



FRANKLIN JACKS REALTY

A GOOD NAME IS RATHER TO BE CHOSEN

RESIDENTIAL • REO • SHORTSALE • 1031 EXCHANGE • PROBATE



FRANKLIN JACKS | 562.304.3633

BROKER-DRE#01742976 | REALTOR | NOTARY

11350 Harvard Drive, Norwalk, CA 90650

franklinmgjacks@gmail.com | franklinjacks.com

HABLO ESPAÑOL



SRES

ARE YOU SELLING

OR BUYING A HOME?

CONTACT ME TODAY!



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**RESIDENTIAL • REO • SHORTSALE
1031 EXCHANGE • PROBATE**

HOMES ARE SELLING IN YOUR AREA

“Let me assist you in getting the highest possible dollar value for your property with a smooth transaction”.

-Franklin Jacks



**THERE'S NO BETTER
PLACE THAN HOME.**





A NOTE FROM YOUR NEIGHBOR...

I can't express how much I enjoy serving this community.

We have excellent schools, neighbors, and plenty of kindness to go around.

It's that time of year that you might find yourself needing my services, so I hope you will remember me to meet your needs.

I have been servicing this area as a Broker, Realtor, and Notary with over 10 years of experience in residential real estate with homes and investment properties in Los Angeles, Orange, and Riverside Counties.

Please don't hesitate to call me if you have any questions about how my business or services can make your life easier.

Sincerely,

A handwritten signature in black ink that reads "Franklin Jacks". The signature is written in a cursive, flowing style.

Franklin Jacks



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FRANKLIN JACKS
BROKER | REALTOR | NOTARY



ABOUT FRANKLIN JACKS

Franklin is a Broker, Realtor, and Notary with over 10 years of experience in residential real estate with homes and investment properties in Los Angeles, Orange, Riverside, and San Diego Counties.

Franklin was born in Saint Germain en Laye, France and was raised in Lakewood, California. Franklin attended Lakewood High School and graduated from the American School of Paris in Saint Cloud, France. Franklin earned his Bachelor of Science in Business Administration from California State University of Long Beach in 1988, and his Master of Arts in Education Administration from California State University of Dominguez Hills in 1992. Franklin has traveled in France, Portugal, Belgium, Switzerland, Israel and is fluent in English, Spanish and French.

Franklin married Margarita Elosegui while serving as a Missionary in Tijuana, Mexico. He and his wife have raised a family of 5 children. Franklin and Margarita have been blessed with 3 grandchildren. Franklin and Margarita raised their children to be hard workers who value and respect all people.

Franklin served as an elementary school educator for 30 years at the NLMUSD. Franklin and his wife currently attend Church in Huntington Beach. Franklin enjoys reading and studying the Bible, traveling, camping, and learning different languages.

Franklin is a real estate broker who serves the community and his clients throughout Southern California. Franklin is a Senior Real Estate Specialist (SRES), Short Sale and Foreclosure Resource (SFR), and Notary. Franklin combines traditional real estate marketing with modern marketing strategies to get his clients the highest possible dollar value for their home and assists in finding a replacement property.

REAL ESTATE OVERVIEW

Total Home Sales:	\$21,711,000	Total Land Sales:	\$1,600,000
Total Home Sq. Ft.:	±90,530	Total Land Sq. Ft.:	±15,682
Total Homes:	59	Total Lots	2

Total Sales:	\$23,311,000
SoCal Counties	Los Angeles, Orange, Riverside

**ARE YOU SELLING?
CALL FRANKLIN TODAY!**

562.304.3633

2 LOTS SOLD
IN 5 DAYS!!!



TRADITIONAL REAL ESTATE MARKETING



REAL ESTATE OVERVIEW

Canvas multiple homes per day in residential neighborhoods and provide homeowners physical print marketing materials for the selling property.



MLS

Multiple Listing Services (MLS) provides real estate listings for sale by Realtors and other realty professionals that are members of MLS to find homes for sale, for lease, newly constructed homes and investment properties.



TOURS

Physically viewing multiple homes listed for sale in a desired area with perspective home buyers.



OPEN HOUSE

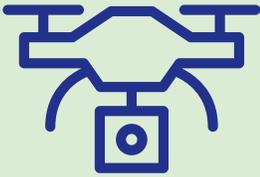
Advertising an open house to the residential community and showing the homeowner's property to perspective home buyers.

