

Marketing Proposal



Prepared especially for You

John Riggins, Realtor
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e-PRO SRES TRC
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Five Reasons a Property Sells

- Price
- Terms
- Location
- Condition of the Property
- The Agent you Select

Marketing Factors

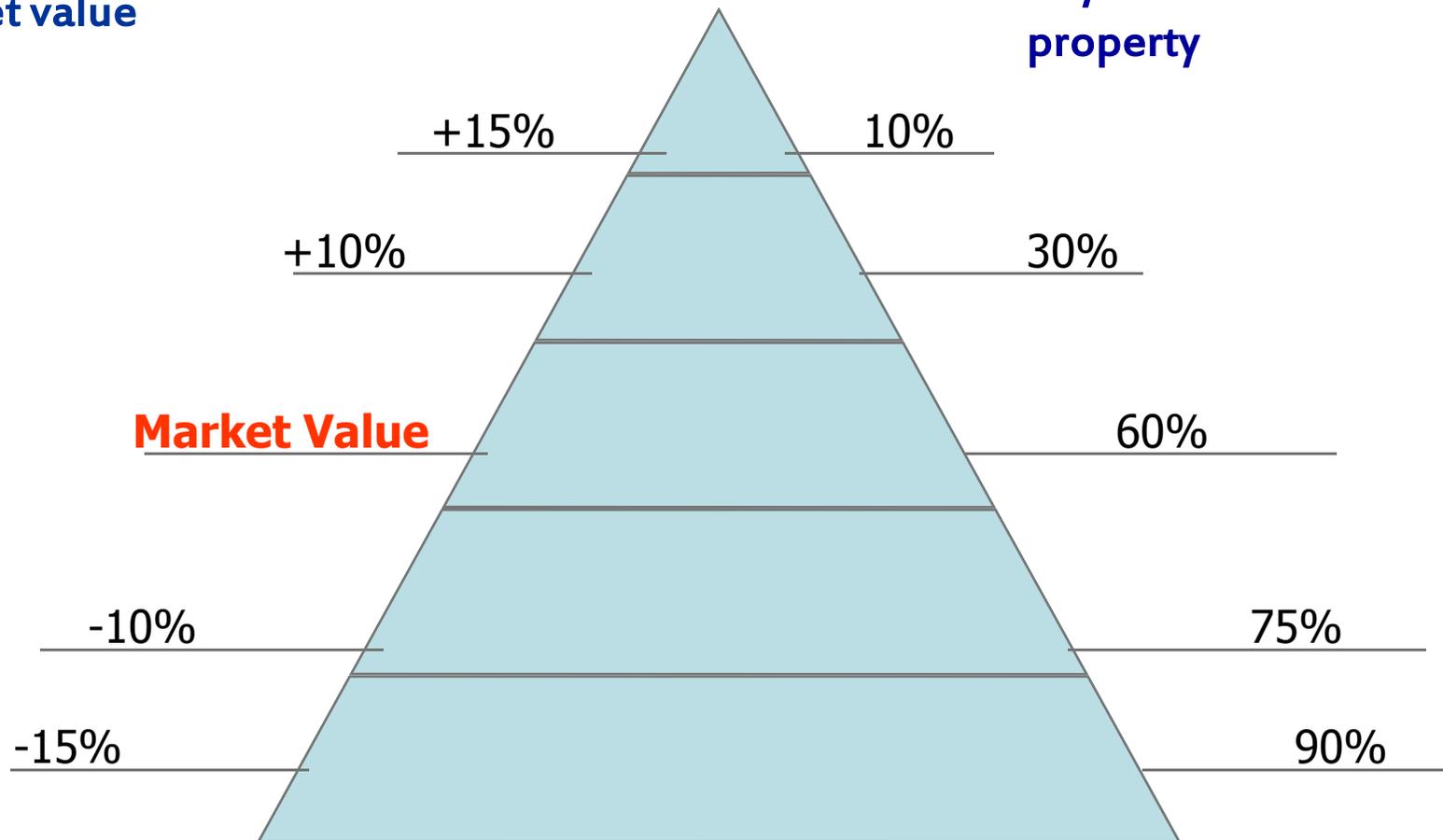
- The role of the real estate community
- The pricing & positioning of your home in the marketplace
- The role of the marketing coordinator

My strategy includes:
“Personal Service on an individual basis”

- **To handle the detail work:**
Such as mechanical and termite inspections, title work, earnest money, appraisal, mortgage work.
- **To stay in touch with you**
So that you will know what is going on and where we are in the marketing process
- **To help maintain the property**
with the names of competent contractors, especially if your property is vacant and you are out of town
- **To show you consideration**
Because I know you are living in your home, and it's difficult to have it ready to show all the time

