



BUYER PRESENTATION

Expert Insights for
Successful Home Buying

PRESENTED BY:
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ABOUT ME



Tiffany Billman is a Reno Tahoe REALTOR® serving buyers and sellers throughout Reno and Lake Tahoe. Known for her integrity, discretion, and highly personalized service, she brings more than 25 years of local insight and a steady, strategic approach to every transaction.

Deeply connected to the community, Tiffany is passionate about being a trusted source for all things Reno Tahoe, from neighborhood insight and market trends to the outdoor lifestyle that makes the region so special. She frequently works with relocation clients and understands the importance of flexibility, communication, and precision throughout the process.

Raised by a top-producing REALTOR mother and a Marine father in a family of pilots, Tiffany learned early that loyalty, transparency, and strong relationships are the foundation of lasting success. Those values guide how she represents her clients today.

A graduate of the University of Nevada, Reno with a degree in Marketing, Tiffany combines thoughtful strategy with elevated presentation. Sellers benefit from targeted global exposure. Buyers gain a skilled negotiator who listens carefully and understands that a home is more than a purchase. It is where life happens.

When she is not serving clients, Tiffany enjoys skiing at Mt. Rose, wake surfing on Lake Tahoe, traveling with her husband and their French Bulldog, Wallace, and flying over Reno Tahoe in her husband's Kitfox airplane.

Tiffany proudly serves buyers and sellers throughout Reno, Lake Tahoe, and the greater Carson Valley and is honored to represent her clients with integrity and discretion as they move into their next chapter.

TIFFANY BILLMAN

Global Real Estate Advisor

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Testimonials

We were very lucky to find Tiffany to have as our real estate agent. This was a difficult purchase for us since we were coming from another State. We had restrictions on what we were looking for such as school location, property size etc., but we didn't have any ideas of where that would be in the Reno area. She was a tremendous help in choosing property types and locations to fit our needs in ways we didn't even think about. We thought this task would take months and we were able to find the perfect home in a very short time. Her method of scheduling according to our needs and home priorities were a definite help with that. We would highly recommend her because of her knowledge, work ethic and her wonderful attitude!

– RITCH & SANDRA L.

Tiffany is wonderful. Shes down-to-earth, honest and forthcoming, organized, and just a generally great person to be around during what can be an exciting but stressful time. She made this home buying process unbelievably easy for me, and she was incredibly attuned to what I knew I wanted and even what I didn't know I needed. It was so wonderful to release control to a team I knew I could trust. Thanks for everything, Tiffany!

– SARAH D.

Tiffany is an outstanding Realtor and one of the best agents I've dealt with. I've been a real estate broker in San Diego for over 35 years. Tiffany recently helped my daughter through the buying process in Reno and I couldn't have done it better myself! From the first engagement with Tiffany I knew we were in good hands. Tiffany was on top of her game every step of the way. She was very knowledgeable about the Reno market and the entire buying process. She was caring to our needs and worked hard to answer our questions and concerns. She's a true professional and knows her field of work. For a great home buying experience, I would highly recommend you call Tiffany.

– ANGELA P.





