



Residential
PROPERTIES
LTD.

Listing
Your
Home

WITH RESIDENTIAL PROPERTIES LTD

RHODE ISLAND'S REAL ESTATE COMPANY®



BRIAN JODOIN

Sales Associate
401.378.3874

LICENSED IN

- RHODE ISLAND
- MASSACHUSETTS

COMMUNITY INVOLVEMENT

- Mount Hope Hockey Alumni fundraiser
- Fraternal Order of the Elks

MEMBERSHIPS

- National Association of Realtors®
- Rhode Island Association of Realtors®
- Greater Providence Board of Realtors®
- Statewide Multiple Listing Service

Whatever location or price point, Brian is here seven days a week to help you reach your goal. Beginning his career at a Newport brokerage before RPL, he leveraged his immense local knowledge to build an impressive portfolio of transactions. First-time buyers, downsizers, and everyone in between look to his smarts and leadership, leveraging RPL's in-house marketing team and its innovative use of technology.

In his previous career as Director of Operations in the senior living industry, he instilled a strong sense of focus across all areas, including financials, sales and marketing, and customer experience. Driven to succeed, his innovative strategies and community partnerships come together to help you land the perfect property or find the right buyer. In addition, with 20+ years in hospitality management, he has established a brand of customer-first service that clients look to whenever their real estate needs change.

Brian's connections run deep within Rhode Island. As a 5th-generation, lifelong Bristolian with deep ties to the surrounding communities, he has cultivated a robust network of relationships. Through work, friendships, and an active life on local golf courses, he is entrenched in the state and ready to help you succeed in buying or selling.



SOME *of* HIS RECENT SALES





1.

CUMBERLAND

2370 Diamond Hill Road
401.333.9333

2.

WEST SIDE PVD

381 Broadway
401.457.3400

3.

PROVIDENCE

140 Wickenden Street
401.274.6740

4.

BARRINGTON

259 County Road
401.245.9600

5.

EAST GREENWICH

413 Main Street
401.885.8400

6.

SOUTH KINGSTOWN

271 Main Street
401.783.2474

7.

JAMESTOWN

4 E. Ferry Wharf
401.423.2200

8.

NEWPORT

181 Bellevue Avenue, STE 10
401.619.5622

9.

WESTPORT

911 Main Road
508.636.4760



Residential
PROPERTIES LTD.

*Referrals &
Relocation*

140 Wickenden Street, Providence
401.439.7705



A TRUSTED LOCAL LEADER.

Residential Properties Ltd. was started over 40 years ago and has proudly helped clients reach their goals through the changing cycles of our market. Though we celebrate our success, we remain vigilant when it comes to keeping pace with our customer needs and staying ahead of our competition.

RPL President and CEO Sally Lapides is a trailblazer who has skillfully evolved the company over the decades and now leads an approximately 250-strong agent team that makes it their business to be better prepared, better skilled, and more successful than anyone else.

As an independent brokerage, we're able to make things happen quickly to meet client needs. As a woman-owned, family-run company, Sally has instilled her values throughout every aspect of our operations, including even-tempered expertise, an inclusive environment with a generous spirit, and dedication to the people and communities we serve.

DECades *of* TRUSTED SERVICE.

1981

Sally Lapides, founder of Residential Properties Ltd., noticed that the real estate market was changing and sought to build a company where every aspect of the business was fashioned through the concept of quality service.

1986

The company commissioned William Kite to design the signature building at the corner of Wickenden and Benefit Streets, which today is home to the company's Providence Sales Team, Corporate Headquarters, and our Relocation Division.

1988

Opening of Cumberland office and Edgewood office.

1989

RPL expands its reach with the Referrals & Relocation Division and membership in Leading Real Estate Companies of the World® (LeadingRE). Today, LeadingRE comprises top independent real estate firms, with annual sales of \$257 billion.



1995
Edgewood office moved to East Greenwich in a building purchased on Main Street.

2005-2006
RPL funded and built its own Providence Habitat Humanity house on Julian Street off Atwells Avenue.

2021
RPL opens its 8th office in Newport.

TODAY
RPL is Rhode Island's most successful real estate company, selling more homes and recording more sales volume than any other brokerage in the state, and is proud to be Rhode Island's largest independent real estate company.

1990
Opening of the Barrington office.

2004
Opening of the South County office.

2020
RPL becomes first Rhode Island real estate company ever to reach \$1 billion in annual sales. Westport, MA becomes the 7th new office location for the company.

2025
RPL acquires Island Realty in Jamestown, opening its 9th office.



A LETTER FROM OUR FOUNDER *and CEO.*

When I started Residential Properties more than 40 years ago with six brave women, I had no idea that we would one day achieve the stature, market share, and brand reputation that we have today. What continues to bind us together is our desire to provide you with positive, satisfying, and professional service in real estate.

RPL sales associates know the areas and communities they serve in astonishing detail and consistently deliver outstanding results through their market sense and market smarts. From our fabulous restaurants, theaters, parks, and beaches to our renowned universities, top-ranking medical facilities, and historic architecture, Rhode Island offers world-class experiences.

We are also deeply invested in our community and recognize that people and relationships are the most important thing in life. At RPL, we seek to help all people in finding their home.

Thank you for making us your trusted choice,



SALLY E. LAPIDES
Founder and CEO



ADVANTAGES OF WORKING WITH *an* INDEPENDENT BROKERAGE.

DEDICATED LEADERSHIP

We are a female-founded company with invested ownership. Our executive team and non-competing managers excel in analyzing market data and advising agents on best practices.

SPEED & STRONG LOCAL ROOTS

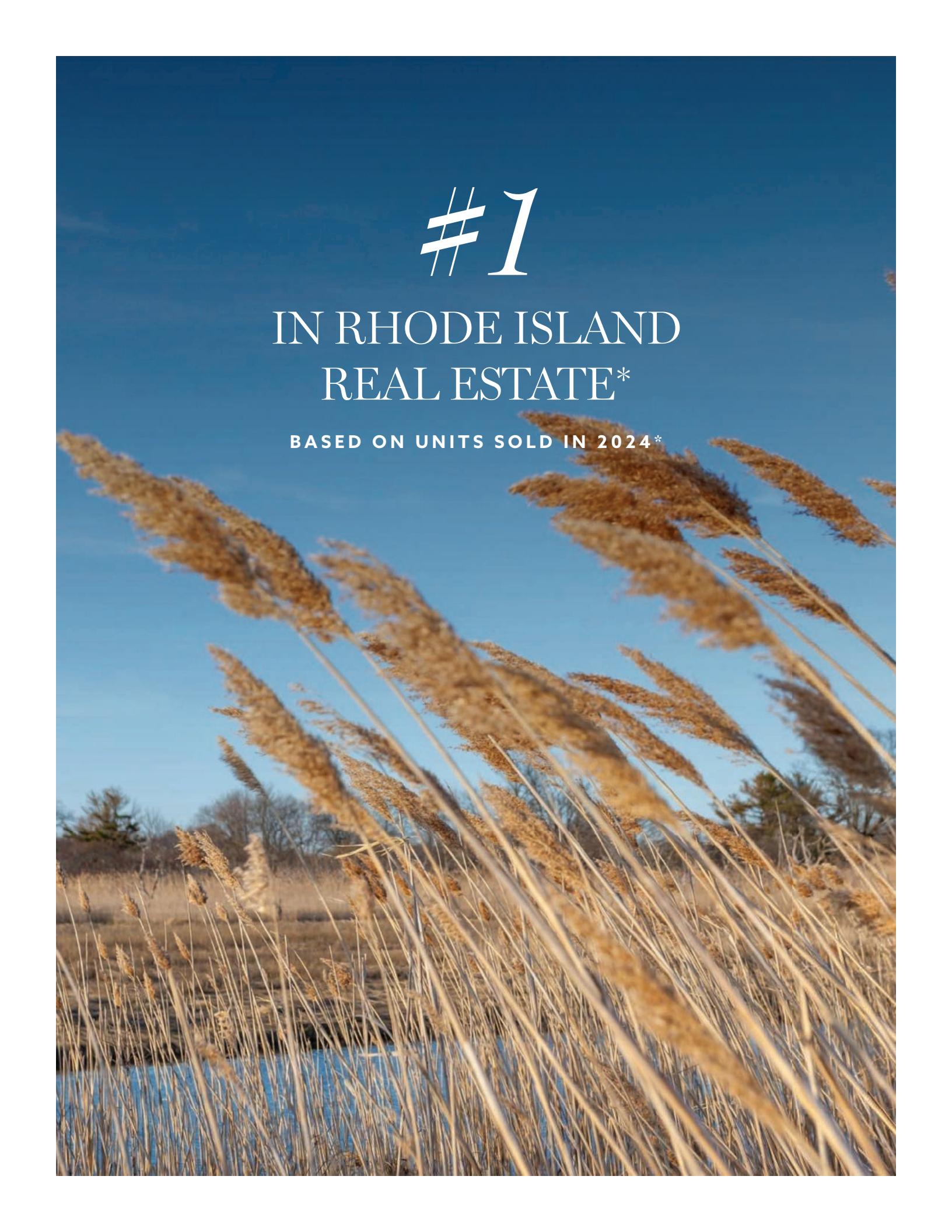
At RPL, we avoid costly delays and respond quickly to agent and client needs. With 43+ years in the business, we've grown Rhode Island's #1 real estate brokerage by fostering deep market expertise and personal relationships.