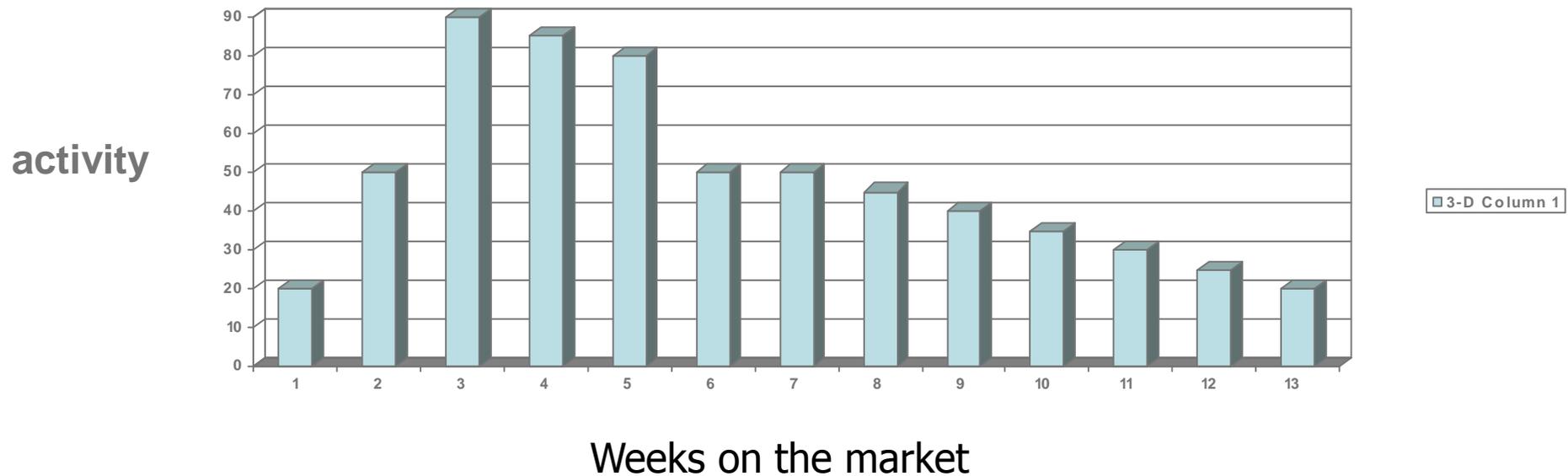
Asking price compared to market value

Percentage of potential buyers who will look at property



Properties priced too high attract fewer buyers, showings and offers.
Properties priced at market value generate more buyer interest.

Market Activity



- Well-priced properties generate immediate interest among agents
- If the price is too high, that excitement never happens.
- Dropping the price later will not generate the same enthusiasm.

The Importance of Intelligent Pricing

We must actually “SELL” your home 3 times

1. First to Real Estate Agents:

Experienced Realtors know the market price range. Your property may NOT be selected for showing, if it's not within the appropriate price range for your neighborhood.

2. Next to a Buyer:

The Buyer is more “subjective”, and compares the amenities and condition of your home to those of others in the same price range, based on the Buyer's own criteria.

3. An Finally, to an Appraiser:

The Appraiser is more “Objective”, and compares age, size, and cost-identifiable features in your home, against other neighborhood properties that have Sold.

Real-Time Market Snapshot

Periodic reports showing properties for sale and sold in your market area.

Real-Time Market Snapshot
DIRECT FROM THE INDUSTRY SOURCE

Dear Keith and Marybeth,

As your source for real estate information, I have access to the Multiple Listing Service (MLS) - the largest and most up to date database of housing activity. **Based on what you're looking for**, here is the most recent information on home listings, home sales, and market trends. This Snapshot was created from listings effective **November 27, 2006**.

John Riggins
JOHN RIGGINS REAL ESTATE
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http://www.johnriggins.net

Your next Market Snapshot report is scheduled for December 25, 2006

This report is generated directly from the most up to date data - the MLS real estate source. If you have any questions or need additional information, please [contact me](#) anytime.

[Edit Schedule](#)

Featured Questions

- What is for sale right now?
- What are homes selling for?
- How fast are properties selling?

Summary Of All Properties

	Quantity	Avg Price
For Sale	38	\$472,157
Sold	12	\$462,000

Prices | This Week | Last 30 Days | Last 3 Months | [print](#)

View It | **Visualize It**

Map: Road | Aerial | Hybrid

Aug-Nov, 06 Asking Prices and Sold Prices

Graph showing Avg. Asking Prices (green line), High/Low Prices (blue lines), and Recent Sales (red diamonds) from Aug 27-Sep 02 to Nov 19-25.

Recently Sold Homes		Homes Currently For Sale	
Total sales: 12	Last sale: 11/24/2006	Average #: 26	Newest Listing: 11/02/2006
High / Low \$: \$495,000 / \$420,000		High / Low \$: \$500,000 / \$439,000	
Avg / Median \$: \$462,000 / \$466,000		Avg / Median \$: \$474,230 / \$479,000	

Aug-Nov, 06 Asking Price vs. Selling Price

Statistical Reports

Periodic Statistical reports
to keep you abreast with
the market

During November, sales of 170 single-family homes and 201 condominiums were reported through the Board's MLS, decreases of 30.6 percent for single-family homes and 47 percent for condominiums, compared to the same month last year. This brings total single-family home sales on Oahu to 2,547 for the first eleven months of 2008, a decrease of 24.8 percent over the same time period one year ago. Total condominium sales through November were 3,690, a 28.3 percent decrease from last year. The median prices paid for island properties from January through November 2008 were \$623,500 and \$325,000, respectively, a decrease of 3.3 percent for single-family homes from the same time period in 2007 and no change for condominiums. The total dollar sales volume generated in the housing market for the first eleven months of this year was \$3.447 billion, a decrease of 25.9 percent, or \$1.203 billion, compared to the \$4.650 billion produced one year ago.



