

@properties®



kimandkatie.com

@properties®

The Kim & Katie Group

We bring results to clients wherever their buying and selling goals take them.

Real Estate Brokers with passionate commitments to their community, Kim and Katie are driven to make sure that each client and friend, LOVES WHERE THEY LIVE. Their business is based on the perfect blend of their backgrounds and personalities: Community Trust, Savvy Negotiations, Innovative Marketing, Up to Date Market Data and Experience. Recognition and Awards Include being ranked #17 in the state of Illinois: Real Estate Agents on Social Media, Most Innovative Property Marketing Award, Community Service Award, Top Performers Award, Featured in Top Agent Magazine, New Construction Sales Leader Award and Midwest Division High-Volume Sales Leader. The awards aren't the reason you should work with Kim and Katie. The awards are symbolic of the hard work and dedication they put into each client's journey. From helping navigate the nuances of historic homes to advising on location and selections for new construction, their industry and personal experience makes a difference. Kim and Katie are here to advise you throughout the process of buying or selling your home. They would love the opportunity to meet with you and share their fresh ideas on marketing properties and finding hidden gems. Reach out today to set up an appointment to learn about the difference Kim and Katie can make for your real estate dreams.



THE KIM & KATIE GROUP

—> BEYOND THE SALE <—

773.750.9395 mobile
630.732.1299 direct

kimandkatie@atproperties.com
kimandkatiegroup.com

What are my clients saying?

..... //

Katie and Kim are such an amazing team. They were extremely professional in helping me buy and sell a home and had great patience with us all along the way. Katie and Kim sold our house within a week and negotiated a price that was better than we thought we could get. I would highly suggest working with Katie and Kim!

..... //

Kim and Katie are both exceptional. Their knowledge, experience and guidance helped us prepare for and ultimately sell our home in a very short time! Would highly recommend them.

..... //

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..... //

Katie & Kim came as a referral from my neighbor- They had our home sold in 2 weeks!! These girls took a special interest in advising and preparing our home so it looked amazing for showings! After every showing they followed up immediately reporting feedback! These girls have fantastic sales skills! While at the same time they are caring, friendly, and personable. Fantastic team overall!! Absolutely loved working with them!!!

..... //

Excellent work from Kim and Katie through the entire process, home sold in about a week at our target \$ amount. Very patient on the buying process, helped us see a TON of homes before we finally settled on our selection.

..... //

Kim and Katie helped us find our dream home in downtown Naperville! They made every step of the way easy and simple. We would definitely ask for their help and recommend to any of our friends looking to buy or sell homes in the Chicago area!



..... “

As a first time home buyers my husband and I had no idea what we were getting ourselves into. We were referred to Kim&Katie from a friend and they exceeded our expectations!

During this pandemic of course things changed from the norm but Kim&Katie were just a call or text away to help us and always had our backs. They truly do care about each of their clients and only wants the best for them. They were able to recommend a painter for us a well which he was amazing. I would rate 10/5 stars if I had an option

Listings Side

724 Jackson Ave, Naperville
714 S Wright St, Naperville
522 Benton, Naperville
549 S Main St, Naperville
509 Aurora Ave #204, Naperville
3631 Eliot Lane, Naperville
2812 Spinner Ct, Naperville
9 N Huffman St, Naperville
2401 Legacy Drive, Aurora
1248 Townes Circle, Aurora
1144 Sandston Ct, Aurora
3224 W Belle Plaine, Chicago
1142 W Washburne Ave, Chicago
1941 W Race St Chicago
107 Spring Ave, Naperville
4747 Waa Kee Sha Dr, Oswego
2 Helens Way Ct, Naperville
715 Spindletree, Naperville
16562 Watters Drive, Lockport
140 W Porter, Naperville
3645 Princeton Ave, Aurora
446 Metropolitan St, Aurora
3031 Fowler Circle, Warrenville



