



Shannon Feuerbach

Why You Should Call On Shannon

MAKING A MOVE! CallOnShannon.com Your Real Estate Specialist!



EASY EXIT LISTING AGREEMENT

What's your biggest fear when you list your home with a real estate agent? It's simple. You worry about being locked into a lengthy listing agreement with a less than competent real estate agent, costing your home valuable time and exposure on the market.

Well, worry no more. I take the risk and the fear out of listing your home with a real estate agent. How? Through my EASY EXIT Listing Agreement.

When you list your home through our EASY EXIT Listing Agreement, you can cancel your listing with me at any time. No hassles. It's easy.

You can relax, knowing you won't be locked into a lengthy contract. Enjoy the caliber of service confident enough to make this offer.



Only one restriction applies...I ask that you voice your concern and give me seven (7) days to try and fix the problem. That seems fair, doesn't it? If I can't fix any concerns within the seven day period, you are free to withdraw your listing.

I, Shannon Feuerbach, have strong opinions about real estate service.

I believe that if you are unhappy with the service you receive, you should have the power to fire your agent.



Call on Shannon!

Why Should You Call on Shannon?

Integrity

Whether you are a home seller, home buyer or another sales associate, every decision reflects the strict code of ethics I adhere to and have committed to as a Realtor.

Honesty

I am legally bound by my fiduciary responsibility with both my sellers and buyers to provide "honesty, integrity, and the utmost of care."

Communication

I will exceed your expectations and make sure all of your questions are answered within a 24-hour period. I will strive to return your phone calls and emails within a 4-hour period and will provide you with communications and updates per your direction and discretion.

Partnership

Together we will attack challenges with creative solutions that protect your interests and support your highest priorities'.

Knowledge

The real estate industry is constantly evolving. Being informed and up-to-date on contracts and disclosures are key factors in ensuring a closing on time. However, what is perhaps most important to you is my knowledge and guidance which protects you from potential default and future litigation.

Professionalism

I pride myself as professional REALTOR with a responsive, communicative, proactive work ethic and practice. Because of this high standard, buyers, sellers and industry professionals have all come to respect and look forward to working with me. It is truly my pleasure to represent you in the sale or purchase of your next property.

Call on Shannon!

I focus on you, your needs and wants. I know that our overall success depends on how well I fill your needs and create value for you that exceeds what you pay.

I am successful only if you are successful with your real estate transaction.

I continually increase my education and designations because my aim is to serve you in the most effective manner for the most current trends.

My Integrity Pledge to you is:

- To develop a trust relationship with you.
- To fully understand your wants, needs, problems or concerns.
- To only recommend solutions that will create value for you.
- To deliver more value to you than you expect to receive.
- To deal honestly and fairly with you.

The process I pledge to practice is:

- I will approach and gain rapport with each client and customer.
- I will interview and understand wants, needs, problems or concerns in a professional way before recommending a solution.
- I will recommend or demonstrate an appropriate solution to all wants and needs.
- I will demonstrate with honesty and do my best to earn trust from each buyer and seller.
- I will listen and help all buyers and sellers work through challenges and concerns before a decision is made.
- I will not recommend a solution when it is not the best choice for my clients or customers.
- I will follow-up and successfully handle all concerns after the sale.

I will do my best to carry out this pledge and sincerely appreciate this opportunity to serve you.

I want to serve you the way you want to be served ... with Integrity .

Marketing

INTERNET

In this technology-driven world, more and more buyers turn to the internet to look for a home. They simply don't have time to see the hundreds of homes on the market, and it's essential that these buyers see your home first. It's now more important than ever to have a solid internet presence as part of your home's overall marketing plan. I understand the power of the internet in real estate marketing, and employ up-to-date strategies such as search engine marketing and optimization to expose your home where buyers search. The National Association of Realtors® 2008 Profile of Home Buyers and Sellers that highlights the importance of the internet as a key resource in the home buying process:

Internet Usage by Home Buyers Continues to Rise

87% of purchasers use the internet as part of their home search (up from 28% in 2000). More than 90% of home buyers 44 years of age or younger use the internet as a source of information during the home buying process.

Home Purchases Have Shorter Buying Cycle

Purchasers using the internet as part of their home search spent an average of 4.8 weeks doing research on their new home purchase, whereas traditional purchasers spent only 1.7 weeks performing research. Purchasers using the internet as part of their home search bought a home after 2.2 weeks of working with an agent, whereas traditional purchasers spent an average of 7.1 weeks of working with an agent prior to purchasing a home.