SINGLE FAMILY HOME RESALES				
	Number of Sales	This Month Compared to	Median Sales Price	This Month Compared to
Nov. 2008	170		\$594,500	
Oct. 2008	243		\$625,000	DN 4.9%
Nov. 2007	245	DN 30.6%	\$610,000	DN 2.5%

CONDOMINIUM RESALES				
	Number of Sales	This Month Compared to	Median Sales Price	This Month Compared to
Nov. 2008	201		\$316,200	
Oct. 2008	316		\$325,000	DN 2.7%
Nov. 2007	379	DN 47.0%	\$315,000	UP 0.4%

RESIDENTIAL MEDIANS SALES PRICES



There is 2.5% decrease in Single Family Homes Median Sales Price from last year, while an 0.4% increase in Condominium Median Sales Price in November 2008 compared to the same month last year.

RESIDENTIAL SALES VOLUME



There is a 30.6% decrease in Single Family Homes Sales Volume from last year; and, a 47% decrease in Condominium Sales Volume in November 2008 compared to the same month last year.

"Although Oahu residential home sales declined substantially in November, our prices are still exhibiting much more stability than those for cities on the Mainland," said Dana Chandler, President of the Honolulu Board of REALTORS®. "Time will tell what the complete effects of the current economic conditions will be, but we're hopeful that the slowdown will be shallow and only of short-term duration here in the islands."

"The demand for housing sales was the lowest in ten years but, interestingly, the inventory of both single-family homes and condominiums actually contracted a bit last month," added Harvey Shapiro, Research Economist at the Honolulu Board of REALTORS®. "This lack of inventory buildup indicates a slowdown in our market rather than a collapse as some Mainland cities have, unfortunately, experienced."

*Source: The Honolulu Board of REALTORS®

Promotion is more than a sign in the yard, an ad in the newspaper, placing in MLS and a prayer.

Some of the promotional tools I offer are:

- 24 Hours 7 Days a week, 360 Degree Virtual Open House.
- Post Cards, e-mail & facsimiles (fax) to agents.
- “Just Listed” cards to neighbors.
- Broker’s open house tour.
- Homes and Land Magazines.
- Direct response & caller ID marketing.
- Marketing on the Internet

John Riggins

REALTOR.com® Marketing System

Reaching more potential buyers for your home

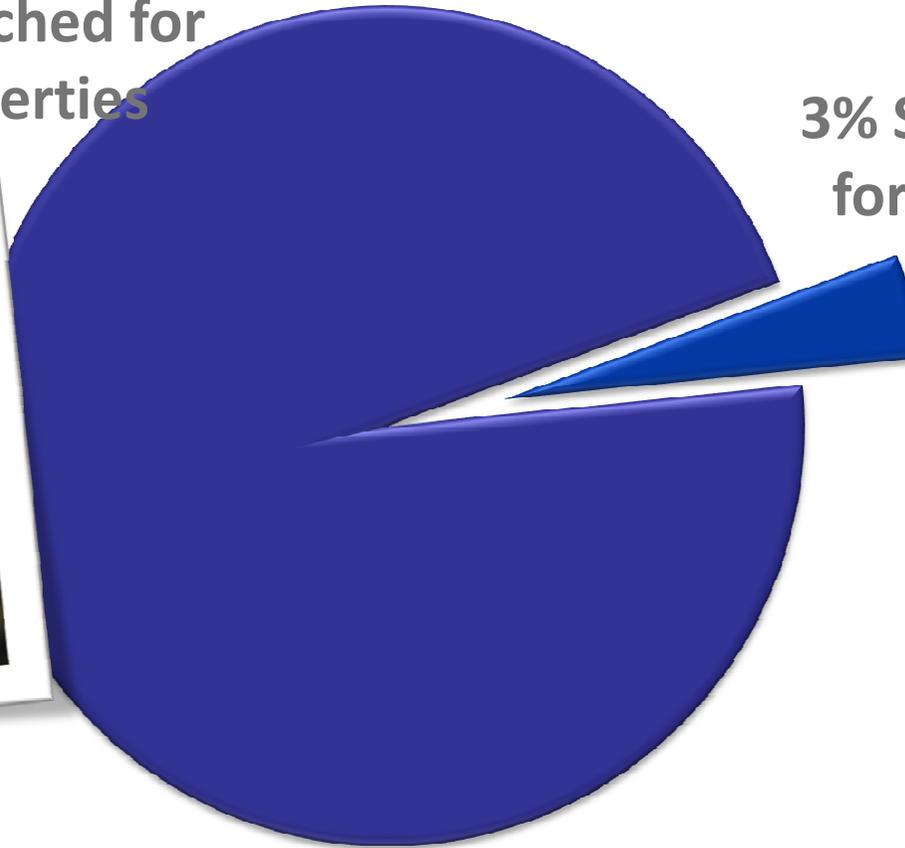


What do Consumers Search for Online?

