

An aerial photograph of a city at sunset. The foreground shows a residential neighborhood with houses, trees with yellowing leaves, and streets. In the background, a dense city skyline with various skyscrapers is visible against a sky with soft orange and blue tones.

The

MODUS

Advantage

MODUS

REAL ESTATE

BUYING

SELLING

INVESTING

DEVELOPMENT

Driven by a passion for real estate investing, Skyler Moore, Charles Moore, Ben Gearhart, and Jeremy Quinn formed a full-service brokerage focused on buying, selling, investing, and development. Utilizing their combined expertise in the industry, they have progressively created opportunities that are exclusive to MODUS brokers. This is primarily achieved through collaboration with our development, title, and lending partners, making MODUS the best resource for all your real estate needs.

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“Being active with development and investing allows us to understand zoning and real estate trends on a high level which translates into helping our clients make informed decisions”

Skyler Moore, Co-Owner MODUS Real Estate





Just closed on a home with MODUS. They helped us look at houses and were very well informed about what the market and sellers are expecting in this crazy real estate boom. As first time home buyers, they walked us through the process and made it very easy and quick! We are thrilled with our new place and so grateful to have had such a painless, quick home buying process. We would recommend Madison and Modus to anyone in a heartbeat.

Chelsea Billingsley
Google Reviews



MODUS Real Estate has the most complete media package I have seen and they help to make your home present in the best way possible if you are selling. On the buying side, they will be able to help you not only select the right house, but when it comes to negotiating through inspection, appraisal, etc., they will make sure you are well taken care of. You absolutely cannot go wrong with MODUS Real Estate!!

Shelly Danowsky
Google Reviews



I run a Denver based design firm and we work with a number of Realtors and Developers across Denver. I've had the privilege of working Modus and they're market knowledge, creativity for solving complex urban problems, and knack for putting together deals is simply the best I've seen! From a marketing standpoint they are not only point on when it comes to understanding and meeting market demands but, they have an exceptional team when it comes to staging, photography, and open house events that are truly first class. Beyond that they are simply good guys that we consider ourselves lucky to do business with them. If you're looking for a real estate professional that understands the Denver Market you should definitely consider Modus Real Estate.

Zeke Freeman
Google Reviews



The MODUS team is outstanding. Everyone involved is very communicative. They do what they say they'll do. The product they develop and represent is superior in quality. They are professional and trustworthy. Working with MODUS is a pleasure.

Alex Neir
Google Reviews



Ben Gearhart and Charles Moore, the founders of MODUS Real Estate & GM Development, were awarded the John Brisben Walker Award in 2020 for their efforts in purchasing and landmarking a building. In addition, they received a Community Preservation Award from Historic Denver in 2019 for their work on The Essex in North Capitol Hill.

According to HBR co-founder and co-chair, Laurie Simmons, "If it wasn't for Ben and Charles, this chapel and everything else on the site would be in a landfill now, and we would miss all the joy and beauty it brings to our lives.

**"They have left an outstanding legacy
to their community."**

In addition to neighborhood preservation work, MODUS is also a proud supporter of



Walk With Me Foundation
www.walkwithme-nonprofit.org



Sunnyside United Neighbors, Inc. (SUNI)
www.downtowndenver.com



Downtown Denver Partnership
www.sunnysidedenver.org



Sunnyside Music Festival
www.sunnysidemusicfest.org



Over 600 custom property websites created since 2016



\$2 billion in volume since 2016



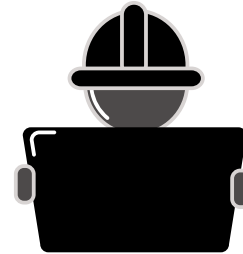
250 doors of off-market inventory generated year over year



Over 200 homes sold each year



96% retention rate year over year



10% of our brokers have experience with new builds and development

The benefits and support we offer go far beyond buying and selling.





By far the most valuable tool MODUS Real Estate offers is the access to a large pipeline of off-market inventory.

Investment Opportunities

Our development partners are constantly seeking projects that will sell quickly by constructing options that offer the most opportunities for buyers. That buyer could be you! These developments frequently offer passive income opportunities that you can take advantage of. Having exclusive access to these projects before they hit the market is invaluable, especially for those looking for a new project to invest in.