IN-HOUSE, ON-CALL MARKETING SERVICES

As an independent brokerage, we provide a dedicated, full-time marketing team to help convert listings to sales.

COMMUNITY ADVOCACY

As a company and as individual offices, we are actively involved in the communities we service. One of our north stars is to give back to local organizations and nonprofits to serve the greater good.



#1
IN RHODE ISLAND
REAL ESTATE*

BASED ON UNITS SOLD IN 2024*

\$17B+

SALES VOLUME SINCE COMPANY INCEPTION*

#1 FIRM IN RI

\$1B+

2024 SALES VOLUME*

1,382.5

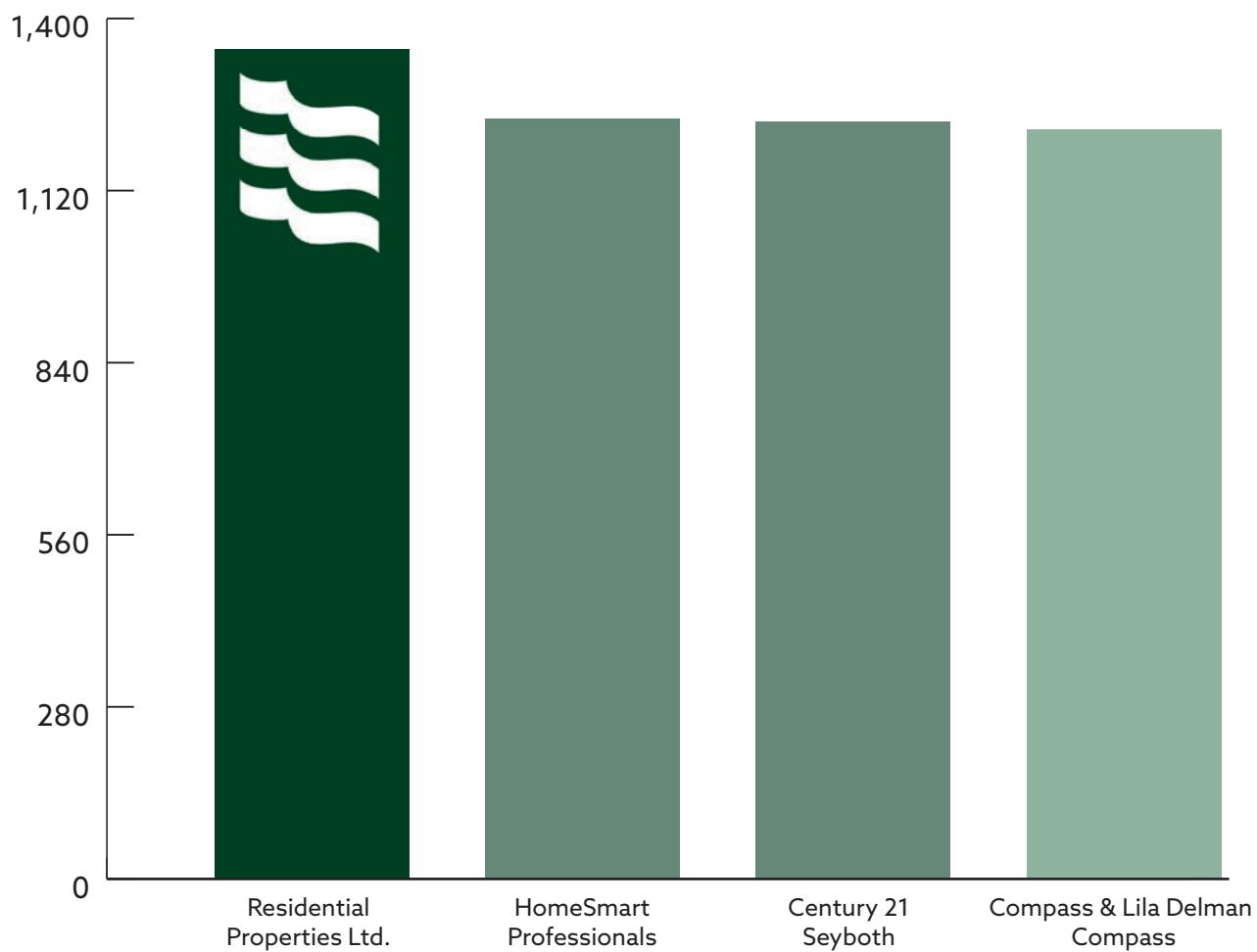
2024 SOLD UNITS*

#1 FIRM IN RI

#1 in

RHODE ISLAND

2024 SOLD UNITS IN RHODE ISLAND MLS*



All information and representations are based in whole or in part on data supplied by the State-Wide Multiple Listing Service. The MLS does not guarantee and is not in anyway responsible for its accuracy. Data maintained by the MLS may not reflect all real estate activity in the market. Based on information from Statewide Multiple Listing Service, Inc. as of January 2025.