96% Searched for
Properties



3% Searched
for Agents



FEATURED HOMES MARKETING SYSTEM



FEATURED HOMES™

Your home will be selected for rotation in one of these exclusive positions – the most prominent location for your home on the #1 real estate website.*

* Source: ComScore Media Metrix, January 2008 through August 2008, averages.

I will Showcase your listing

REALTOR.com Official Site of the National Association of REALTORS®

WELCOME | Sign In | Sign Up

← Back to Search Results | Find a Home > Search Results > Listing Details

2243 Hollister, Any Town USA 00000
\$279,500
(\$1,150 per month) | Personalize this estimate | Check local mortgage rates

3 Bed, 2 Bath, 1,785 Sq Ft

EMAIL AGENT Save Listing Send to a Friend

MLS ID #12345 12 days on the site

Presented by
Kelly Agott
Office: (809) 555-3333
Fax: (809) 555-3333
Mobile: (809) 555-3333
Home: (809) 555-3333
Send Agent Web Agent's Website

Presented by
QUEST REALTY
Office: (809) 555-3333
Fax: (809) 555-3333
Mobile: (809) 555-3333
Home: (809) 555-3333
Send Broker Web Broker's Website

QUEST REALTY

QUEST REALTY

Open House Times
Sun, Sep 17, 2009 10:00 am - 4:00 pm
Sun, Oct 12, 2009 10:00 am - 4:00 pm

Agents Other Real Estate Listings

415 Bracken Dr, Any Town USA 00000
\$610,200
3 Bed, 3.5 Bath, 2,920 Sq Ft

415 Bracken Dr, Any Town USA 00000
\$610,200
3 Bed, 3.5 Bath, 2,920 Sq Ft

Property Information for 2243 Hollister Save Listing

Located along two fairways of the world famous Any Town golf course, the property provides extraordinary views and a luxurious lifestyle. The two-story residence has 3 bedrooms, 2 baths and 2-car garage. Home has been highly upgraded without regard to cost in a tasteful manner. Home interior has marble entryway and wood floors, remodeled kitchen and bath rooms as well as 2 cozy fireplaces, terrazzo tile and landscaping. This is a turnkey family dream.

Property Features

- Single Family Property
- Area: Evergreen
- Year built: 1995
- 3 total bedrooms
- 2 total baths
- 5 total bedrooms (list)
- 3 total bathrooms (list)
- Year built: 1995
- Area: Evergreen
- 2 total bedrooms
- 2 total bathrooms

- Style: Cape Cod
- Dining room
- Family room
- Office
- Laundry
- Porch
- Office
- Family room
- Dining room
- Office

- Fireplace features:
 - Gas Starter
 - Swimming Pool(s)
 - Spa/Hot tub(s)
 - 2 car garage
 - 5 car garages
 - 2 car garages
 - 3 car garages
 - 2 car garages

What **SHOWCASE LISTING ENHANCEMENTS** does to help sell your property.

- More exposure for your property
- Up to 25 Jumbo Photos
- Listing video tours
- Promote open houses

Your home is marketed with all the details.....


 Official Site of the National Association of REALTORS®
 Welcome | [Sign In](#) | [Sign Up](#)

[Find A Home](#) | [Home Finance](#) | [Moving](#) | [Home & Garden](#)

[My Listings](#) 5 | [My Searches](#) 5

Home > 3 listings found (96701 Real Estate & Homes for Sale) > 98-500 Koauka Lp Unit: 16K
 Listing 1 of 3

98-500 Koauka Lp Unit: 16K Aiea, HI 96701
\$250,000 \$1,161 per month | [Personalize this estimate](#) | [Check local mortgage rates](#)
1 Bed, 1 Bath | 762 Sq Ft on 8.4 Acres | MLS ID #2814427 | Refreshed 5 hours ago

[Save Listing](#) | [Send to Friend](#) | [Print](#)

[Request More Details](#)

Care Free Lifestyle!!!!!!



SEE ALL PHOTOS 8



Featured Tour

Property Information for 98-500 Koauka Lp Unit: 16K [Save Listing](#)



Message from JOHN RIGGINS (808) 371-3930
 Contact John Riggins @ (808) 371-3930, email: riggins@lava.net or visit our website @ www.johnriggins.net.

Care Free Lifestyle! You'll love the incredible Pearl harbor & Diamond Head views and relaxing lifestyle when you own this 1 bedroom 1 bath condo with nice kitchen, huge large master bedroom & 1 covered parking stall.