Being in the know

Over the past year, we consistently generated over 250 doors of off-market inventory. This access to off-market inventory provides you with additional options that are not on the market yet

Be sure to ask me how you can take advantage of our development pipeline and unique investment opportunities

MODUS
REAL ESTATE

RECENT PROJECTS

14th Street Golden Condos

- 9 Units
- 1 Bed | 1 Bath | 509-819 SQFT

These townhomes we're all sold off-market. They are ideally located in downtown Golden, CO. Just steps away from Washington ave and all the best restaurants and shops.



Curtis Park 5-Plex

- 5 Units
- 3 Bed | 2.5 Bath | 1,418-1,483 SQFT

Brand new construction in Curtis Park with oversized garages

9 on Osceola

- 9 units
- 947-1,158 sq feet with rooftop decks
- 2 bedrooms/1.5-3 bathrooms
- Denver's West Colfax Neighborhood

Nine brand new units conveniently located near acres of urban parks and trails, with diverse local dining options and eclectic shops, museums and farmers' markets. The Perry Light Rail station provides access to all of the Metro area via Light Rail.





SELLERS GUIDE

THE PROCESS

1

Clean House

Declutter, repair, update and clean your home thoroughly.

2

Pricing

We will find comparable listings and determine a fair price that you can be confident in.

3

Photos

Gorgeous photos attract buyers, particularly online. Our photography partners would love to work with you to showcase your home.

4

Showings

Keeping your home "showing perfect" can be difficult, but a clean, orderly home sells.

5

Offers

We will review all offers with you and advise you as we negotiate.

6

Closing

It's finally closing day! The inspection is done, the keys will be handed over, and you will receive your cheque.





PRICING YOUR HOME

CONSIDER THE COMPS

The first thing we'll do is review comparable sales or "comps". Comps are recently sold homes similar to yours in size, location and features. I'll put together a comprehensive report called a comparative market analysis, or CMA which will help you determine a realistic listing price.

DON'T IGNORE MAJOR REPAIRS

A long list of maintenance issues can turn buyers off and potentially decrease the value of your home. More importantly, buyers expect the condition of your home to match the description. Consider prioritizing the most glaring issues, particularly those that are likely to turn up during a home inspection—many buyers will require an inspection before closing.

COST OF SELLING

The total cost to sell a home can amount to much more than the 3-5% in agent commissions most people expect to pay. When you account for closing costs, repairs, and other concessions to the buyer, the costs of selling can be closer to 10% of the sale price.

CAPTURING YOUR HOME

Beautiful professional photos and video are proven to increase interest. Our photographer will make your home look its best. Here is what we will do to make your home stand out:

HDR PHOTOGRAPHY

HIGH DEFINITION VIDEO

CUSTOM PROPERTY
WEBSITE

3D MATTERPORT
WALKTHROUGH

AERIAL DRONE FOOTAGE

TARGETED SOCIAL MEDIA

CUSTOM SIGN RIDERS

SIMPLIFIED FLOORPLANS





TAKE STOCK

We'll take a good look around to determine where your current home needs improvement. Some fixes are mainly cosmetic, and you may be able to handle them on your own. Other problems are more significant and may require replacement and/or hiring home maintenance professionals.

CLEAR OUT & CLEAN UP

This initial investment of time and money can help generate a faster sale at a higher price. You want homebuyers to imagine your house as their own, so clear out the clutter. You'll also want to do a deep clean.

PHOTO PREP CHECKLIST

BEDROOMS

- Make the beds
- Remove all personal items
- Remove all clutter from dressers
- Store away any cords/chargers
- Put away toys and declutter

BATHROOMS

- Clear countertops completely
- Put toilet seat down
- Remove shampoo, soap, etc. from showers
- Remove dirty towels
- Remove floor mats
- Remove plungers/ cleaning items

EXTERIOR

- Close garage doors
- Remove toys from yard
- Clean up landscaping
- Mow the grass
- Pressure wash driveway
- Remove cars from driveway

KITCHEN

- Clear countertops completely off
- Clear outside of refrigerator
- Hide garbage can
- Remove dishes from sink
- Remove rugs/ dish towels/ pot holders

GENERAL

- Remove pet bowls, toys, accessories
- Clean whole house
- Turn off ceiling fans
- Turn off all TVs
- Open blinds/ curtains for natural light





CUSTOM HOME WEBSITE

Your listing will have a dedicated website so we can showcase your home in seconds and you don't have to worry about buyers losing a flyer. This also allows you to share and show others your home quickly.