1,100

OFFICES
WORLDWIDE

85

COUNTRIES &
TERRITORIES

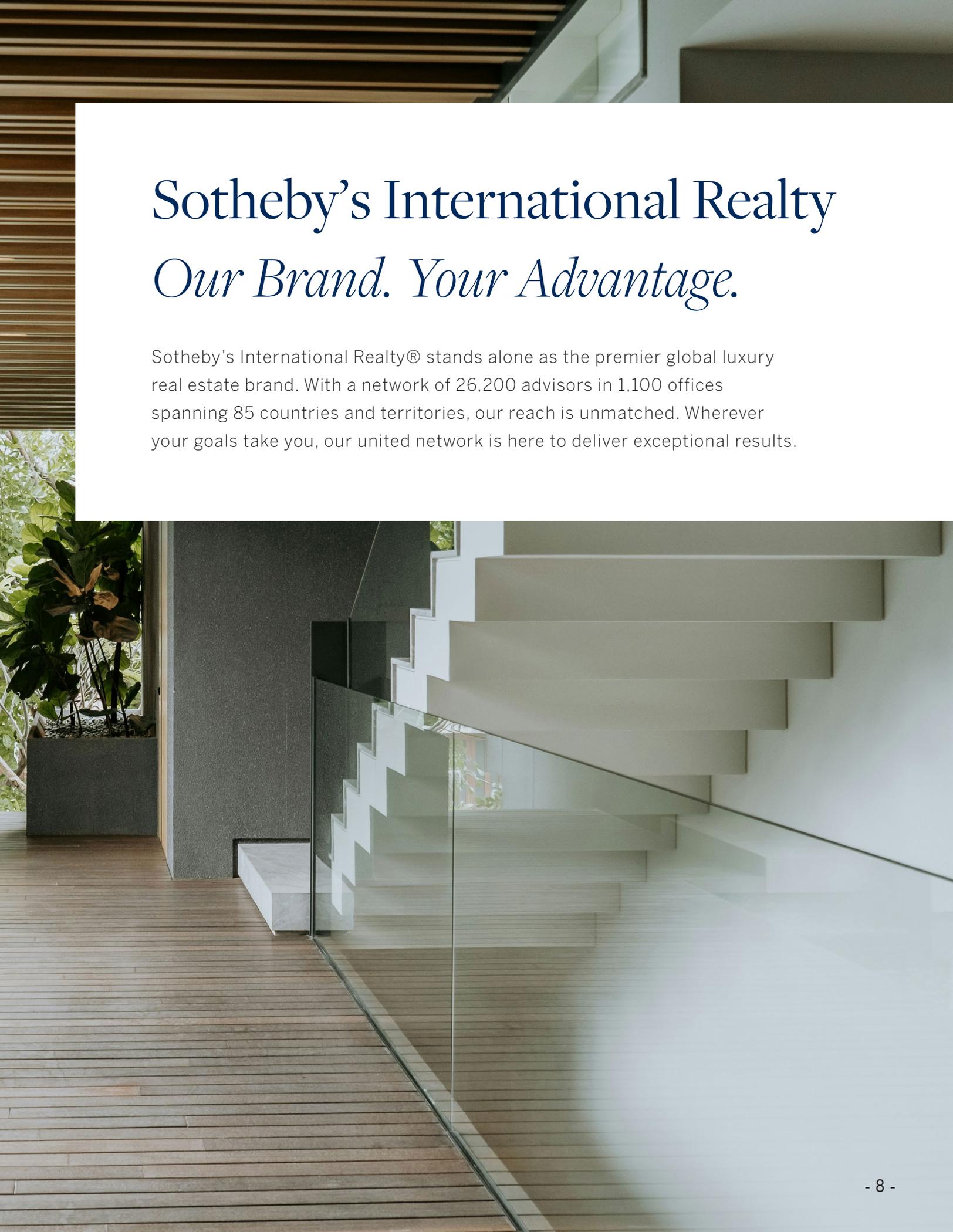
26,200

SALES
ASSOCIATES

\$157B

ANNUAL
SALES (USD)