Please consider JOHN RIGGINS as your REALTOR®, because As your REALTOR®:

Presented by
JOHN RIGGINS (808) 371-3930



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Agent's Other Real Estate Listings



1045 Aheaha Ave Unit: 318,...
\$155,000
 2 Bed, 1 Bath, 664 Sq Ft on 3.19 Acres



94-161 Kuahelani Ave Unit: 166,...
\$365,000
 3 Bed, 2.5 Bath, 1,396 Sq Ft on 9.52 Acres

Please consider JOHN RIGGINS as your REALTOR®, because As your REALTOR®:

- I can help you determine your buying power -
- FREE CMA TO SEE IF THE MARKET IS RIGHT FOR SELLING YOUR HOME
- I have many resources to assist you in your home search.
- I will assist you in the selection process by providing objective information about each property.
- I advise you as to which investigations and inspections are recommended or required.
- I provide due diligence during the evaluation of the property.
- I help you in understanding different financing options and in identifying qualified lenders.
- I guide you through the closing process and make sure everything flows together smoothly.
- When selling your home, As your REALTOR®, I can give you up-to-date information on what is happening in the marketplace and the price, financing, terms and condition of competing properties.
- I market your property to other real estate agents and the public.
- I will know when, where and how to advertise your property. I will generally prescreen and accompany qualified prospects through your property.
- I will help you objectively evaluate every buyer's proposal without compromising your marketing position..
- I will help close the sale of your home.

Thank You

JOHN RIGGINS

Property Features

- Condo/Townhome/Coop Property
- Status: Active
- Area: PearlCity
- Year Built: 1975
- 1 total bedroom(s)
- 1 total bath(s)
- 1 total full bath(s)
- Approximately 762 sq. ft.
- Style: Condo
- 1 covered parking space(s)
- Parking space(s): 1
- Community swimming pool(s)
- Ocean view
- Lot is 365883 sq. ft.
- Approximately 7.95 acre(s)
- Lot size is between 5 and 10 acres
- Elementary School: ALVAH SCOTT
- Jr. High School: Aiea
- High School: Aiea

Interior Features

Storage room, Vinyl flooring, Wall to wall carpeting, Clothes dryer, Clothes washer, Dishwasher, Disposal, Microwave oven, Range and oven, Refrigerator, Wall or window air conditioner(s), Window treatments, Security features, Partially furnished

Exterior Features

Assigned parking, Guest parking, Outdoor BBQ/grill, Storage/out-building(s), TV cable available, Open lanai, Condo, Marina view, Ocean view, Sunset view, Neighborhood: PEARLRIDGE

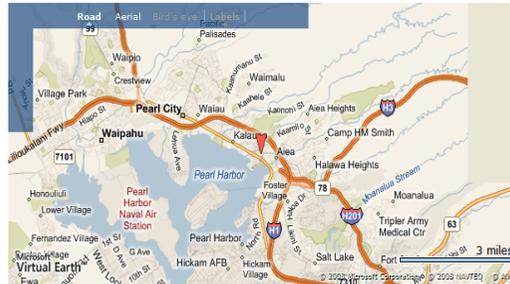
Listing Information

Refreshed at 5:14 AM (5 hours ago)
 Added on Sep 5, 2008 (95 days ago)

This listing is brokered by

John Riggins Real Estate
 Office: (808)523-7653

Map of 98-500 Koauka Lp Unit: 16K



[Get driving directions](#)

Schools Near 98-500 Koauka Lp Unit: 16K

Central Oahu School District

School Name	Distance	Type	Grades	GreatSchools Rating	Parent Rating
Our Savior Lutheran School	0.1 mi	Private	K - 8	n/a	★★★★☆
Alvah A Scott Elementary School	0.2 mi	Public	K - 6	6	★★★★☆
Aiea High School	0.3 mi	Public	9 - 12	7	★★★★☆
Pearl Ridge Elementary School	0.4 mi	Public	K - 6	9	★★★★☆
St Timothy's Childrens Center	0.6 mi	Private	K - 3	n/a	☆☆☆☆☆

Neighborhood Information

Sources: GreatSchools.net and Onboard Informatics © 2008

Contact about 98-500 Koauka Lp Unit: 16K



911153 Kumuiki St, Kapolei, HI...

\$400,000
 2 Bed, 2 Bath, 1,021 Sq Ft on 0.1 Acres (4,199 Sq Ft Lot)