#1 in

RHODE ISLAND

2024 SOLD UNITS IN RHODE ISLAND MLS*

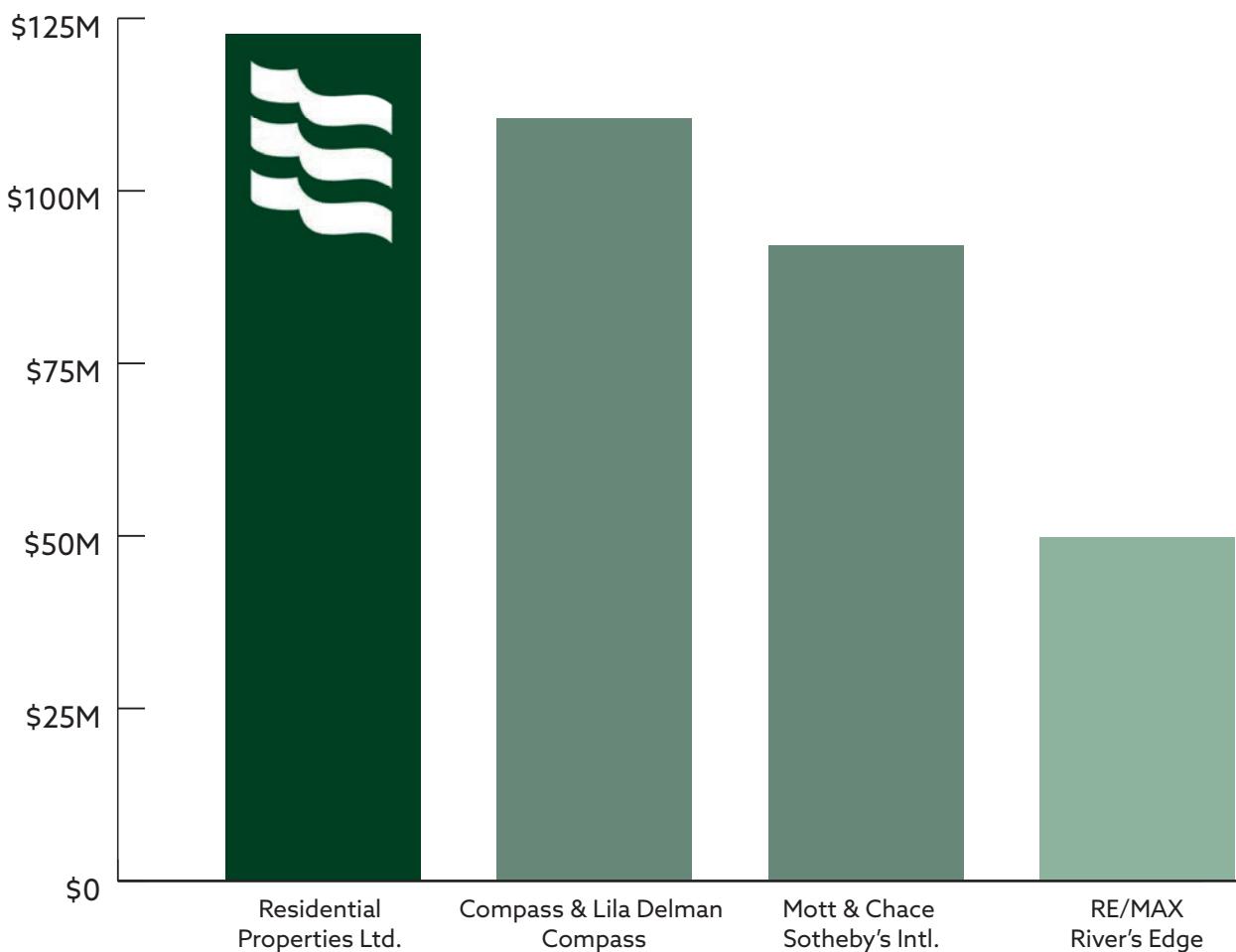
1	RESIDENTIAL PROPERTIES LTD.	1,382.5	5.71%
2	HOMESMART PROFESSIONALS	1,245.5	5.14%
3	CENTURY 21 THE SEYBOTH TEAM	1,244.5	5.14%
4	COMPASS / LILA DELMAN COMPASS	1,244.0	5.13%
5	COLDWELL BANKER REALTY	1,050.5	4.33%
6	KELLER WILLIAMS COASTAL	831.5	3.43%
7	MOTT & CHACE SOTHEBY'S INTL.	815.5	3.37%
8	RE/MAX PREFERRED	815.5	3.37%
9	KELLER WILLIAMS LEADING EDGE	631.5	2.61%
10	RI REAL ESTATE SERVICES	631.5	2.61%
11	RE/MAX PROFESSIONALS	597.5	2.47%
12	WILLIAMS & STUART REAL ESTATE	356.0	1.47%
13	BHHS COMMONWEALTH REAL ESTATE	338.0	1.39%
14	YOUR HOME SOLD GUARANTEED, NCT	333.0	1.37%
15	RE/MAX RIVER'S EDGE	313.0	1.29%
16	EXP REALTY	306.0	1.26%
17	RE/MAX RESULTS	291.0	1.20%
18	HOGAN ASSOCIATES CHRISTIE'S	253.0	1.04%
19	RE/MAX INNOVATIONS	252.0	1.04%
20	GUSTAVE WHITE SOTHEBY'S REALTY	242.0	1.00%
21	WESTCOTT PROPERTIES	215.0	0.89%
22	REAL BROKER, LLC	213.0	0.88%
23	RE/MAX 1ST CHOICE	207.5	0.86%
24	RE/MAX FLAGSHIP	200.0	0.83%
25	ENGEL & VOLKERS	198.0	0.82%

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#1 in

BRISTOL COUNTY

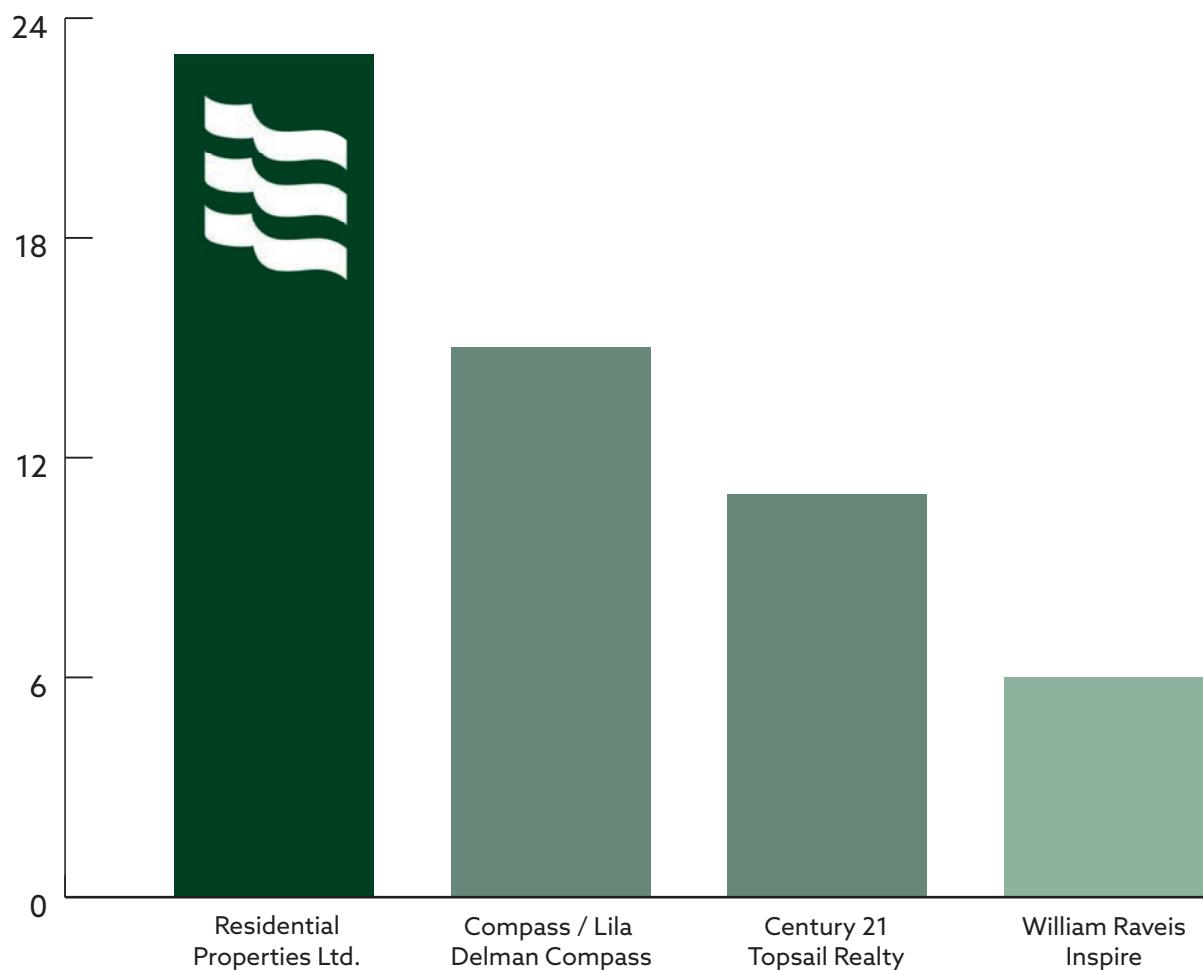
2024 SALES VOLUME IN BRISTOL COUNTY*



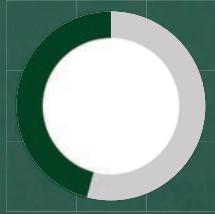
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#1 *in* BRISTOL CONDO SALES

2024 SOLD CONDOMINIUM UNITS IN BRISTOL

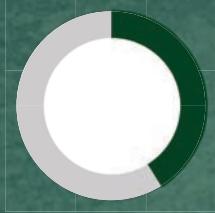


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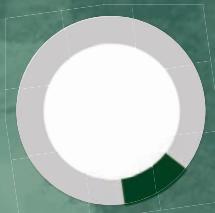
39.6%

UNDER \$499K



45.5%

\$500K - \$999K



14.9%

\$1M+

A BESPOKE EXPERIENCE *at ALL* PRICE POINTS.