Check out some examples of our listing websites

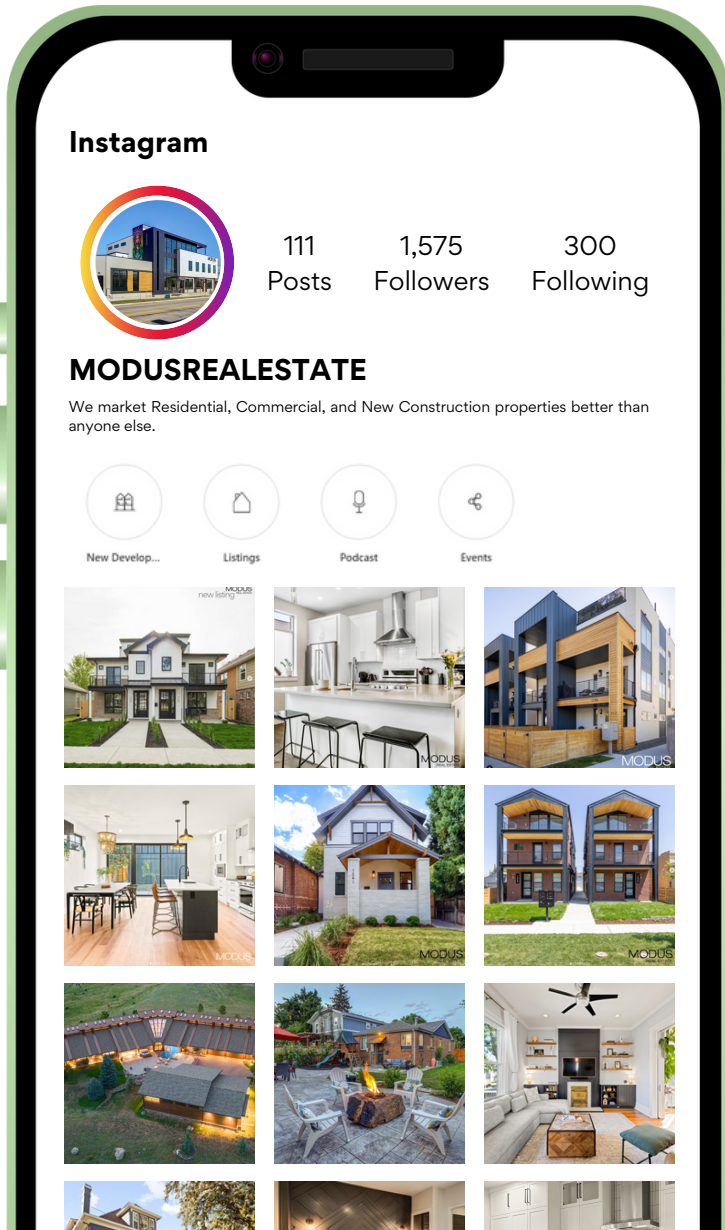
www.4388OSAGEST.com

www.3905KALAMATH.com

www.NEWTONDUPLEX.com

Each custom website puts your listing in the best light with all of the information prospective buyers need to make a purchasing decision.





MARKETING YOUR HOME

How do buyers actually see this marketing? Several ways from sign riders, banners, social media campaigns, or integratig into the property descriptions avaiable to the public so any prospective buyer has the option to view he unique website no matter what source they are using for property searches.

In addition, we will run targeted social media campaigns and MODUS will feature your listing on it social media accounts to get your home in front of as many people as possible.

Brand New Stunning Home!