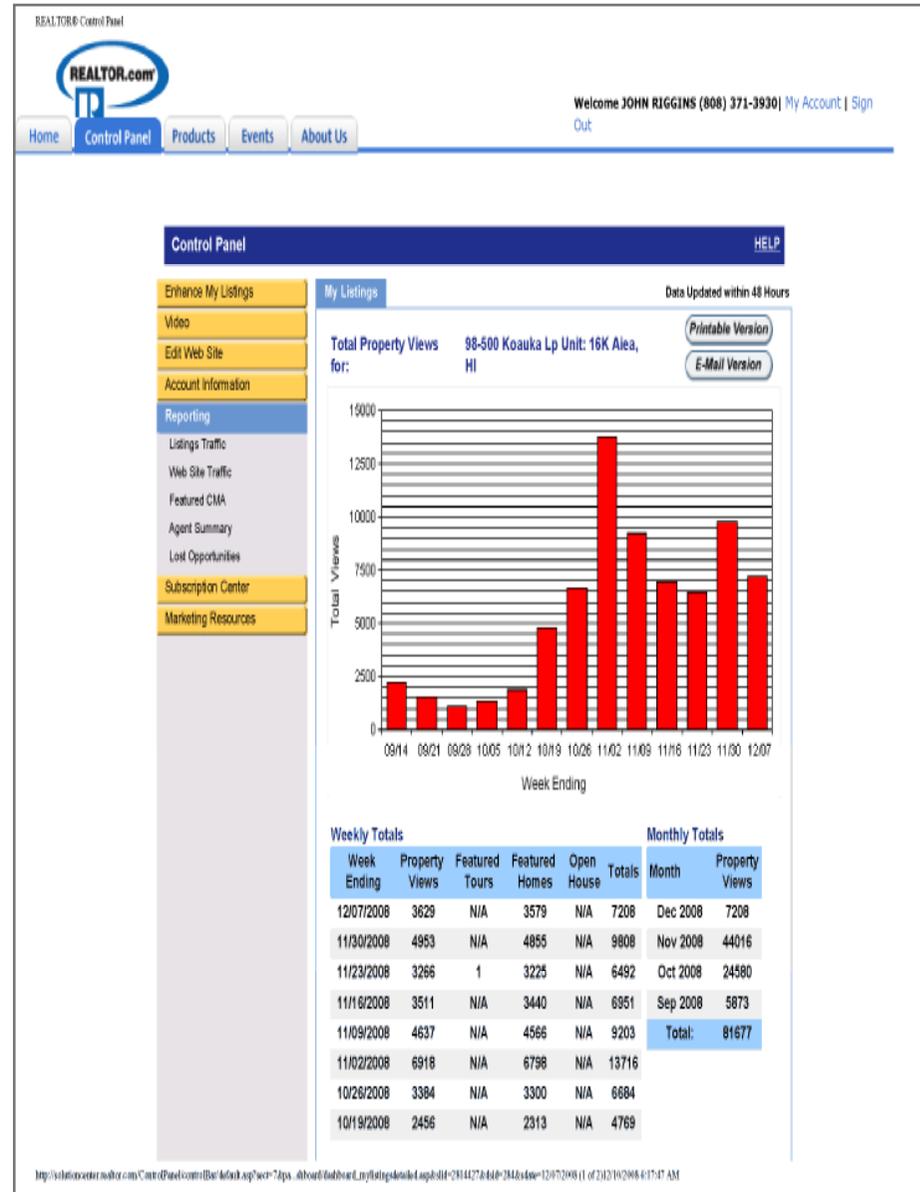
[See all other listings for this agent](#)

Find a Mover

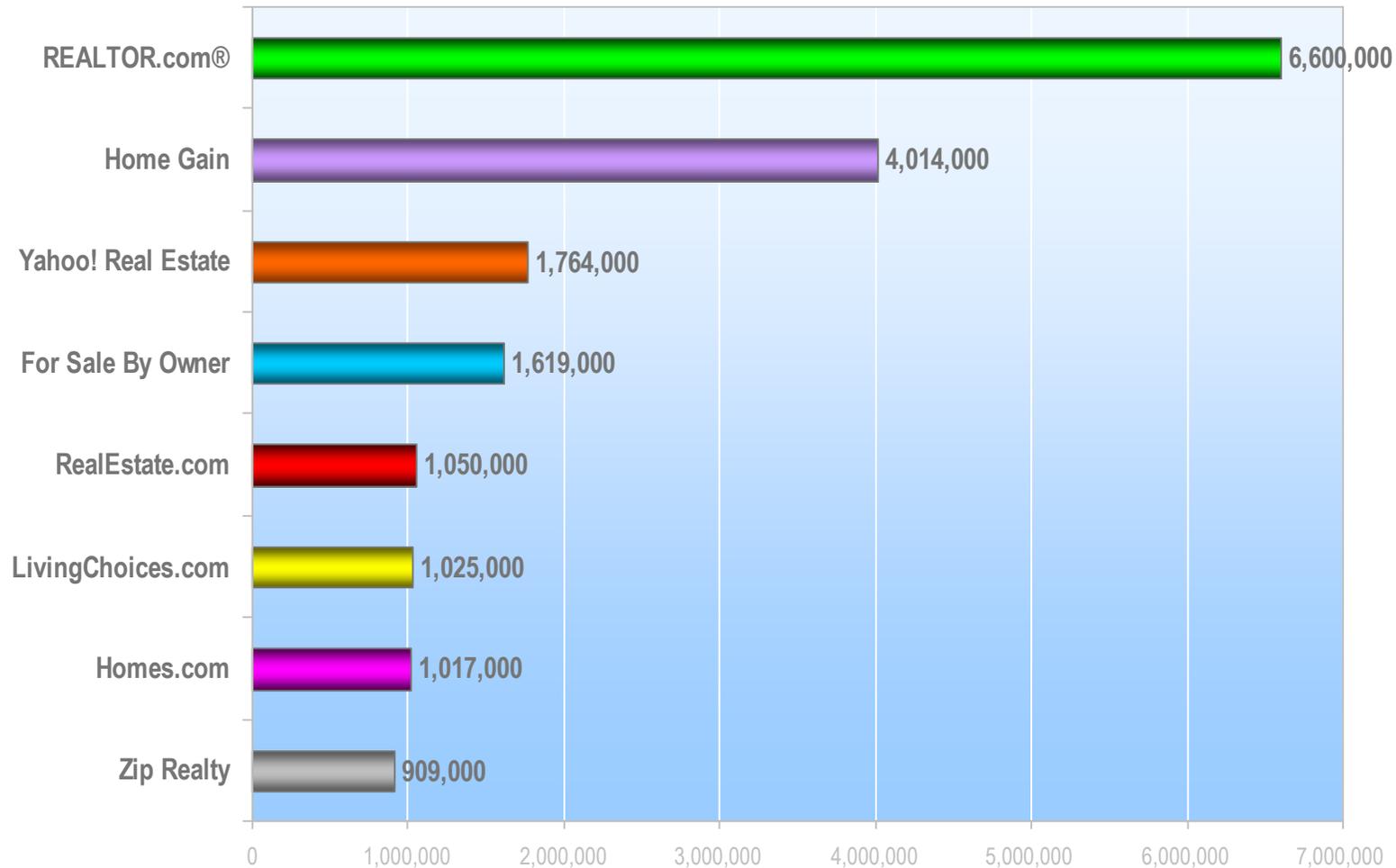
Move Date
 Move From (Zip Code)
 Move Size
 Select a Size
[Get a Moving Quote](#)