recent sales

Buyer Side

439 S Sleight St, Naperville
523 E Chicago Ave, Naperville
15 W Franklin Ave, Naperville
330 Spring Ave, Naperville
525 E Hillside, Naperville
2663 Salix Circle, Naperville
105 Spring Ave, Naperville
829 N Eagle, Naperville
1125 N Webster, Naperville
1213 Millet St, Naperville
809 N Center St, Naperville
343 Redbud Drive, Naperville
1540 Sarnell Ave, Naperville
767 Sigmund Rd, Naperville
511 Aurora Ave #514, Naperville
244 N Laird St, Naperville
905 Charlton Lane, Naperville
2020 Wellington, Geneva
22570 Crimson Lane, Frankfort
6635 Fernwood Drive, Lisle
506 Hidden Creek Lane, North Aurora
11 Fernwood Drive, Bolingbrook





Central Park Place Exclusive Listing Agents

Central Park Place is a custom 17-unit luxury condominium building in the heart of downtown Naperville. This iconic building incorporates the original Naperville public library and offers three levels of uncompromising residential luxury living.

Central Park Place floor plans include: two-, three- and four-bedroom homes, ranging in size from 1,600-3,600 square feet. The rooftop deck is for the private use of the residents and overlooks all of downtown Naperville. Units range from \$800,000-\$1,700,000.



@properties: a local leader

In less than a decade, @properties became the #1 real estate brokerage firm in the city of Chicago and began expanding to the suburbs.

But for @properties, leading has far less to do with numbers and far more to do with innovation. Technology changes, markets change, expectations change. So we never stop changing. Innovation permeates everything we do, from building the most sophisticated website to introducing new services to sourcing new marketing channels. Innovation is the heartbeat of our business.

Being a leader also comes with responsibility. It means moving the industry forward by sharing best practices, serving in positions of leadership with the local REALTORS® Association, and giving back to the community.

Each day, we break new ground by attracting the best and most professional brokers and the most astute clients in the greater Chicagoland area.



advertising your home

The story of your home is already written...
It's all about properly sharing it.

@properties showcases your home before the largest pool of home buyers through marketing programs that are built around EXPOSURE - exposure through an internal network of brokers and their client databases; through an in-house marketing department with full print and digital capabilities; and through an exhaustive

catalog of online, mass media and grassroots marketing initiatives - all tailored to address the specific challenges and opportunities of the marketplace.

More exposure means more page views, more phone calls, more showing requests, and ultimately a faster, more lucrative sale.

featured publications include:

CS

NS
WOMEN'S LIFESTYLE MAGAZINE

CS Interiors

THE MEN'S BOOK
CHICAGO

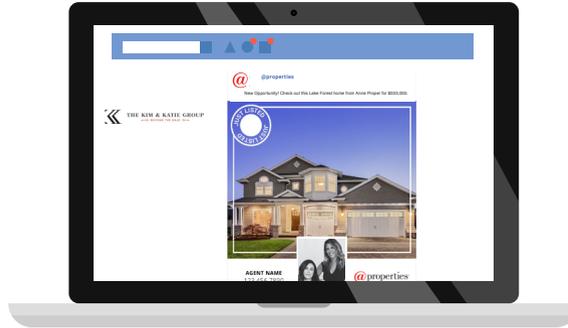
**ULTIMATE
ADDRESS**

LP LUXURY
PORTFOLIO
INTERNATIONAL

PIONEER PRESS
YOUR LOCAL SOURCE

THE WALL STREET JOURNAL

CHICAGO SOCIAL
Brides



digital advertising

@properties

909 DOUGLAS AVENUE



909 DOUGLAS AVENUE
This elegant home in Overlook Naperville is classic luxury. Back on the market with no fault of the seller. This gorgeous home is ready for immediate occupancy. Backing up to Burlington Park, you can catch a glimpse of white tailed deer or a bright cardinal perched on a tree branch from the bonus 3 seasons room. Newly finished lookout basement. Enjoy time with family and friends in the open first floor living spaces. The family room is centered with a sleek two-story fireplace. Stylish light fixtures complete each room. A gorgeous white and gray kitchen invites you to cook up a fun dinner, or pour a glass of wine and sit at the island enjoying appetizers. Featuring black and stainless steel Viking appliances, including a double oven. Celebrating a more formal occasion.