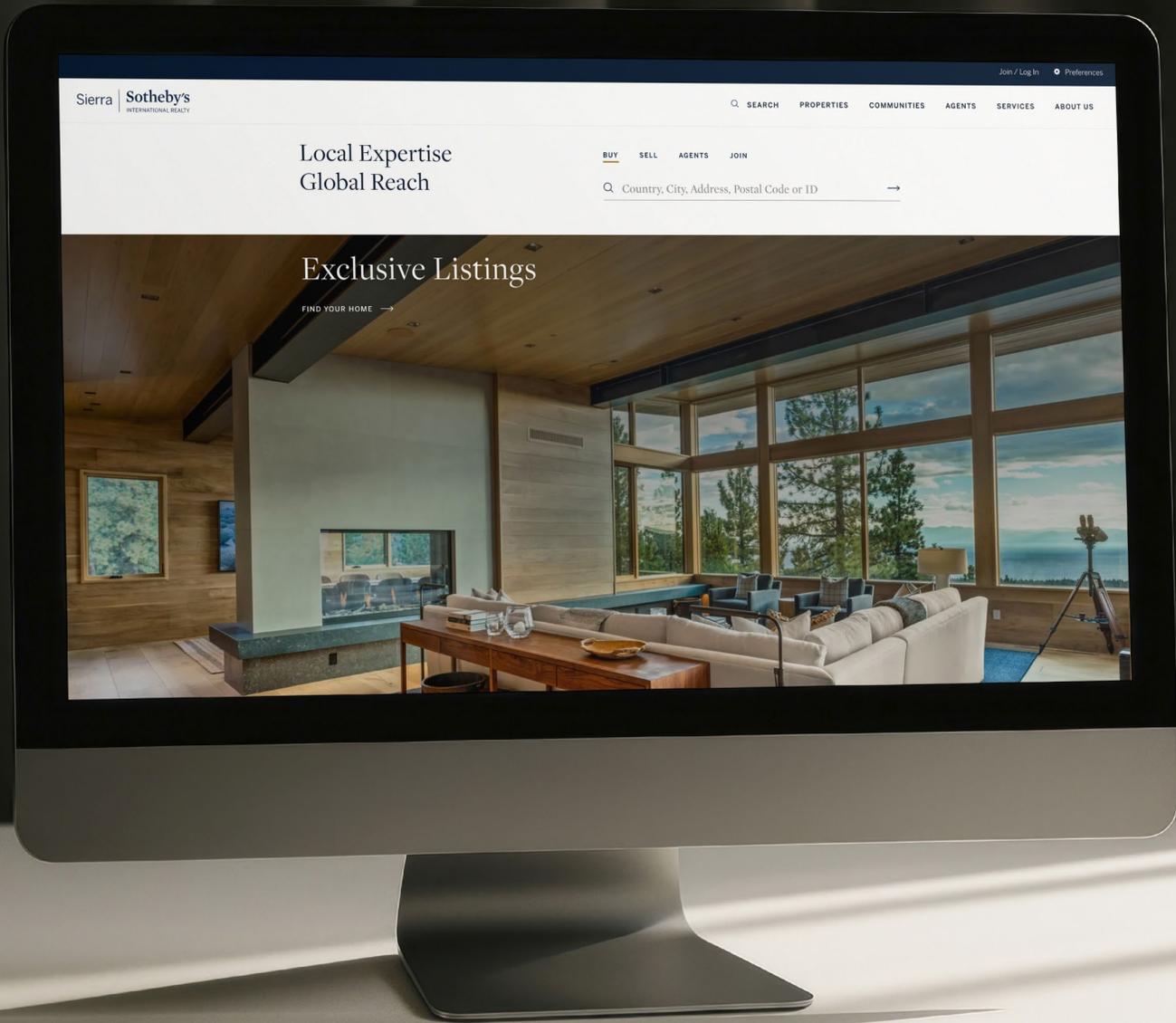


The background of the page is a photograph of a modern interior. It shows a wooden plank floor in the foreground, a large potted plant with broad green leaves on the left, and a staircase with white steps and a glass railing on the right. The lighting is bright and natural, suggesting a window or large opening nearby.

Sotheby's International Realty

Our Brand. Your Advantage.

Sotheby's International Realty® stands alone as the premier global luxury real estate brand. With a network of 26,200 advisors in 1,100 offices spanning 85 countries and territories, our reach is unmatched. Wherever your goals take you, our united network is here to deliver exceptional results.



Better connections *mean more opportunities.*

Sothebysrealty.com - Webby Award-winning website - offers advanced search capabilities for home buyers worldwide. You can research properties more thoroughly through detailed listings, informative videos, and virtual tours before scheduling in-person visits. Plus, the Sotheby's International Realty® unparalleled global network means I am connected with top agents worldwide, giving you valuable insider access to potential pre-market properties and listings beyond our own.