Tracking Traffic on your Property

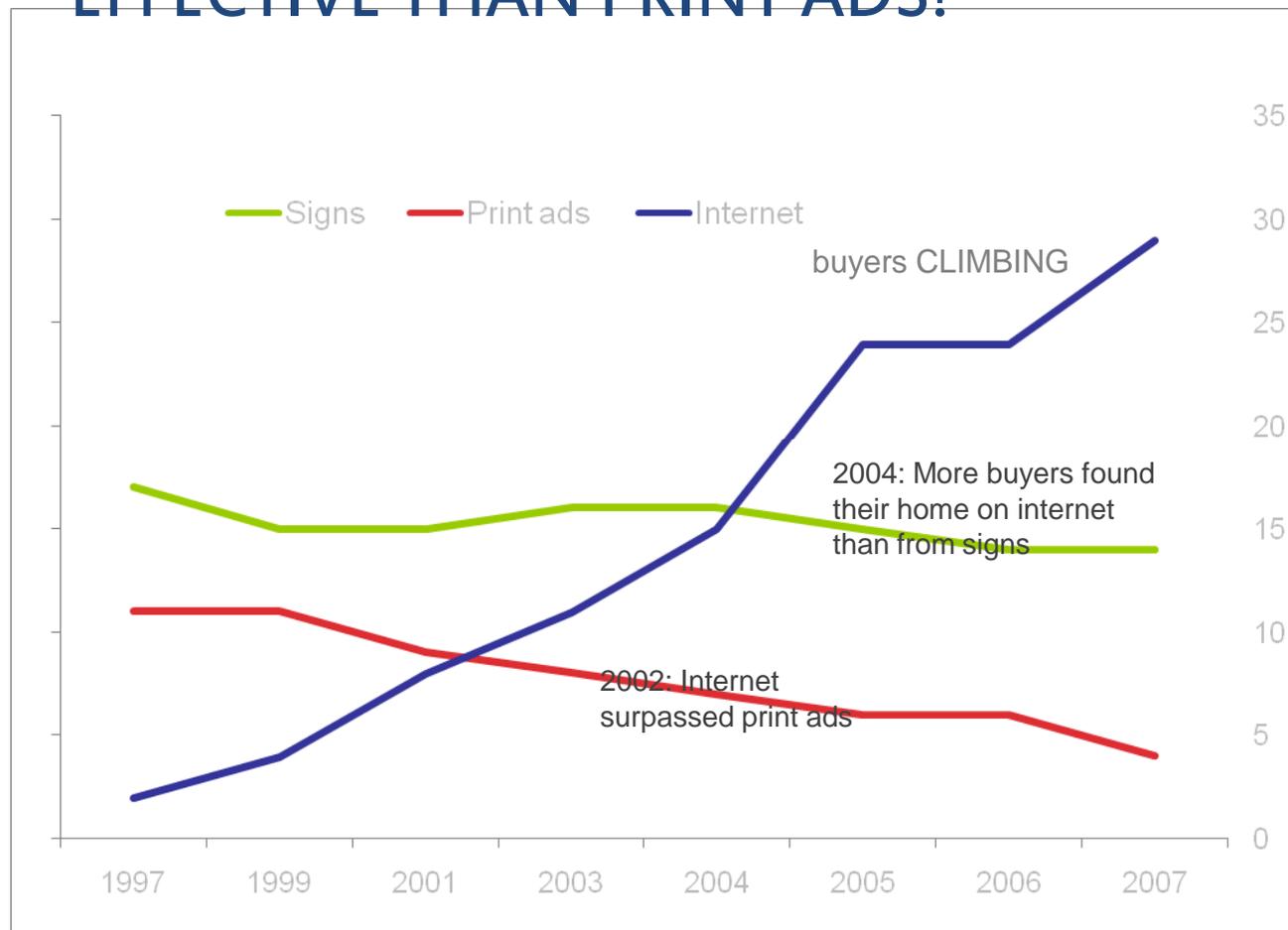
I will show you how often your home was “shown” on the real estate site where more potential buyers go to find a home.