MODERN REAL ESTATE MARKETING



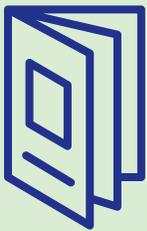
3D TOURS

Professionally show the selling home interior with a 100% virtual 3D tour that is available to view 24 hours per day for perspective home buyers.



AERIAL PHOTOS & VIDEOS

Using professional drone technology to capture aerial photos and videos of a selling home for prospective buyers to see the home, plot of land, and part of the neighborhood.



PRINT MATERIALS

Professionally designed print materials that attract prospective home buyers and realtors to promote visibility on the selling property.



SOCIAL MEDIA

Advertise the selling property on various social media platforms (Facebook, LinkedIn, Twitter, YouTube) to increase the reach of a selling property to more prospective home buyers and realtors.

A PROVEN MARKETING STRATEGY



HIRE A BROKER

Listing Contract

Selling Price

Commission

Listing Duration

Closing Costs

Seller Proceeds

Select Title Company and Escrow

Three D's

- Declutter
- Depersonalize
- Deep Clean



MARKETING

Submit and Post to MLS
(Multiple Listing Services)

Advertise on Social Media

List features and benefits for potential Buyers
Professional photos and drone video footage

Professional Property Signage

Professional Listing Brochure

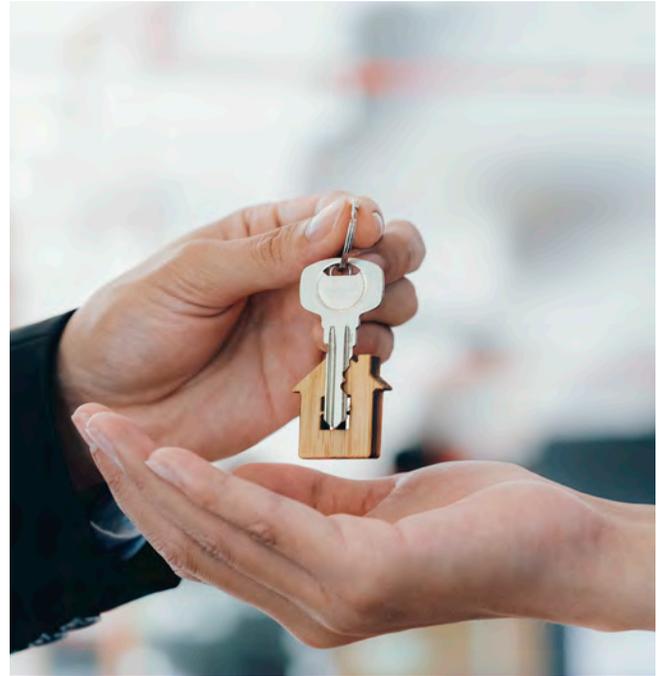
Lock Box

Open House



OFFERS & NEGOTIATIONS

- Offer Presentations to Seller**
- Preapprove Prospective Buyers, Bank Account and Earnest Money**
- Seller Accepts Offer**
- Open Escrow**
- Title Search and Insurance**
- Appraisals and Home Inspections**
- CA Disclosures**



CLOSING

- Removal of Loan and Inspection Contingencies**
- Funding Requirements**
- Final Walk Through**
- Final Paperwork with Escrow and Keys Delivered**



562.304.3633



**THE HOME YOU PUT OFF
BUYING TOMORROW...**



**...IS THE HOME SOMEONE'S
READY TO BUY TODAY.**



REAL ESTATE OBJECTIVES

1. Attract the maximum amount of qualified buyers to tour your property until your home is SOLD.
2. Communicate the results of our activities on a weekly basis to you.
3. Achieve the highest possible dollar value for your property with the least amount of problems
4. Constant execution on the best possible methods that expose your home to the potential buyers in the market.

An aerial photograph of a suburban neighborhood. The image shows several houses with reddish-brown roofs, green lawns, and swimming pools. A paved road with a median runs through the center, and there are trees and landscaping throughout the area. The lighting suggests it's daytime with some shadows.

DANGERS OF OVER PRICING

1. If a home is over priced in the market, many potential buyers won't even look, thinking it's out of their range.
2. Those buyers who do look are shopping by comparison, and looking at your home may convince them to make a bid on a different property.
3. Since an appraisal is often required in financing a property, it's futile to price a property for more than it's worth.
4. Properties left on the market for extended periods of time usually become "shopworn", causing many to believe something is amiss.
5. Overpricing tends to dampen the other salesperson's attitude, making it less likely to be shown.
6. Overpricing lengthens marketing time, and invariably results in a lower selling price than would have been otherwise obtained.