We take pride in offering an unparalleled and personalized experience for our clients, no matter the size or price of their home. Our commitment is to redefine the real estate journey by providing a bespoke service that caters to your individual needs and preferences. Our services are not limited by price point.

In a world where one size does not fit all, we proudly champion the idea that quality and distinction can be found in every corner of the market. Whether it's a charming urban dwelling, a tranquil suburban retreat, or an exclusive countryside estate, we are dedicated to showcasing your property in its best light.



85 MATHEWSON ROAD
BARRINGTON, RHODE ISLAND
2024 HIGHEST SALE IN BARRINGTON*



64 RIVERVIEW DRIVE

WESTPORT, MASSACHUSETTS

1 OF THE TOP 4 SALES IN WESTPORT, 2024*

TOP 2024 EAST BAY SALES



345 THAMES STREET #210N

BRISTOL, RHODE ISLAND

1 OF THE TOP 3 CONDO SALES IN BRISTOL, 2024*



11 TUNIPER LANE

LITTLE COMPTON, RHODE ISLAND

1 OF THE TOP 5 SALES IN LITTLE COMPTON, 2024*



29 ADAMS POINT ROAD

BARRINGTON, RHODE ISLAND

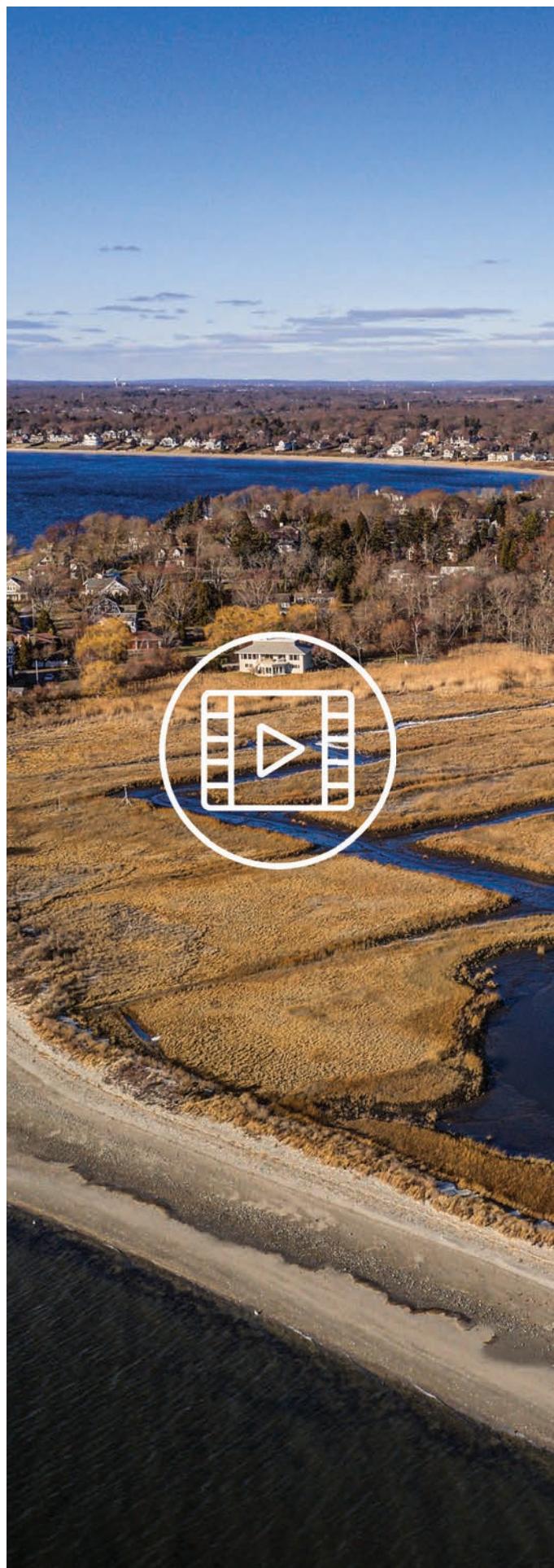
1 OF THE TOP 10 SALES IN BARRINGTON, 2024*



122 - 124 RIVERSIDE DRIVE

EAST PROVIDENCE, RHODE ISLAND

HIGHEST HOME SALE IN E. PROVIDENCE HISTORY*





PRECISION MARKETING *for* EVERY PROPERTY.

When you partner with RPL, you gain access to our suite of resources, which includes a team of full-time, in-house marketing professionals who will create a custom plan for you and your property that will galvanize your audience into action.

Personality, flair, and specificity are essential in buying and selling real estate. Carried out with seamless execution, our cross-platform approach weaves together traditional and new media to maximize exposure for your home.



MARKETING OVERVIEW

We create a specific marketing campaign for your property with timely and targeted messaging to move you toward your goal.

PRE-MARKET

VISUALS

- Photography
- Matterport 3D Renderings
- Drone Footage
- Floor Plans
- Videography
- Decor Staging (if applicable)

PROPERTY BRANDING

- Bespoke Print Materials
- Digital Marketing Strategy
- High-Impact Print Marketing
- Just Listed Direct Mailing

ON MARKET

NATIONAL AND INTERNATIONAL DIGITAL SYNDICATION

Your property will be shared across a range of relevant channels pivotal to the sales process.

SHOW YOUR PROPERTY

Show property and follow-up with leads.

ADAPT OUR STRATEGY

Monitor the market and feedback from buyers to adapt our strategy, if needed.

REVIEW OFFERS

Review offers and negotiate the optimal contract.



CAPTURED *to CAPTIVATE.*

PHOTOGRAPHY

You only get one chance to make a first impression, and for most, your listing photos will serve as an introduction to your property, providing a better user experience for potential buyers.

AERIAL PHOTOGRAPHY

Aerial photography allows us to capture stunning panoramic photographs of your property, as well as soaring footage to incorporate into your video tour. Our own unmanned aerial vehicle (UAV) helps us provide potential buyers with:

- Unique perspectives of your home
- An aerial display of your overall property and layout of the land
- Views of the surrounding area and neighborhood

TWILIGHTS

Dazzle with dramatic exterior sunset images of your property.

VIDEOGRAPHY

Videos are experiential representations of the lifestyle that awaits a potential buyer. A study by Domain.com found that video increased listing inquiries by over 400%.

As one of the first agencies to incorporate this engaging style of marketing, RPL's video tours provide the viewer with a better feeling of what it would be like to live in your home.



FEATURED



424 THIRD BEACH ROAD
MIDDLETOWN, RI

RP[®]

SOCIAL MEDIA

Our full-time, in-house Social Media Specialist manages RPL's channels across multiple platforms, covering nine offices and nearly 240 agents. This engaging content is supported by key metrics that allow us to reach the right audience with precise and timely messaging.

Through strategic social media communication, we:

- Promote your home through ads and posts featuring tightly edited reels
- Advertise your open house with high-impact photos and videos
- Get the word out about your property to specific people and areas

REELS

Creating Instagram and Facebook reels is a powerful way to promote your home for sale. Both platforms prioritize video content in their algorithms, making reels an excellent tool to boost visibility and engagement. A well-crafted reel can highlight your property's best features—whether it's a stunning kitchen, cozy backyard, or sweeping views—while capturing viewers' attention in seconds. By leveraging dynamic video, your listing not only reaches more potential buyers but also stands out in a competitive market.