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IMAGING: DENISE SCHULTZ
LAWRENCE/REX USA PHOTOGRAPHY

Ultimate Address

@properties



909 DOUGLAS AVENUE
This home just might have everything you have been looking for in your dream home!



895 SLEIGHT STREET
This home just might have everything you have been looking for in your dream home!

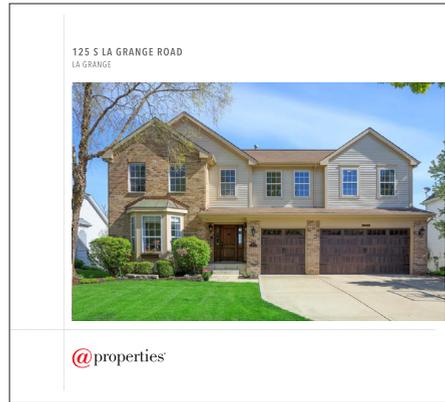
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IMAGING: DENISE SCHULTZ
LAWRENCE/REX USA PHOTOGRAPHY

NS

marketing your home



print brochures

Your home will be beautifully
represented in our marketing brochure.



1003 WESTMOOR ROAD MAGNIFICENT NANTUCKET STYLE HOME
~APPROXIMATELY 6500 SQ FT OF FINISHED SPACE.

ROOM DIMENSIONS

Four.....10' x 06'
 Living Room.....14' x 12'
 Dining Room.....10' x 13'
 Kitchens.....18' x 06'
 Breakfast Room.....12' x 09'
 Family Room.....18' x 18'
 Home Office.....14' x 12'
 Master Bedroom.....18' x 14'
 Second Bedroom.....14' x 11'
 Third Bedroom.....14' x 12'
 Fourth Bedroom.....13' x 11'
 Fifth Bedroom.....18' x 06'
 Sixth Bedroom.....20' x 14'
 Recreation Room.....20' x 17'
 Media Room.....18' x 13'
 Storage/Utility.....12' x 06'
 Mud Room.....12' x 12'
 2 Car Garage.....N/A

FEATURES

Stone & shingle exterior with copper downspouts situated on approximately 1/3 acre lot in a desirable location. Sprawling floor plan, high ceilings, over sized moldings, custom millwork/woodwork, a kitchen straight out of Architectural Digest and front porch. 6 bedrooms, 6 1/2 baths, luxurious master suite with spa-like bath and 2 wood burning fireplaces with gas starters. 1st floor finished bonus space could be a 5th en-suite bedroom or an additional office/playroom. Expansive Lower Level includes media room, exercise room, refrigerated custom wine cellar/bar and 6th bedroom/bathroom. Incredible attention to detail.

ADDITIONAL FEATURES

- Chef's kitchen with custom cabinetry and high end appliances, including side-by-side Sub-Zero refrigerator and freezer with additional Sub-Zero wine refrigerator and beverage center, 6-burner Wolf gas range with griddle.
- 4" white oak hardwood throughout first and second floors
- Chevron custom design hardwood flooring in the foyer
- Custom stain grade library with custom cabinetry and softwood ceiling
- Custom millwork and woodwork throughout
- Expansive mud room with custom cabinetry, lockers, 4" command center" desk area
- Second floor large laundry room with custom cabinetry/shelving
- Luxurious master bedroom suite with a spa like master bathroom featuring radiant heated Italian marble floor, Italian marble counter top, a steam shower and a beautiful stand-alone soaking tub