TESTIMONIALS

*He got top dollar
and was always*



S Seller



Simply the best....

Mr. Franklin Jacks was an absolute joy to work with. His knowledge, and expertise turned what is normally one of the most stressful experiences in ones life, (selling a house) into one of the simplest ones. He got top dollar for our home, in record time, and was always a step ahead of everyone else. He served my family, and I very well, and if given the opportunity I have no doubt he'll do the very same for you, and yours.

B Buyer



Great experience working with Mr. Franklin Jacks

We had a great experience working with Mr. Jacks. He is friendly, very helpful and went way up and beyond to find us the home of our choice and requirements. He is responsive to all our calls, text messages, e-mails and any questions. He is detail oriented and as always has the interest of the client. He is knowledgeable of the local area. He is very professional, experienced, thoughtful and a sincere negotiator worked tirelessly on our behalf by coordinating with the buyer's Agent. We cannot express how much we can recommend him.

*for our home, in record time,
a step ahead of everyone else.*



Seller



Very knowledgeable about real estate. Entire process was seamless.

Franklin was there every step of the way. Any time we had questions he was available to answer. He is very knowledgeable and professional. It was a real pleasure working with him and we highly recommend him to anyone looking for a real estate agent.



Buyer



Frank the Man!

Frank is dedicated to finding you the right home. His style is not pushy and even goes out of his way to get the sale done. He also tries his best to smooth out the process of buying a home, with gentle reminders of deadlines we needed to meet. When showing the homes, he presented good knowledge of each houses pros/cons and did his best to answer all our questions. We stuck with Frank for over a year, so there was a transitioning period where we needed to follow COVID-19 guidelines to view homes. But that did not stop Frank from us finding the perfect home!

Thanks Frank :-)



LET ME HELP YOU...



562.304.3633



...FIND YOUR NEW HOME.

MARKETING EXAMPLES

FRANKLIN JACKS REALTY
A GOOD NAME IS RATHER TO BE CHOSEN

SOLD IN 5 DAYS!!!
\$1,600,000 | ±14,822 SF

4731 LOS PATOS, HUNTINGTON BEACH, CA

INVESTOR AND DEVELOPERS DELIGHT!!!

SOLD IN 5 DAYS!!!

LOCATION! LOCATION! LOCATION!

- Build your own custom luxury estate
- New homes in the area priced at \$2,000,000+
- Bike ride to Bolsa Chica State Beach, Sunset Beach, Huntington Beach and Seal Beach
- Next to the prestigious gated community of Sandover Brightwater Homes
- 0.8 miles to Huntington Harbor Marina
- 1.4 miles to Bolsa Chica State Beach
- 5.4 miles to 405 Freeway



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HABLO ESPAÑOL



Information deemed reliable but not guaranteed



SOLD IN 5 DAYS!!!

\$650,000 | ±1,600 SF

16307 GRIDLEY ROAD, NORWALK, CA



SOLD!!!

IN 5 DAYS!!!

CALL ME TODAY!

PROPERTY AMENITIES

- 3 bedroom / 2 bathroom (remodeled)
- Energy efficient solar powered
- Double paned windows
- Central AC and heating
- Heated pool
- Den with fireplace
- 2 car garage
- Lot size ±5,152 sf
- Entertainers backyard
- Cerritos College Estates
- ABC Unified School District