OPEN HOUSE

12:25



Your story 3h
sweeneyadvisory

310
Elmgrove
Avenue



COME VISIT US TODAY!
5:30 - 6:30

DIGITAL MARKETING

Advanced targeting helps ensure that your ad is being seen by online users who are in the market for a home just like yours. We showcase your home on popular websites and social media platforms including HGTV.com, ESPN.com, CNN.com, and thousands of other high-traffic sites.

HOMESPOTTER® BOOST

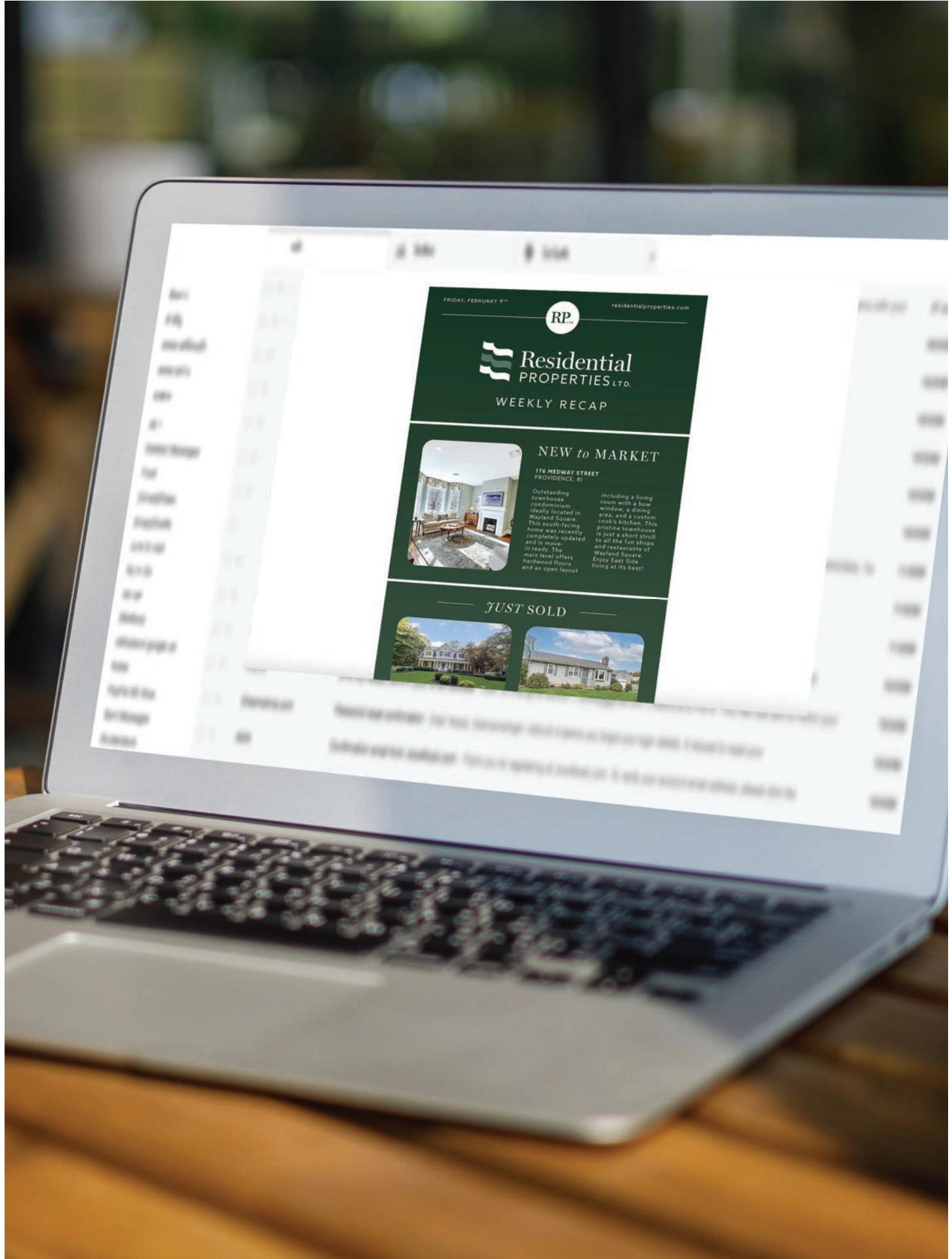
Automated digital advertising campaigns for listings, open houses, and more on Facebook, Instagram, and all across the web. These ads are visually compelling, include smart copy, and are powered by the industry's best targeting to ensure the right audiences see the ads.

SYNDICATION

RPL publishes listings through syndication beyond local media, creating increased visibility and global reach. These outlets include popular sites such as Zillow.com, Realtor.com, LeadingRE.com, as well as many others. In addition, all of our luxury properties are syndicated on WallStreetJournal.com, FinancialTimes.com, CountryLife.co.uk, LuxuryPortfolio.com, JamesEdition.com, and Juwai.com (China's #1 real estate portal).

ONLINE FEATURES

We're showcased weekly on popular online publications such as GoLocalProv, Newport Buzz, and Rhode Island Monthly.



EMAIL MARKETING

A weekly Real Estate Report email provides our clients with images and links to our New Listings, Open Houses, Video Tours, and more. All to ensure eyes are on your property and in its best possible light.

1.6M

EMAILS SENT

100K

PLATFORM CONTACTS

55%

MARKET REPORT OPEN RATE

Residential PROPERTIES LTD.



WAYLAND SQUARE

PENDING

35 ORCHARD AVENUE
PENDING SALE: \$4,795,000 6 BD 5.2 BA

Sweeney Advisory
401.864.8286

COLLEGE HILL

SOLD

44 STIMSON AVENUE
SOLD: \$1,795,000

Sweeney Advisory
401.864.8286

BLACKSTONE BOULEVARD

55 NORTH AVENUE
\$895,000 3 BD 2.1 BA

148 BLACKSTONE BLVD.
\$1,495,000 5 BD 3.1 BA

JEWELRY DISTRICT

Sweeney Advisory
401.864.8286

14 IMPERIAL PLACE #504
\$635,000 1 BD 1 BA

NEWPORT

Jim DeRentis
401.529.2188

BARRINGTON

Jim DeRentis
401.529.2188

PROVIDENCE

Jim DeRentis
401.529.2188

CUMBERLAND

Jim DeRentis
401.529.2188

SOUTH COUNTY

Jim DeRentis
401.529.2188

84 HARRISON STREET
\$325,000 Buildable Lot

Jim DeRentis
401.529.2188

LITTLE

EAST GREENWICH
WEST SIDE PVD

Jim DeRentis
401.529.2188

FEDERAL HILL/MOUNT PLEASANT

28 WOLCOTT STREET
\$1,795,000 Mixed Use Offices w. Loft Apartment

FREEMAN PLAT

310 ELMGROVE AVENUE
\$1,295,000 3 BD 2.1 BA

Sweeney Advisory
401.864.8286

ARMORY DISTRICT

Jim DeRentis
401.529.2188

Jim DeRentis
401.529.2188

RP LTD.

PRINT ADVERTISING

We will reach buyers through key local, regional, and national media, including, but not limited to:

NEWSPAPERS

- The Wall Street Journal
- Boston Globe
- Barrington Times
- Warren Times Gazette
- Sakonnet Times
- Westport Shoreline
- Bristol Phoenix
- Newport This Week
- The Valley Breeze
- Jamestown Press
- South County Independent
- Narragansett Times
- East Greenwich Pendulum
- Coventry Courier
- Chariho Times
- Kent County Daily Times
- North Kingstown Standard Times

MAGAZINES

- Rhode Island Monthly
- Distinctive Homes
- Providence Monthly
- Haven Magazine
- The Bay
- SoRhodelsland
- Antique Homes



TARGETED DIRECT MAILING

Our marketing team, which includes dedicated writers and graphic design experts, are at the ready to draft and print high-impact, direct-mail marketing to keep potential customers engaged. Through Farming and New Listing collateral, we are able to hit audiences with timely messaging around our agents' relevant activity in the market.