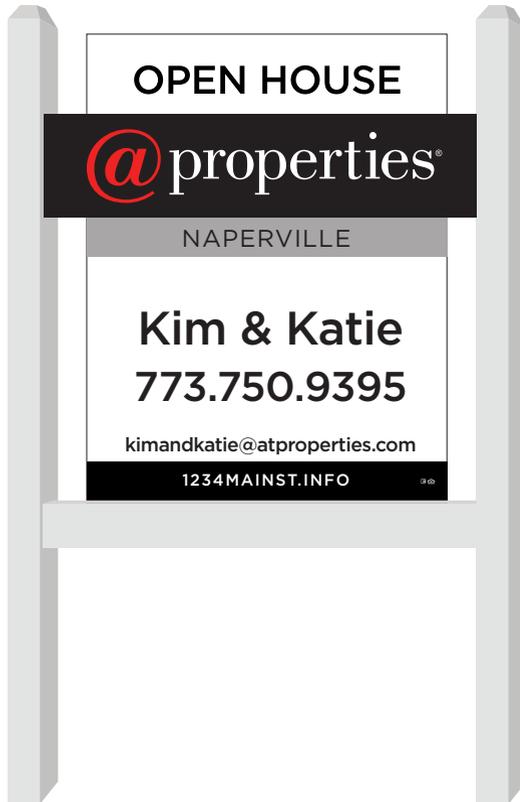
- 2nd floor has 3 additional large bedrooms all en-suite
- 3rd floor finished bonus room space (5th en-suite bedroom or additional office/playroom)
- Expansive fully finished lower level includes a media room, refrigerated custom wine cellar, wet bar and 6th en-suite bedroom
- Two fireplaces with custom mantels
- Pella high efficiency windows
- Fire resistant cedar shingle roof, partial copper roof, copper gutters and downspouts
- Zoned high efficiency heating and air conditioning system
- Complete security system and pre-wired for full home automation system
- Professionally landscaped fenced in backyard with underground sprinkler system
- And much more...

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 kimandkatie@atproperties.com

hardcover luxury brochures

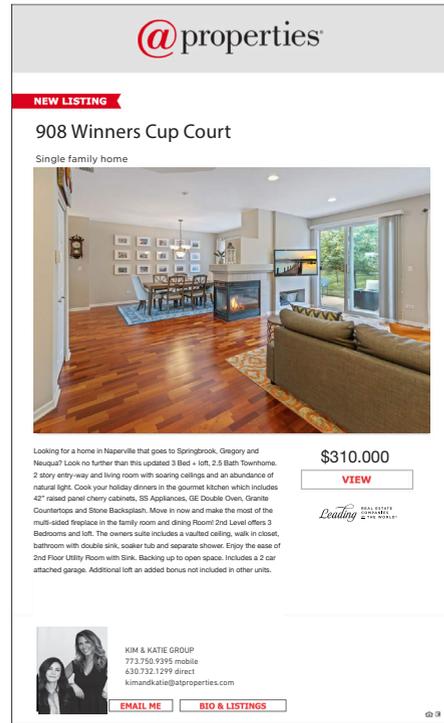
Our luxury listing brochure is a beautiful coffee table style hardcover book.

marketing your home



custom listing signage

Every listing contains a unique URL for easy access to the online listing and our direct phone.



e-blasts

We will send my contacts detailed information about your home.

YOUR @HOME REPORT

Kim & Katie group
773.750.9993
Email Me
Visit my Website

Find and Pin a Specific Listing | Adjust Comparable Property Criteria

0 COMPS

	109 Murphy Lake Road Park Ridge, IL 60068	111 Prairie Avenue Park Ridge, Illinois 60068	820 Hastings Street Park Ridge, Illinois 60068	221 Murphy Lake Ln Park Ridge, Illinois 60
Original List Price	\$1,500,000	\$1,369,000	\$1,448,000	\$1,550,000
List Price	\$1,500,000	\$1,369,000	\$1,448,000	\$1,550,000
Closing Price				
Price Drops	7	0	0	3
Days Listed	3	97	33	100
Total Days on Mkt	3	97	58	892
Sold Date				
% CP to GLP				
Beds	4	5	5	5
Baths	4.1	4.1	4.1	5.1