Home Purchasers Are More Prepared

Internet purchasers have developed clear housing search criteria and are more prepared to buy when they visit your properties.

Home Purchasers Demand Quick Response

Internet purchasers demand more immediate responses and rapid turnaround.

Call on Shannon!

My Websites

Shannon Feuerbach

Helping You Make The Next Step!



LOWARealty
Iowa's Largest
Tuesday, February 01, 2011
Collins Road: (319) 383-4900
Downtown: (319) 365-0581
Marion (319) 377-9874

HOME HOME SEARCH FIND AN AGENT OPEN HOUSES CONTACT US SEARCH STATEWIDE

\$79,900 **4430 Tama St SE #5, Cedar Rapids**

Photo Gallery

Click to view larger

1 | 2 | next

Map This Property **Schedule a Showing**

Email This Listing

Payments as low as \$287 per Month [GET DETAILS](#)

SCHOOL & COMMUNITY INFORMATION

MORTGAGE CALCULATOR

Property Information:
Address: 4430 Tama St SE #5
Price: \$79,900
MLS: 1009161 Beds/Baths: 2/2
Sq Ft: 1136

Property Description:
The Perfect Fit This Cozy 2 Bedroom Condo Will Appeal To You. Located On The Main Level With Features That Include A Master Bath, Laundry Room, Spacious Living And Dining Rooms. Kitchen Has Everything A Cook Could Want- New Microwave, Stove, Refrigerator And Dishwasher Within Reach. 2 Single Car Garages Also Included. Conveniently Located Within Minutes Of Shopping, Restaurants, Etc. Prime Location. See Today!

Details: Residential	
MLS: 1009161	New Construction? <input type="checkbox"/>
County: LINN	Property Class:
Year Built: 1977	
Bedrooms	Bathrooms
Bedrooms on Main Floor 2	Bathrooms on Main Floor 2
Total Number of Bedrooms 2	Total Number of Bathrooms 2
Size	
Above Grade SF: 1136	
Structural Information	
Garage: 2 CAR,DETACHED	

For more information call Shannon Feuerbach
(319) 378-8794
Fax: (319) 362-5702

[Send an E-mail](#)

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our Cedar Rapids and surrounding areas Real Estate resource.

es of Linn, Benton, Tama, Iowa and include the towns of Atkins, Belle Plaine, Blairstown, Inter Point, Dysart, Elberon, Fairfax, Hiawatha, Keystone, Luzerne, Marengo, Marion, Mt. Norway, Palo, Shellsburg, Swisher, Urbana, VanHorne, Vinton, Walford and Watkins.

s Real Estate

Shannon's Real Estate Blog

Towa Real Estate

Here's How I Will Help You!

Type text to search here

Homeownership for the long term

December 9, 2010 shannonfeuerbach Leave a comment

Many homebuyers today are taking a long-term view of homeownership. According to a recent survey by the NATIONAL ASSOCIATION OF REALTORS® (NAR), first-time buyers plan to stay in their home for 10 years while repeat buyers plan to hold their property for 15 years.

Even after several years of price declines, homeowners are still experiencing equity gains from their home purchase. For example, a typical seller who purchased a home eight years ago saw a median equity gain of 24 percent in 2010, while sellers who purchased their home 11 to 15 years ago experienced a median equity gain of 40 percent.

Even with the turmoil in the economy, 85 percent of homeowners see their property as a good investment and nearly half think it is a better investment than stocks. The single biggest reason most people buy a home is the simple desire to own their own home, which was cited by 31 percent of survey respondents and 53 percent of first-time buyers. Other reasons given for purchasing a home: to move to a larger space; a change in family situation; to take advantage of the homebuyer tax credit (now expired); a job-related move and housing; affordability.

Uncategorized

Hello world!

Serving the counties of Linn, Benton, Tama, Iowa and include the towns of Atkins, Belle Plaine, Blairstown, Cedar Rapids, Center Point, Dysart, Elberon, Fairfax, Hiawatha, Keystone, Luzerne, Marengo, Marion, Mt. Vernon, Newhall, Norway, Palo, Shellsburg, Swisher, Urbana, VanHorne, Vinton, Walford and Watkins.