Offered at \$1,795,000



3

Bedroom



2

Bathrooms



2022

Year Built



Single Family

Style



3,280

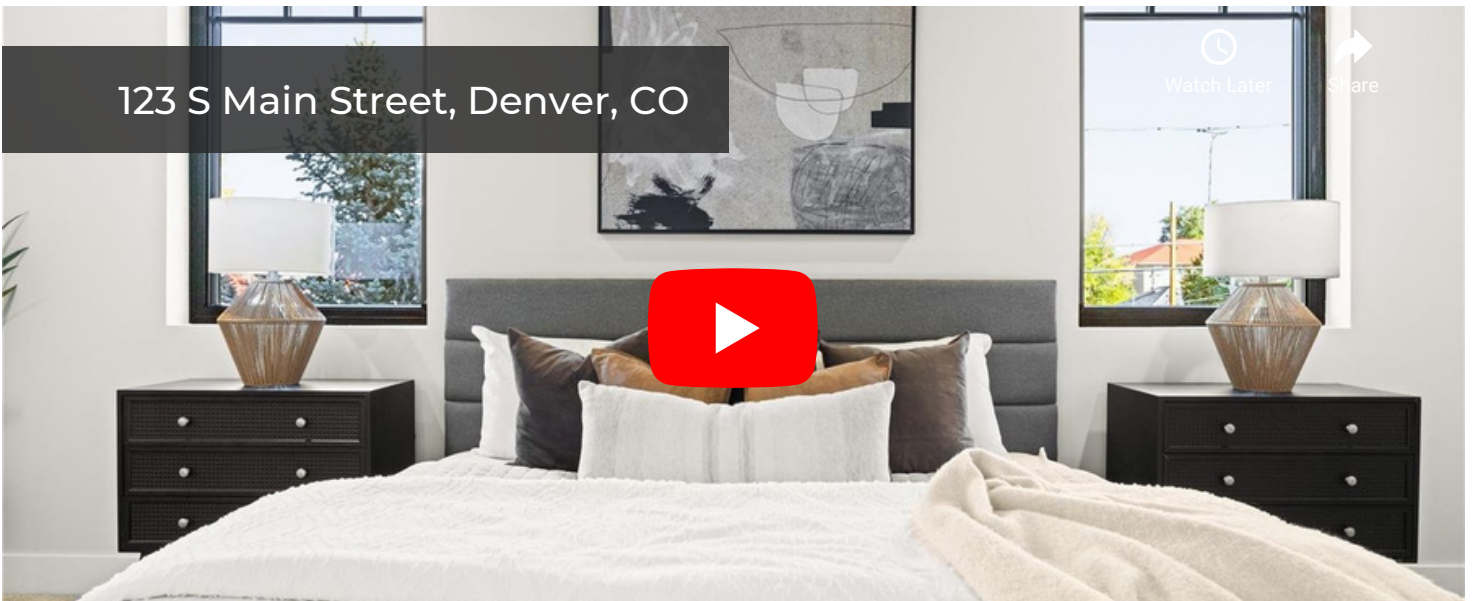
Sq. Ft.

This stunning new home features 3 Bedrooms, 3.5 Baths, and has 3,280 sq ft of livable space. Located in the highly desired West Highlands-blocks away from many restaurants, and bars. Only 6 minutes to Sloan's Lake.