ABOUT THE AGENT ★★★★★ 128 reviews

PROPERTY INFORMATION

WEB STATS

AVERAGE OF COMPARABLES

MARKET TRENDS

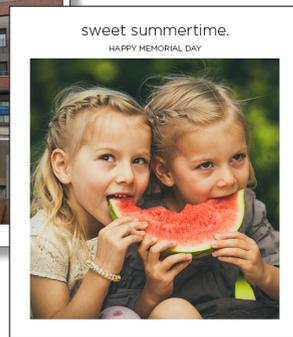
NEIGHBORHOOD OVERVIEW

@properties sources the MLS to provide **100% accurate, up-to-date** real estate information

This is a comparative market analysis, not an appraisal of the market value of the real estate, and was prepared by a licensed real estate broker or managing broker, not by a State certified real estate appraiser.

customized @home report

The @home report includes detailed stats on how your home is being viewed.



social media

We will utilize social media posts to generate leads and sell your home.

Community Involvement

Phil Lawler Batting 4 A Cure

Kim is the founder of Phil Lawler Batting 4 A Cure Inc foundation. This non-for-profit organization was established in 2013. The foundation's mission is to positively impact the lives of Naperville families affected by cancer. The Lawler family formed the Foundation in memory of their father, Phil Lawler, a Naperville Central High School baseball coach, physical education teacher and children's fitness advocate, who died of cancer in 2010. Here is a nice article they did a big \$20K donation to the local hospital here:

<https://patch.com/illinois/naperville/phil-lawler-batting-4-cure-foundation-donates-20-000-edward>

Giftmart

Katie is the Co-Director of Giftmart Wheatland Community D204 (since 2011) and The Compass Church Giftmart Naperville D203 (Since 2018) Giftmart is charity during the holidays, reimagined. We offer a hand up to local families facing economic crisis by creating a holiday gift shop with donated toys from local churches and schools. Families shop at this one-day event for their children, purchase the donated toys for \$2 each and 100% of the funds collected going directly back to their home school. Each year we bring hope and joy to over 500 local families.

We Love Where We Live: Support Local



Proud sponsors of Dana Being Dana on NCTV17



Ribfest 2018



Edward Hospital Ronald McDonald House Fundraiser



Shop My Closet For a Cause



online exposure

The majority of buyers begin their home search online, which means a 360-degree digital marketing strategy is paramount to getting maximum exposure for your home.

@properties markets your home across the Internet with a newly-revamped website, customized property domains, web-optimized photography and video, targeted email marketing, online classifieds and syndication to hundreds of additional websites.

- atproperties.com
- Property-specific domain names (YourAddressHere.info)
- LeadingRE.com
- Email marketing database of 800,000+ with new contacts added daily
- Adwerx
- Syndication of online listings



2647sutton.info

@properties Find a Home Sell a Home Agents & Offices Developments Commercial About Us Contact Us ChicagoLand Login/Register

2647 Sutton Circle
Naperville, Illinois 60564

\$1,250,000

Address: 4 Bldgs, 4 Bldgs, 1 Bldg

Estimate Virtual Tour Book Listing

Home Mortgage Calculator

Homeowner: Single Family

Agent: Nikita Misra 630.233.6100

Request More Info

Build To Sustain Your Legacy. Build Your Dream Home and Create Your Own Future. Schedule Your Tour

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The Kim and Katie Group

Meet Kim Labeier & Katie Misra
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Contact Us

Phone: 773.750.9135

Address: 47 E. Chicago Ave, Suite 372, Naperville, IL 60540

Visit team website

@properties Find a Home Sell a Home Agents & Offices Developments Commercial About Us Contact Us ChicagoLand Login/Register

STOP LOOKING. START FINDING.

QUICK SEARCH FIND A HOME SELL A HOME FIND AN AGENT Advanced Search

Enter address, neighborhood, MLS#, building, school or agent name **Search**

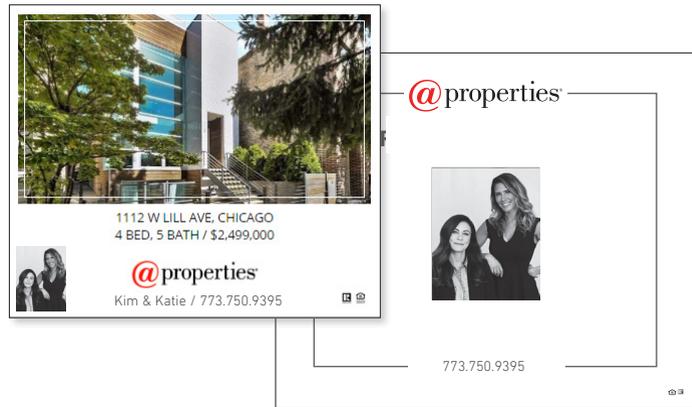
adwerx

Ever visited a website and then noticed ads for that same website following you around the Internet?