Categories

- [Benton County Real Estate](#)
- [Linn County Real Estate](#)

I use the Latest
Technology
to Optimize the
Listing of Your Home!



Shannon Feuerbach

Helping You Make The Next Step!



CRS, GRI, CNE, SFR,
REALTOR®

Iowa Realty

100 1st Ave. NE

Cedar Rapids, IA 52401

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Office: (319) 378-6794

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Call on Shannon!

Successful Marketing Tools



The Cedar Rapids Gazette
Iowa Realty maintains a strong presence in the real estate market with a weekly full-page color ad in the real estate section of the Cedar Rapids Gazette.



Iowa Realty Connections Magazine
Iowa Realty's Connections Magazine is a monthly publication featuring information on our current listings. Complimentary copies are available at over 400 area locations.



IowaRealty.com
It's easy to find the real estate information that you've been looking for at Iowa's #1 real estate website, IowaRealty.com. Each week our website registers more than 4.6 million hits.



Iowa Realty Home Show TV Program

Our program features new listings, open houses & developments, and has the highest Nielsen rating of any real estate show in the area. The show airs every Sunday at 10 am on KCRG Channel 9.



Virtual Tour
Unlike static pictures this technology lets a potential buyer "walk" through your home, zooming in on details, inside and out. It's the next best thing to actually being there.



Great Iowa Homes
For homes of distinction, the Great Iowa Homes program is specifically designed to place your unique home in front of qualified buyers.

Additionally, Iowa Realty has marketing available to display your home in our Market.

Call on Shannon!

Newspaper Advertising

NEW PRICE



304 1st St., Keystone \$75,000
Ranch, 2 bdrm, 1.5 bath, 1 car det, full bsmt

NEW PRICE



109 West St. NW, Blairstown \$54,900
1.5 Story, 2 bdrm, 1 bath, garage, corner lot

NEW LISTING



501 2nd St., Elberon \$93,500
Ranch, 3 bdrm, 2 bath, 4+ garage, fenced yrd

NEW PRICE



2 Union St., Urbana \$43,000
1.5 Story, 3 bdrm, 1 bath, nwr roof & siding

NEW PRICE



303 2nd Ave., Keystone \$85,000
Ranch, 3 bdrm, 1.5 bath, ff laundry, nice!

NEW PRICE



1208 D Ave, Belle Plaine \$218,000
1999, 2 Story, 5 bdrm, 3.5 bath, 1.29 acres

NEW LISTING



208 1st Ave., Elberon \$79,900
2 Story, 3 bdrm, 2 bath, garage, lrg lot



1435 79th St Tr., Belle Plaine \$136,000
2 Story, 6 brd, 2 bath, 2 car att, 1.19 acre

NEW LISTING



405 5th Ave., Keystone \$165,900
2 buildings, 3096 sq ft., heated flr, rental

NEW LISTING



803 5th Ave., Belle Plaine \$95,000
1.5 Story, 3 bdrm., 2 bath, 4+ garage, updates

NEW LISTING

LOT

408 1st Ave., Keystone \$19,500
Great location, cul-de-sac, country view



98 Main St, Keystone \$42,500
Downtown business, spacious, ample parking



Shannon Feuerbach

REALTOR® • CRS • GRI

319.480.5262 • 319.378.6794

www.CallOnShannon.com

**RESULTS
DELIVERED!**

IOWARealty
Iowa's Largest

216 4th St. E, Newhall **SOLD!**
SOLD in 23 days
209 Main St., Elberon **SOLD!**
SOLD in 6 days
201 Main St., Keystone **SOLD!**
SOLD in 28 days
7789 18th Ave., Blairstown **SOLD!**
208 5th St. E, Newhall **SOLD!**
SOLD in 3 days

Testimonials

Thank you very much for all the great advise and representation on the house. I have boughten property before and it was never as smooth as this.

The Walters

Thank you Shannon for helping us find our perfect home! Your friendliness and expertise made our first time home buying experience easy and enjoyable!

Arthur and Eva

I wanted to Thank You for all the time you spent showing us various homes around the area. Buying my first home was a very fun and enjoyable experience, thanks in large part to your help. It was a pleasure working with you.

John C.



Shannon Feuerbach

*I will be there throughout
the entire transaction.
I will not pass you along to
someone else once the
contract is signed.*

You sign with me – You get me!

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Cedar Rapids, IA 52401

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