Some call it "snail mail" but we call it a proven strategy. Eyes fatigued by too many emails often find traditional direct mail a welcome change of pace in the digital age – in fact, a majority of people prefer receiving physical mail. When it comes to marketing your property, tangible, targeted mailers are a tried-and-true method for reaching your audience.

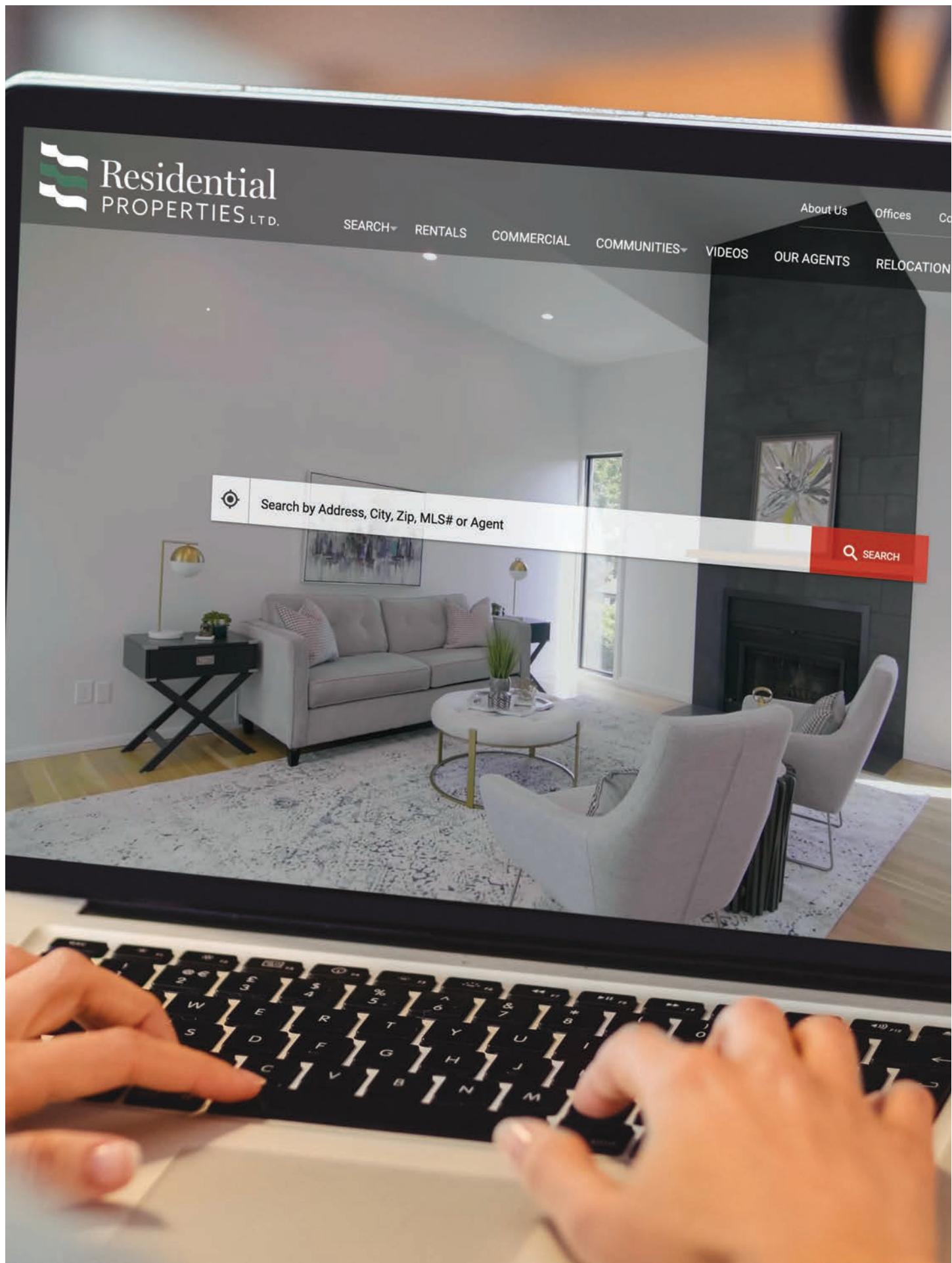




SETTING THE STAGE FOR *a* QUICK SALE

Proper staging can be one of the most lucrative investments you make. Showcasing your property to its fullest potential will not only help fetch a higher price, but can also drastically reduce your days on market.

Experts know that a properly priced, well-prepared home will sell in less time than competing houses. Staging neutralizes and removes visual clutter, creating an environment that is pleasing to the broadest range of buyers while also alleviating emotional attachment for sellers.



RESIDENTIAL- PROPERTIES.COM

Selected as one of the top 25 real estate websites in the nation by the Real Trends Website Rankings, ResidentialProperties.com was designed to make finding your next home simple. Bold imagery, attention-grabbing, SEO-optimized content, videos, helpful search functionality, community content, and city guides are just some of the offerings that help customers connect to the information they need.

FEATURED PROPERTIES, NEW LISTINGS, AND OPEN HOUSES:

The homepage carousel allows visitors to browse highlighted homes quickly.

MAP SEARCH:

Innovative Map Search allows visitors to see where available properties are located, while also providing a draw tool for even more customizable location searches.

MARKET REPORTS:

Customers and prospects can sign up for our community market reports to stay informed on the latest local real estate activity.

VIDEO TOURS:

Our in-house-produced property videos are hosted on a dynamic platform called WellcomeMat for an easy viewing experience.

PROPERTY ALERTS:

Visitors can sign up to receive free email alerts when properties that meet their saved search criteria enter the market.