10 Essential Advantages of Representation

As your real estate advisor, I bring experience and expertise to every aspect of your search and transaction. Here are 10 key advantages I provide:

1

Deep Knowledge & Access

My market expertise covers pricing trends, desirable neighborhoods, and homebuyer and homeowner preferences, ensuring you have comprehensive insights and priority access to all available listings.

2

Negotiation & Confidentiality

Through countless transactions, I have honed my negotiation skills to craft winning strategies and secure the best possible terms while protecting your interests.

3

Vast Network

My access to a broad network of industry professionals, including inspectors, mortgage brokers, and other real estate advisors, uncovers opportunities and expedites the process.

7

Trusted Advisor

As your confidential real estate advisor and fiduciary, I ensure every choice reflects your homebuying goals.

8

Risk Mitigation

Mistakes in real estate can be costly. I have the experience to help you make confident decisions. I also have access to in-house legal counsel if the need arises.

4

Contract Navigation

My expertise in real estate transaction paperwork helps you avoid errors in contracts, disclosures, and reports.

5

Problem Solving

With a track record of overcoming obstacles, I am equipped to tackle any that may arise.

6

Time Saving

I handle all the behind-the-scenes work, from property research, contract negotiation, state compliance, vendor management, and more to streamline your experience.

9

Professional Development

The real estate market and its regulations are continually evolving. Both my brokerage and I stay current with housing market changes and regulations through continuous education, ensuring informed and experienced service that stays ahead of the curve.

10

Future Guidance

Even after closing, I remain available as a resource for general advice on homeownership, market trends, and local services.

Advisory *fees*

My services are compensated on a commission basis. Your buyer agency agreement details the advisory fees, which may vary depending on the property you purchase.

Seller Paid Brokerage Fee

- The seller has offered to pay a fee to the buyer's agent.
- If the seller offers only a portion of the fee you have agreed to in the buyer agency agreement, this would require you to pay any portion of our fee not paid by the seller, unless you condition your purchase offer on the seller paying your full fee obligation to us and the seller agrees.

Shared Seller and Buyer-Paid Brokerage Fee

- The seller offers only a portion of the fee you have agreed to in the buyer agency agreement. This would require you to pay the remaining fee not paid by the seller.

Buyer Paid Brokerage Fee

- The seller has not offered to pay a fee to the buyer's agent or is offering less fee than the fee agreed upon in your buyer agency agreement. You will be responsible for the fees not covered by the seller at closing.





The Homebuying *Journey*



Inspection Due Diligence

Examining the
condition of the home

Pre-Closing Walk-Through

Confirming of condition
of the property prior
to closing

Insurance

Obtaining homeowner's
insurance

Coordinate an Appraisal

Valuating your
future home

Settlement

Reviewing and executing
final purchase documents

New Home Awaits

Welcoming you to your
new home





Case Study

Challenge

Buying in competitive and nuanced markets often means navigating limited inventory, pricing pressure, multiple-offer scenarios, and evolving market conditions. Without the right guidance, opportunities can be missed or buyers may overpay or compromise on long-term value.

Strategy

Our team takes a proactive, data-driven approach to buyer representation. We identify opportunities early, provide clear market intelligence, and craft strategic offers tailored to each property and situation. Through strong agent relationships, skilled negotiation, and thoughtful timing, we position our clients to move with confidence and clarity.

Result

This disciplined approach allows our clients to secure the right property at the right value, even in competitive environments. By managing risk, protecting our clients' interests, and guiding each step of the process, we deliver a seamless experience and successful outcomes aligned with our clients' goals.

50 years forward

2026 marks the 50th anniversary of Sotheby's International Realty®, a milestone that honors our unparalleled heritage and deep-rooted connection to the world-renowned Sotheby's auction house. As we celebrate five decades of representing the extraordinary, we also look ahead with pride to the new Sotheby's global headquarters at 945 Madison Avenue, the iconic Breuer building, a masterpiece of modernist architecture and a fitting home for a brand built on innovation, artistry, and excellence.

Half a century later, the power of the Sotheby's International Realty® brand has never been stronger, a global force defined by trust, legacy, and unmatched market influence.

Sierra | Sotheby's
INTERNATIONAL REALTY