It's not a coincidence; it's a sophisticated digital marketing tactic known as retargeting, and it's another way in which @properties increases online exposure for our listings.

Through our partnership with Adwerx, we leverage retargeting to put your property in front of prospective home buyers as they surf the Web.

Adwerx also uses geo-targeting to display your listing to people in certain locations, and targets users based on Internet browsing behavior such as those perusing real estate-related websites. The platform's vast network includes hundreds of top websites ranging from Forbes.com to ESPN.com to specifically cater to the clients we serve.

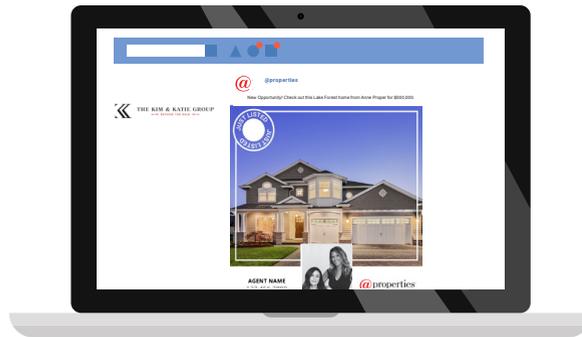


homesnap

With Homesnap, all @properties listings over \$700,000 will automatically be advertised on Facebook and Instagram.

These ads will retarget potential buyers who have searched for your home or similar properties online. Once the ad is clicked, it links directly to the

@properties listing page which has more detailed information about the property. specifically cater to the clients we serve.



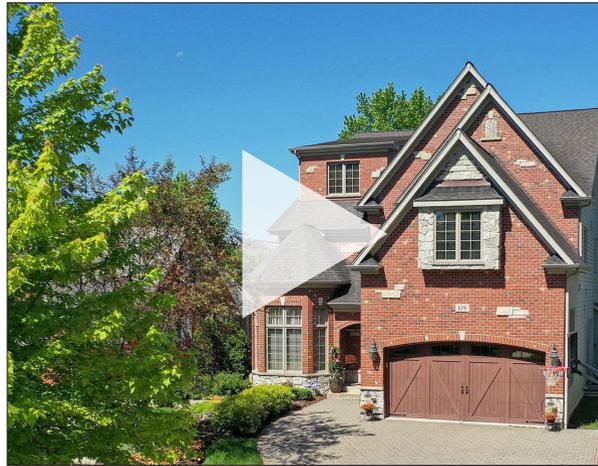
listing video program

At @properties, video is a game-changing marketing tool and we're using it to tell your home's story like never before. Our listing video program consists of:

- A full-length property video with highlights of the home, amenities and neighborhood or suburb
- A social media-friendly clip that can be shared on Facebook, Instagram and other sites

- A Zillow walk-through video
- Additional exposure through @properties' listing detail pages, video library, YouTube channel, social media accounts and syndication websites

All videos are produced and edited in-house by @properties' videography department to cater specifically to the clients we serve.