Women's Resource Center

WOMEN'S fund
R H O D E I S L A N D



Hasbro Children's Hospital



Rhode Island PBS

GLAD

LEGAL ADVOCATES
& DEFENDERS



BOYS & GIRLS CLUBS
OF NORTHERN RHODE ISLAND



GREATER NEWPORT
Chamber of Commerce

**JEWISH
ALLIANCE**
of Greater Rhode Island



CCri



RHODE ISLAND COMMUNITY
FOOD BANK



**ARTS
ALIVE!**

**YOUTH
PRIDE INC**
don't grow up invisible



Sakonnet
Preservation
Association



**trinity
rep**

ZOO
ROGER WILLIAMS PARK

**NEWPORT
ART
MUSEUM**

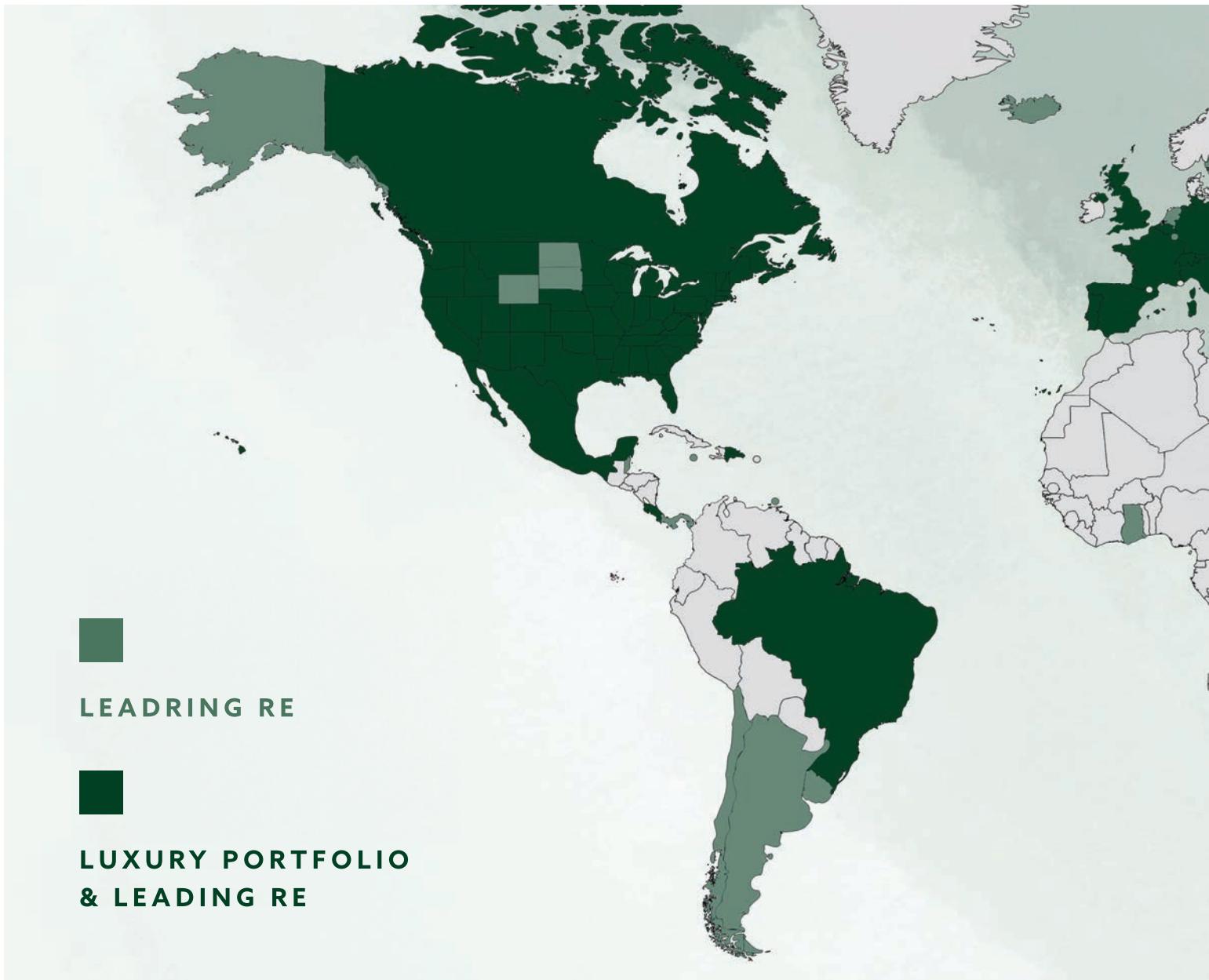
PPL



AMONG OTHERS

ENTRENCHED *in* OUR COMMUNITY

It begins at the top – Sally Lapidés started RPL with a vision of people-focused leadership and continues in that spirit to this day. We are invested in our community, which means our agents, our Executive Team, and our managers take time to advance worthwhile charities across RI and beyond. These are just some of the causes we proudly support.



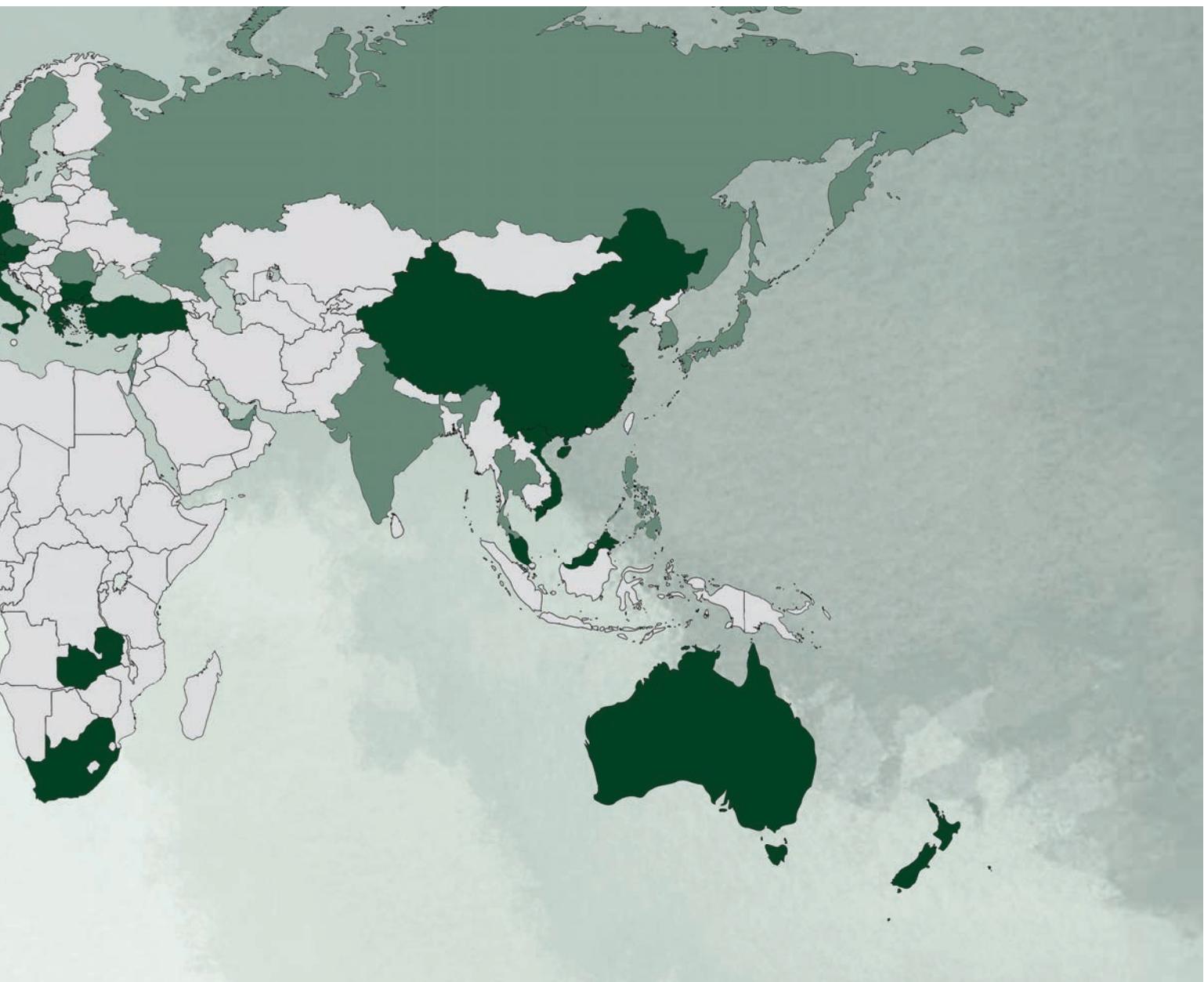
LEADING RE

LUXURY PORTFOLIO
& LEADING RE

A POWERFUL NETWORK

Leading REAL ESTATE
COMPANIES
OF THE WORLD®

Through our partnership with the global real estate and relocation network, Leading Real Estate Companies of the World, we are able to offer relocation services on a local, national, and international basis.