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SALES & LISTINGS MAP



OVERVIEW

Total Home Sales: \$21,711,000

Total Home Sq. Ft.: ±90,530

Total Homes: 59

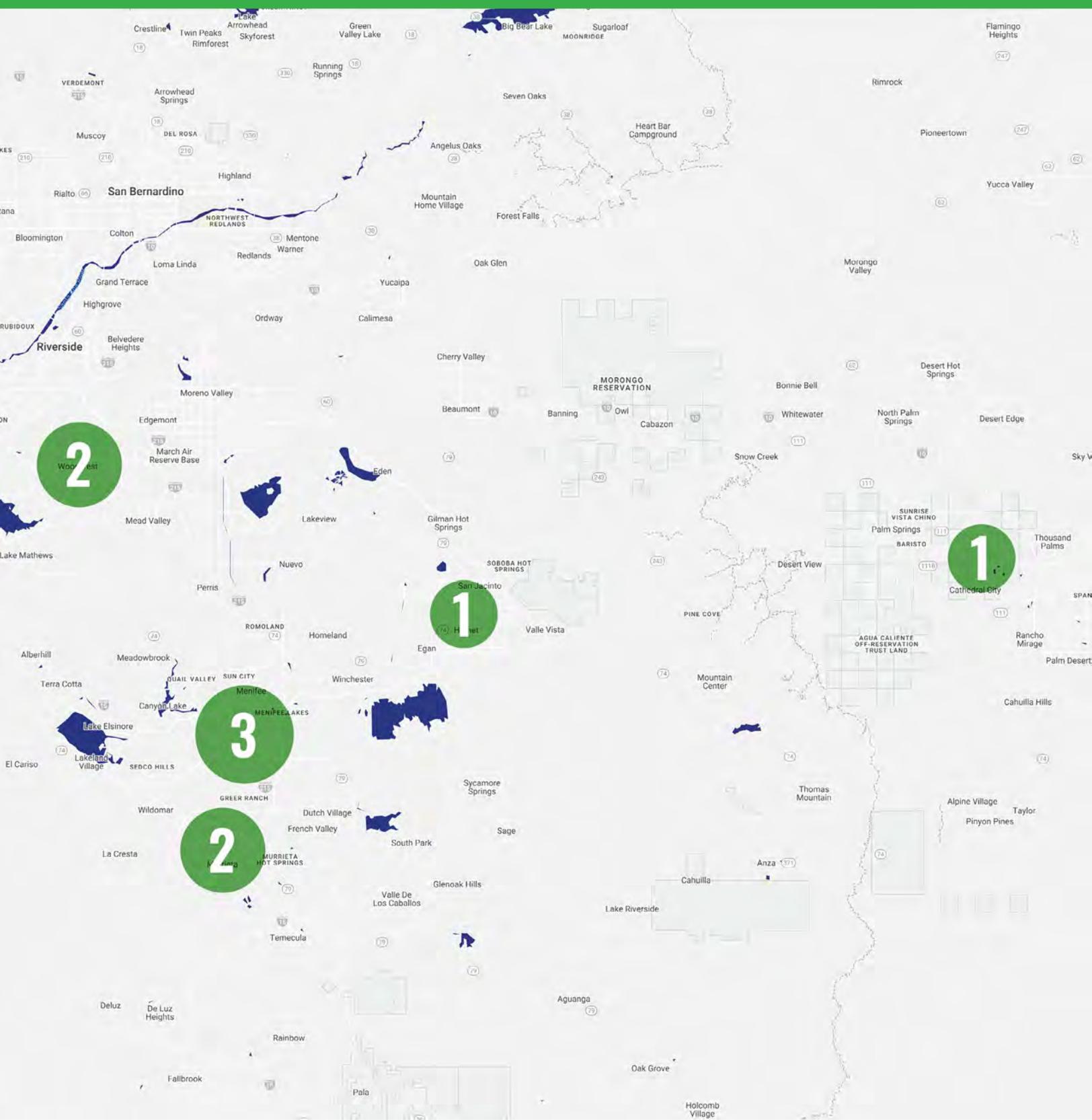
Total Land Sales: \$1,600,000

Total Land Sq. Ft.: ±15,682

Total Lots: 2

Total Sales: \$23,311,000

Counties: Los Angeles, Orange, and Riverside



SALES & LISTINGS



SOLD

\$756,230 | ±902 SF
4354 Lomina Avenue
Lakewood, CA



SOLD

\$440,000 | ±1,766 SF
67265 Rango Road
Cathedral City, CA



SOLD

\$424,000 | ±924 SF
26191 Hillsford Place #5
Lake Forest, CA



SOLD

\$125,000 | ±1,368 SF
1300 Clinton Street #6
Santa Ana, CA



SOLD

\$1,600,000 | ±15,682 SF Land
4731 Los Patos
Huntington Beach, CA



SOLD

\$645,000 | ±989 SF
11545 Jerry Street
Cerritos, CA



SOLD

\$730,000 | ±941 SF
11312 Ferina Street
Norwalk, CA



SOLD

\$650,000 | ±1,600 SF
16307 Gridley Road
Norwalk, CA



SOLD

\$508,000 | ±1,497 SF
16303 Graystone Avenue
Norwalk, CA



SOLD

\$660,000 | ±1,174 SF
1641 Alora Avenue
Norwalk, CA



SOLD

\$780,000 | ±1,907 SF
16621 Dory Circle
Cerritos, CA



SOLD

\$475,000 | ±1,735 SF
10814 Petula Place
Cerritos, CA



LEASED

\$1,950 per mo. | ±1,283 SF
11360 166th Street #1
Cerritos, CA



SOLD

\$470,000 | ±1,413 SF
7948 La Corona Way
Buena Park, CA



SOLD

\$325,000 | ±1,359 SF
9125 Ramona Street
Bellflower, CA



SOLD

\$303,569 | ±1,283 SF
11360 166th Street #1
Cerritos, CA



SOLD

\$435,000 | ±1,450 SF
8091 San Heron Circle
Buena Park, CA



SOLD

\$260,000 | ±1,401 SF
9051 Florence Avenue #D
Downey, CA



SOLD

\$445,000 | ±1,792 SF
5101 Dumaine
La Palma, CA



SOLD

\$350,000 | ±1,224 SF
8751 Pacheco Avenue
Westminster, CA



SOLD

\$360,000 | ±1,477 SF
9051 Florence Avenue #L
Downey, CA



SOLD

\$585,000 | ±1,926 SF
4781 El Rancho Verde Dr
La Palma, CA



SOLD

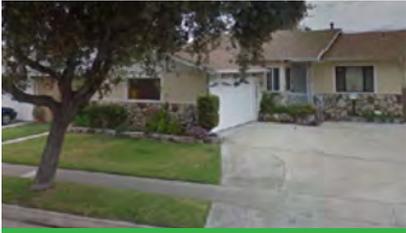
\$450,000 | ±1,925 SF
6004 Bigelow
Buena Park, CA