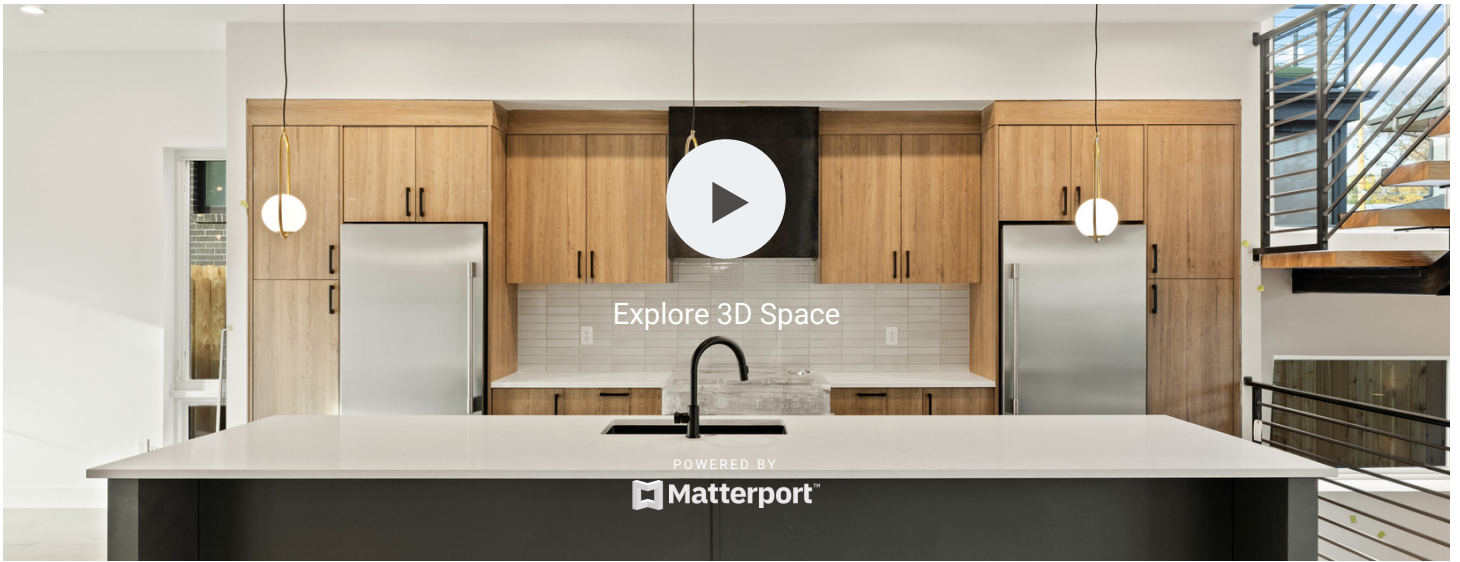
Photo Gallery



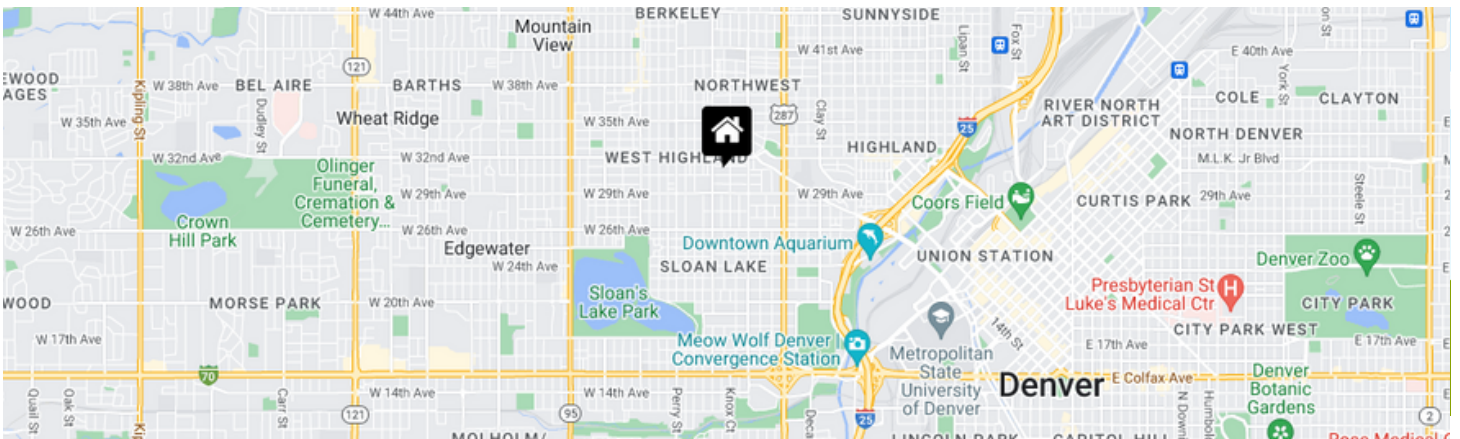
Video Tour



3D Tour



Location



Floor Plan





TIPS



Leave the site when prospective buyers are viewing your house.

You want perspective buyers to imagine themselves in your house and they can't do that with you there.



Lay out important details

It's good seller etiquette to lay out the home inspection, appraisal, home warranty, gas bill, etc. for potential buyers to view when touring your home.



