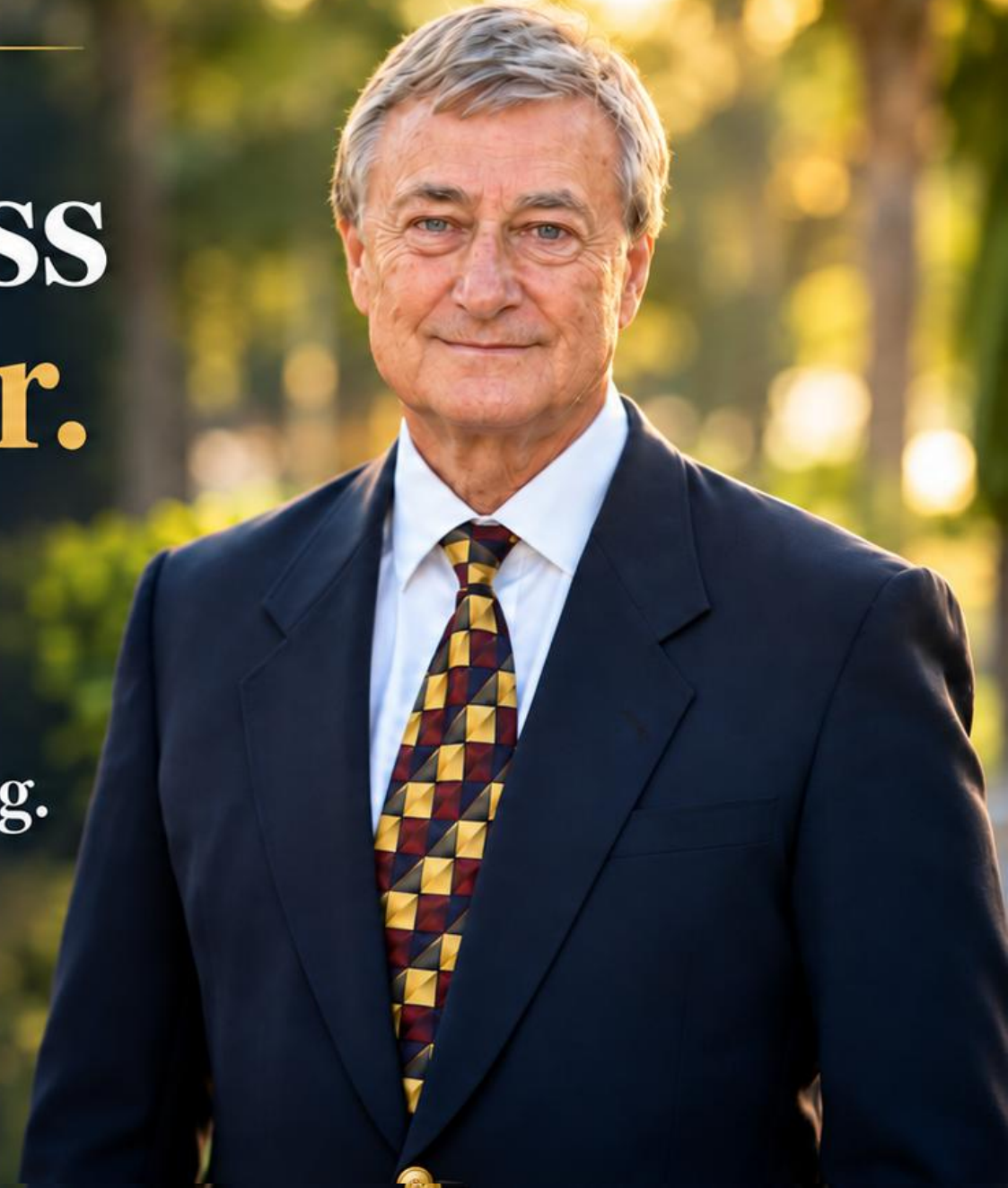


STEVE KODAD

I built my success
by offering better.
And different.

Staging. Feng Shui. Unique prospecting.

Let us make you stand out
and better known!



THE EMOTIONAL SIDE OF LUXURY

“Luxury buyers
don’t buy square footage.
They buy how a home
makes them feel.”



THE SHOWING IS YOUR MOMENT

Get Multiple Showings Create the feeling. Make the home unforgettable.

Meet expectations. Exceed them emotionally.

We Turn Our Showings Into
Emotional Connections



THE PRIMARY SUITE: BEFORE & AFTER

Small changes. A stronger emotional connection.

BEFORE



AFTER



SYMMETRY

Create visual balance.

PAIRS

Bring harmony to the space.

COLOR

Set a calm, inviting mood.

A Priority in Our System: helping bedrooms—especially the primary suite—feel welcoming and memorable.

FIRST-IMPRESSION PSYCHOLOGY

The first impression
starts **before**
the front door.

3

OUTSIDE
IMPRESSIONS

8+

INSIDE
IMPRESSIONS

Our Marketing Creates
a Lasting Impression



YOUR NEXT STEP

Make 2027 Your Best Year Ever!

Interested in knowing more?

VISIT

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SOLD