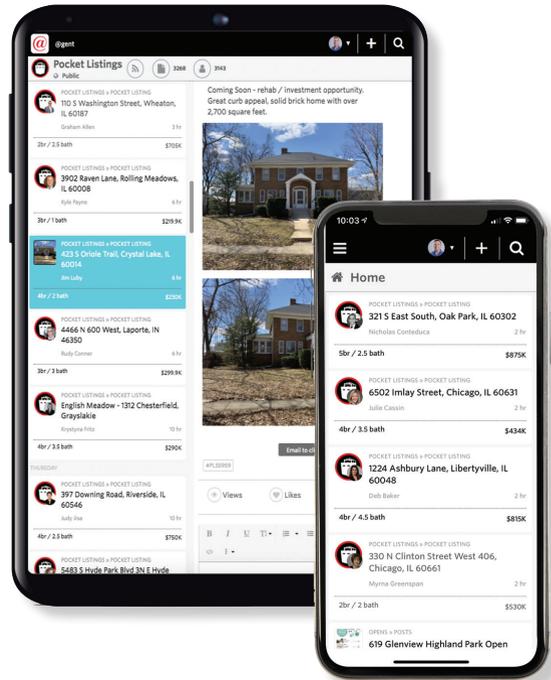


market within a market

Even before your home is officially listed, @properties brokers market internally to a powerful network of nearly 3,000 brokers – each with a broad sphere of influence that forms a rich source of prospects, buyers and referrals. This unique “market within a market” results in the most efficient transaction environment in the marketplace.

@agent app Leveraging this “market within a market,” @properties brokers use an internal mobile app that has revolutionized the way we communicate about and transact real estate. The exclusive @agent app allows our brokers to match home buyers with homes for sale, including pre-market listings. A number of @properties listings sell before they hit the broader market because of the exposure through the app alone – a testament to the power of the @properties network.

Beyond connecting buyers and sellers, the @agent app aggregates a knowledge base of every @properties broker in a searchable database, making it a great resource for recommendations on everything from vendors and service providers to local businesses.



be local. think global.

To @properties, local means friends you can count on, neighbors you can trust, and businesses you go out of your way to support. Local means the barista knows your drink, the dry cleaner knows your name and the clerk at the convenience store is happy to loan you a buck.

Real estate is a local business, and that means every home, on every block, in every neighborhood is unique, and each deserves the attention, care and consideration only a local company can offer. @properties is a local company through and through. But at the end of the day, we know that not all buyers are local. So when it comes to our marketing programs, we think globally.

As an exclusive member of Leading Real Estate Companies of the World®, the world's largest network of independent real estate firms, @properties connects sellers with home buyers all over the world. So while our brand is uniquely local, our reach is global. That means more exposure, and ultimately, shorter market times and higher selling prices.

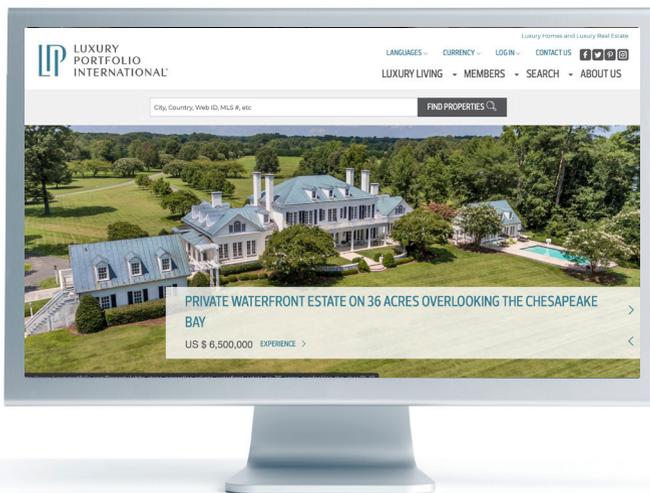


fluent in luxury

In today's competitive marketplace, a global marketing strategy is essential for luxury properties. That's why @properties is an exclusive member of Luxury Portfolio International®, the luxury marketing division of Leading Real Estate Companies of the World®.

Luxury Portfolio is a unified collection of the world's most experienced, visible and highly-regarded experts in luxury real estate. Founded in 2005 as the premium division of Leading Real Estate Companies of the World, Luxury Portfolio markets a selection of the network's extraordinary homes, utilizing

a sophisticated mix of online and offline media to position properties for maximum exposure in an elite market. The program marketed over 50,000 properties last year on the award-winning luxuryportfolio.com.



Source: Mintel International Website Survey.
Number of properties greater than \$1 million.