Take your pets with you

In addition to allergies, a barking dog doesn't really set the tone for potential buyers as they tour your home.



Move your car

Make it easy for visitors to park and view your home.



Prep your house for guests

This means, bringing in light by opening all the blinds, turning on lights, and bumping down the thermostat.



Clean house is a happy house

Make sure your home is tidy before having potential customers view your home.



Put away personal items

You want potential buyers to imagine themselves in your home and it may be hard with lots of your family photos and personal items around. stash away your family pictures and leave your house a "blank canvas" for buyers to imagine themselves in your home.

Home Appraisal

A home appraisal is a licensed or certified appraiser's opinion of a home's value. The appraisal is based on research of recent sales of comparable homes in the area, an analysis of the property and the appraiser's judgment. The mortgage lender requires an appraisal to help gauge risk of making a loan. The property serves as collateral in case the borrower defaults, so the lender wants to make sure the loan isn't too big, compared with the property's value.

An appraisal is an assessment of home value. The appraiser considers the home's condition as part of the analysis of how much the property is worth, as well as other factors, such as the local housing market. The appraiser doesn't make recommendations for repairs.

Home Inspection

A home inspection is a visual assessment of a house's physical structure and mechanical systems, including the roof, ceilings, walls, floors, windows and doors. The inspector will check that major appliances are functional, scrutinize the heating and air-conditioning system, examine the plumbing and electrical systems and may even poke around in the attic and basement.

The goal of a home inspection is to uncover issues with the home itself.

An inspection is not a pass-fail exam. No fixes are mandatory after a home inspection, though it may uncover issues that prompt further negotiations.





CLOSING COSTS

Seller Costs

These are the main types of fees you'll see on your balance sheet so you can understand each cost:

- Staging and prep fees (anywhere from a couple hundred to a couple of thousand dollars)
- Real estate agent commissions (5.8% national average)
- Inspections and repairs (varies)
- Closing fees (1% – 3% of the sale price)
- Title fees
- Transfer or excise taxes
- Escrow fees
- Reconveyance fee
- Recording fees
- Prorated property taxes
- Seller concessions (2% – 6%)
- Overlap costs (1% – 2%)
- Moving and relocation costs (varies)
- Mortgage payoff (varies)

What to expect at closing

The closing is an important day for you as a home seller. You will transfer the property to the buyer, fully pay off any mortgages, and receive your sales proceeds. If you are using the proceeds for a new home purchase on the same day or shortly thereafter, it is particularly important that your closing runs smoothly.

After a completed closing, you are no longer the owner of the property. Unless the contract or another side agreement states otherwise, you must relinquish possession of the home by giving the buyer all keys, garage door openers, and all other devices that control the home's systems and appliances.

You are expected to have completely moved your household and your possessions out by this time as well, and left the place broom-clean, at a minimum. Absent an agreement with the buyer that allows you to stay longer, you can be evicted, or the buyer may sue you for damages caused by your breach of the sales contract.

YOUR NEW HOME AWAITS

Start the search for your next home

WWW.MODUSREALESTATE.COM

By visiting www.MODUSREALESTATE.com You can take advantage of advanced home searches with detailed filtering options. This will give you only home results that best match what you are looking for. In addition to our advanced home searches, buyers have exclusive access to MLS searches for Vail, Colorado, Summit County, and Grand County so you can start your search for the perfect mountain property.

See what homes are selling in your neighborhood

Check out market stats

Use our Buy vs. Rent calculator

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Denver Community Guide

Use the guide below to search homes for sale in Denver, CO. Each of these pages contains the active real estate listings for that area, updated every day. If you already know which communities you like, be sure to **sign up for email alerts of new listings** as soon as they hit the market – it's fast, easy, automatic and FREE!

Featured Denver Neighborhoods

Athmar Park	Baker	Belcaro
Berkeley	Bonnie Brae	Capitol Hill/Speer
Chaffee Park	Cheesman Park	Cherry Creek
City Park	Congress Park	Cory-Merrill
Country Club	Curtis Park / Five Points	Downtown Denver
Golden Triangle	Hampden	Harvey Park

Search 13,042 Listings

Enter Location or MLS #

Min Price Max Price

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