SOLD

\$315,000 | ±1,723 SF
13820 Mayport Avenue
Norwalk, CA

SALES & LISTINGS



SOLD

\$350,000 | ±1,723 SF
11206 Harvard Drive
Norwalk, CA



SOLD

\$178,888 | ±869 SF
335 Cedar Avenue #409
Long Beach, CA



SOLD

\$155,000 | ±1,976 SF
33560 Willow Haven Ln #105
Murrieta, CA



SOLD

\$290,000 | ±1,424 SF
16337 Alora Avenue
Norwalk, CA



SOLD

\$380,000 | ±1,994 SF
11045 Backford Street
South El Monte, CA



SOLD

\$165,000 | ±1,745 SF
26337 Arboretum Way #701
Murrieta, CA



SOLD

\$260,000 | ±1,372 SF
12836 Sycamore Village Dr
Norwalk, CA



SOLD

\$210,000 | ±980 SF
26191 Hillsford Place
Lake Forest, CA



SOLD

\$325,500 | ±1,247 SF
16342 Gridley Road
Norwalk, CA



SOLD

\$307,000 | ±1,344 SF
14528 Disney Avenue
Norwalk, CA



SOLD

\$235,000 | ±2,736 SF
28844 Sandy Avenue
Murrieta, CA



SOLD

\$289,000 | ±1,424 SF
16413 Gard Avenue
Norwalk, CA



SOLD

\$250,000 | ±888 SF
11441 Cresson Street
Norwalk, CA



SOLD

\$301,000 | ±2,057 SF
18221 Granite Avenue
Riverside, CA



SOLD

\$825,000 | ±2,739 SF
11203 Lucas Street
Cerritos, CA



SOLD

\$225,000 | ±3,613 SF
30137 Sterling Circle
Menifee, CA



SOLD

\$159,000 | ±1,606 SF
18845 Mariposa Avenue
Riverside, CA



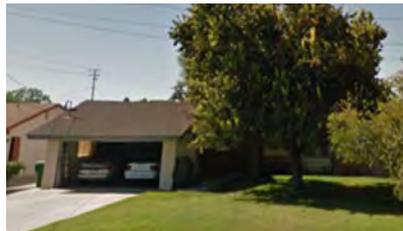
SOLD

\$230,000 | ±850 SF
1127 Hampton Way
Stanton, CA



SOLD

\$250,000 | ±1,973 SF
18150 Granite Avenue
Riverside, CA



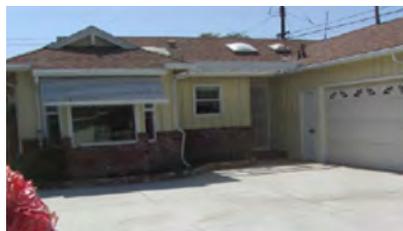
SOLD

\$90,000 | ±1,637 SF
26211 Columbia Street
Hemet, CA



SOLD

\$227,500 | ±2,007 SF
11441 Cresson Street
Norwalk, CA



SOLD

\$430,000 | ±1,567 SF
6341 Knight Avenue
Long Beach, CA

**HOMES ARE SELLING IN
YOUR NEIGHBORHOOD.**



**LET ME HELP YOU FIND
YOUR NEW HOME.**



562.304.3633

CONTRACTS & DISCLOSURES



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EQUAL HOUSING OPPORTUNITY

Purchase

Franklin Jacks

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Phone: 5623043633

Fax: 5628657426

CONTRACTS & DISCLOSURES

Property Address _____
 File Number _____ Date Opened _____

SERVICING YOUR LISTING DURING THE ESCROW PERIOD

DATE COMPLETED	ACTIVITIES/DISCLOSURE
_____	Property is in a Very High Fire Hazard Severity Zone?
_____	<u>COMMON INTEREST DEVELOPMENT</u> (e.g., condo)? Get Copies of Articles of Incorporation, Bylaws, CC&Rs, Current Financial Statement, Minutes of Meetings, Other Association Documents. If necessary, have Seller complete "Homeowner Association Information Request" (Form HOA1)
_____	New Subdivision Property? Get Copy of Public Report (Conditional, Preliminary, or Final). If applicable, have Seller complete "New Construction Property Disclosure Statement" (Form NCDS)
_____	Be sure Residential Purchase Contract, any applicable Contract Addenda (e.g., "Contingency for Sale of Buyer's Property" - Form COP, "Seller's Purchase of Replacement Property" -Form SPRP, "Interim Occupancy Agreement" (Buyer in Possession Prior to Close of Escrow) - Form IOA, "Seller in Possession Addendum" - Form SIP, "Residential Lease After Sale" (Seller in Possession After Close of Escrow) - Form RLAS) and all Counter Offers (Form SCO and/or BCO) are signed/initialed by all parties.