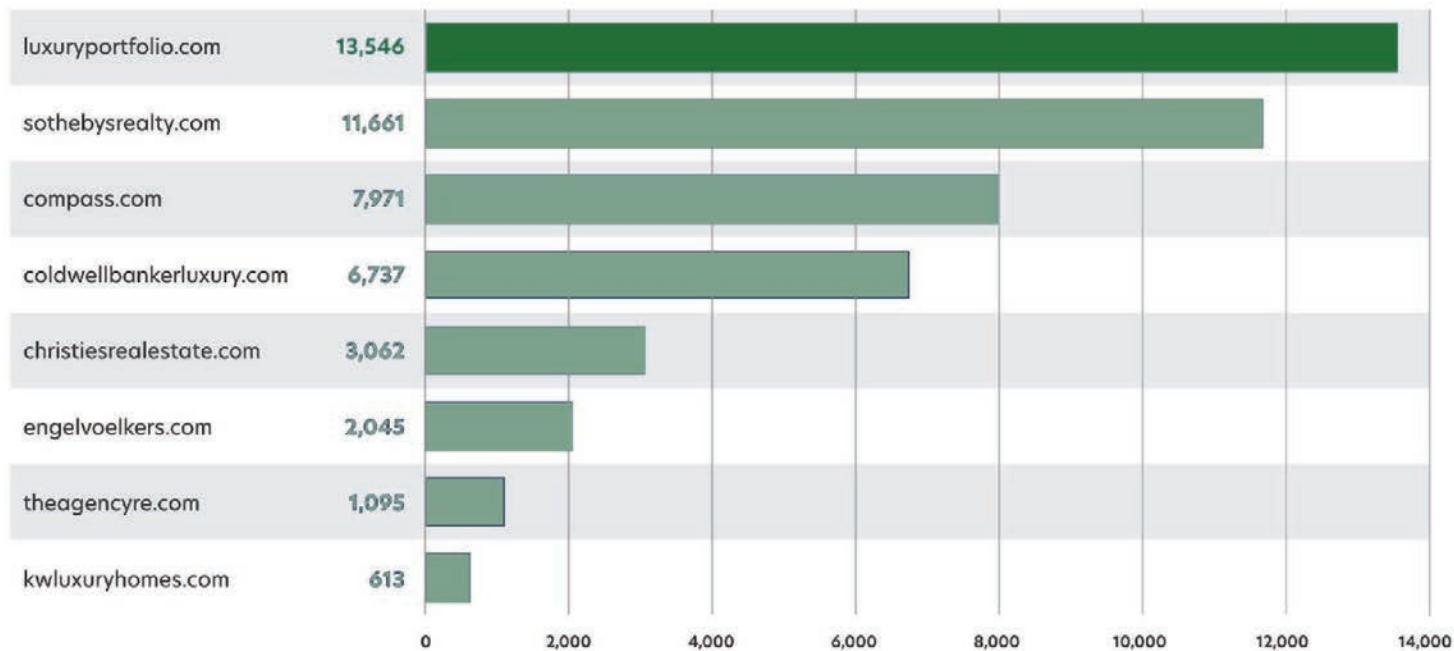


When selling your home, you need global exposure in addition to the strong marketing expertise we deliver locally. As an affiliate of Leading Real Estate Companies of the World®, we have the resources to market your property to the highest possible number of potential buyers. With 150,000 talented associates from over 550 companies around the world, we expose your listing to buyers in over 70 countries to ensure more eyes on your property. In addition, we receive inbound clients from other affiliates around the globe who are interested in purchasing a home.

When your home is posted to our website locally, it is immediately promoted on the LeadingRE.com website. It is also immediately connected to the websites of over 550 of our affiliated real estate firms around the world.



Total U.S. Properties — Over \$1 Million



YOUR LUXURY CONNECTION



Our brokerage is an established leader and has a reputation for its expertise in representing some of the finest homes in the community. We utilize a sophisticated mix of online and offline media to position homes so that they receive maximum exposure, including syndication to affluent websites such as WallStreetJournal.com, FinancialTimes.com, LuxuryPortfolio.com, CountryLife.co.uk, JamesEdition.com, and Juwai.com (China's #1 real estate portal).

As a result, Residential Properties Ltd. was chosen to represent Luxury Portfolio International, a collection of the world's most experienced, respected, and well-known experts in luxury real estate. Our affiliation with this powerful organization gives us strong connections to well respected firms in over 70 countries, and the benefit of a referral program that makes over 40,000 client introductions each year - more than any other real estate organization.



ADVISING YOU STEP BY STEP

PREMARKET

COMPLETE PAPERWORK

The listing agreement is a contract that explains our relationship and details the comprehensive service you will receive.

PREPARE YOUR HOME

We'll work together to determine all necessary next steps.

ALIGN ON STRATEGY

Once your home is ready to list, we will reassess market data and finalize our pricing approach.

ON-MARKET

LAUNCH YOUR PROPERTY

Your property will be shared across a range of relevant channels pivotal to the sales process.

SHOW YOUR PROPERTY

Show property and follow-up with leads.

ADAPT OUR STRATEGY

Monitor the market and feedback from buyers to adapt our strategy, if needed.

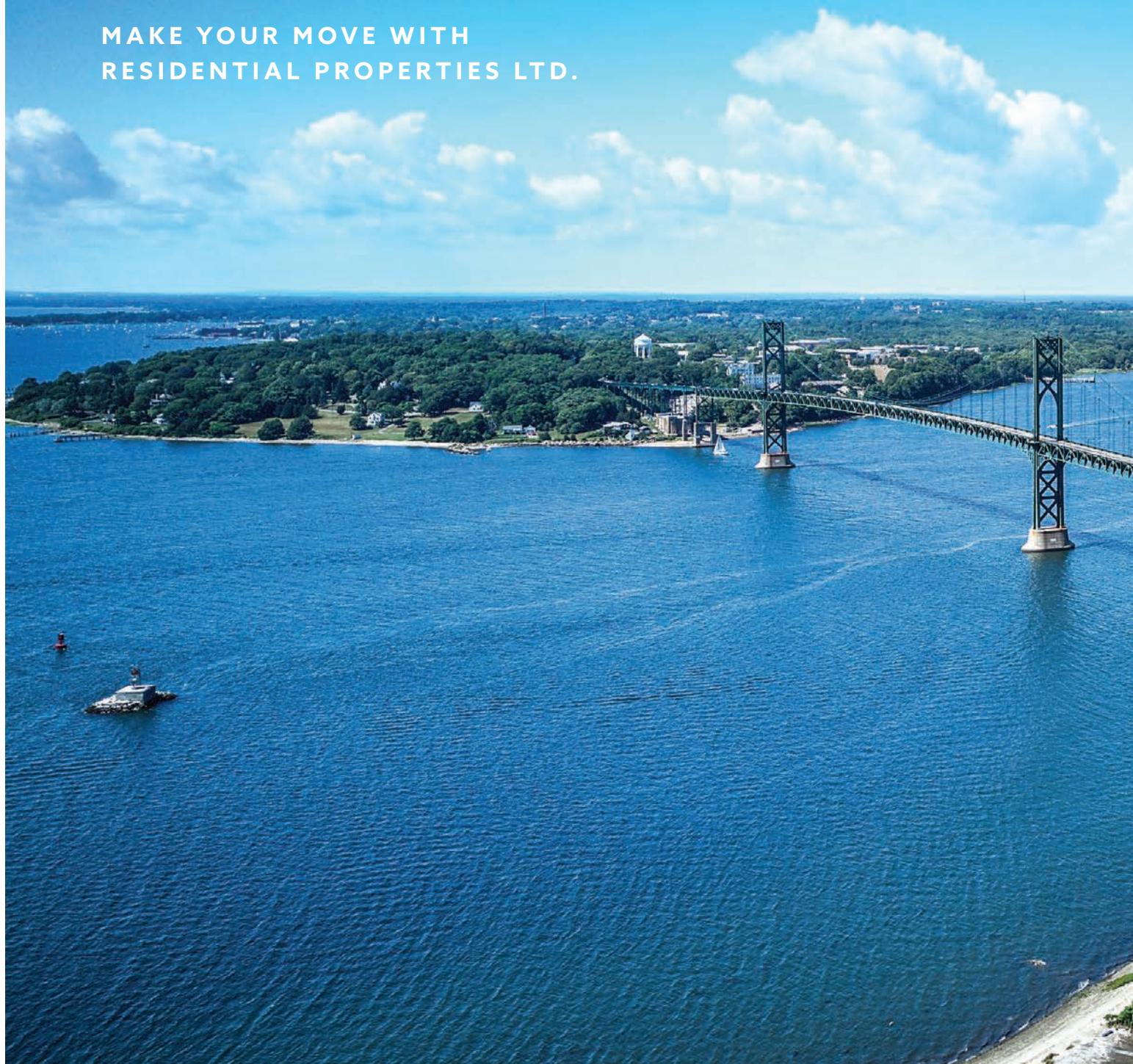
CLOSING

PROPERTY CLOSING

Schedule closing and work through contract terms. Close on the property and assist with post-settlement questions.

REACH *your* POTENTIAL

MAKE YOUR MOVE WITH
RESIDENTIAL PROPERTIES LTD.







Residential
PROPERTIES
LTD.

RHODE ISLAND'S REAL ESTATE COMPANY®