_____	Buyer's Good Faith Deposit - Log check into Trust Account Transaction Log (if applicable) - Broker Trust Account? Escrow?
_____	Deliver all the above forms (purchase contract and all addenda) to Escrow.
_____	Give the Buyer the completed "Transfer Disclosure Statement" (Form TDS).
_____	Give the Buyer the "Combined Hazards Book" and the completed "Lead-Based Paint and Lead-Based Paint Hazards Disclosure, Acknowledgement and Addendum for Pre-1978 Sales" (Form FLD).
_____	Give Buyer the "Property Transaction Booklet." Obtain a signed copy of the "Disclosure Regarding Real Estate Agency Relationships" (Form AD) signed by the Seller and the Buyer's Agent.
_____	Give Buyer "Possible Representation of more than one Buyer or Seller" (Form PRBS).
_____	Report Sale to Broker/Manager. Report Sale to MLS as Pending.
_____	Buyer's Increased Deposit? Have Buyer Complete "Increased Deposit/Liquidated Damages" (Form RID)
_____	Obtain Buyer's loan prequalification. Report/Letter Delivered to Seller? _____
_____	Order Preliminary (Title) Report. Report/Letter Delivered to Buyer? _____
_____	Order Structural Pest Control Inspection. Report Delivered to Buyer? _____
_____	Receive Pest Control Certification Report. Report Delivered to Buyer? _____
_____	Order City/County Retrofit Report, if applicable. Report Delivered to Buyer? _____
_____	Buyer's "Request for Repair" (Form RR)? Report Delivered to Seller? _____
_____	"Seller Response and Buyer Reply to Request for Repair" (Form RRRR) Report Delivered to Buyer? _____
_____	Subsequent Repair on Property? Report Delivered to Buyer? _____
_____	Seller Financing? "Seller Financing Addendum and Disclosure" (Form SFA) to be completed by Buyer's Agent.
_____	Have Seller complete "Notice to Buyer to Perform" (Form NBP) if Buyer has not timely removed contingencies.
_____	Buyer's final verification of property condition performed. Have Buyer complete "Verification of Property Condition" (Form VP)
_____	ALL DISCLOSURE BOOKLETS/FORMS GIVEN TO BUYER? Signed Receipts?
	Can use "Receipt for Reports" (Form RFR) to obtain signed acknowledgments from Buyer. (Use Checklist Provided On Next Page of Folder)

FOR YOUR LEGAL PROTECTION
Document All Telephone and Personal Conversations
Related to the Transaction



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