More buyers search Realtor.com



THE INTERNET IS NOW 9 TIMES MORE EFFECTIVE THAN PRINT ADS!

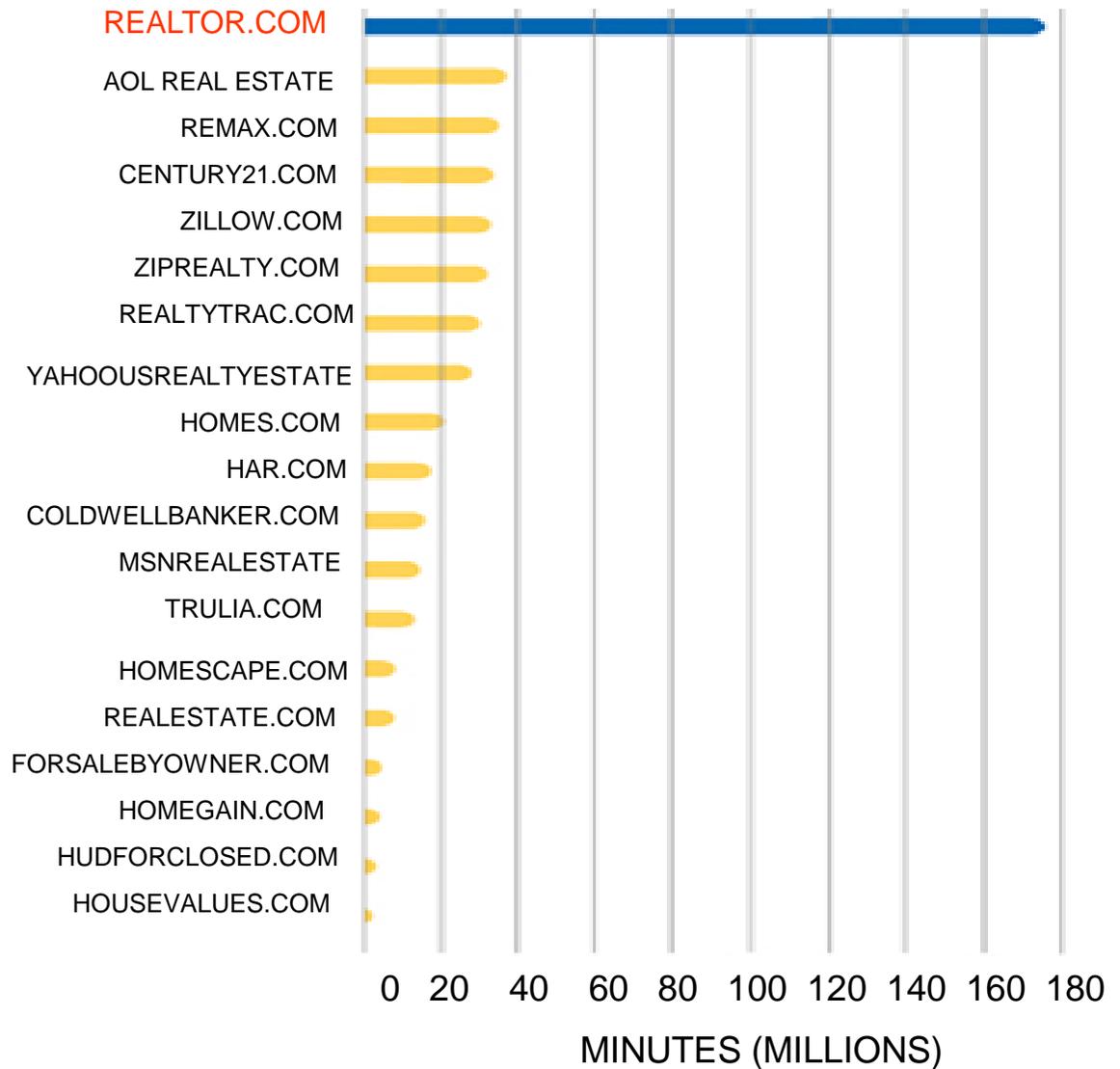


Source: National Association of REALTORS®, Profile of Home Buyers and Sellers, 2007

comScore Media Metrix Realtor.com #1

Top place

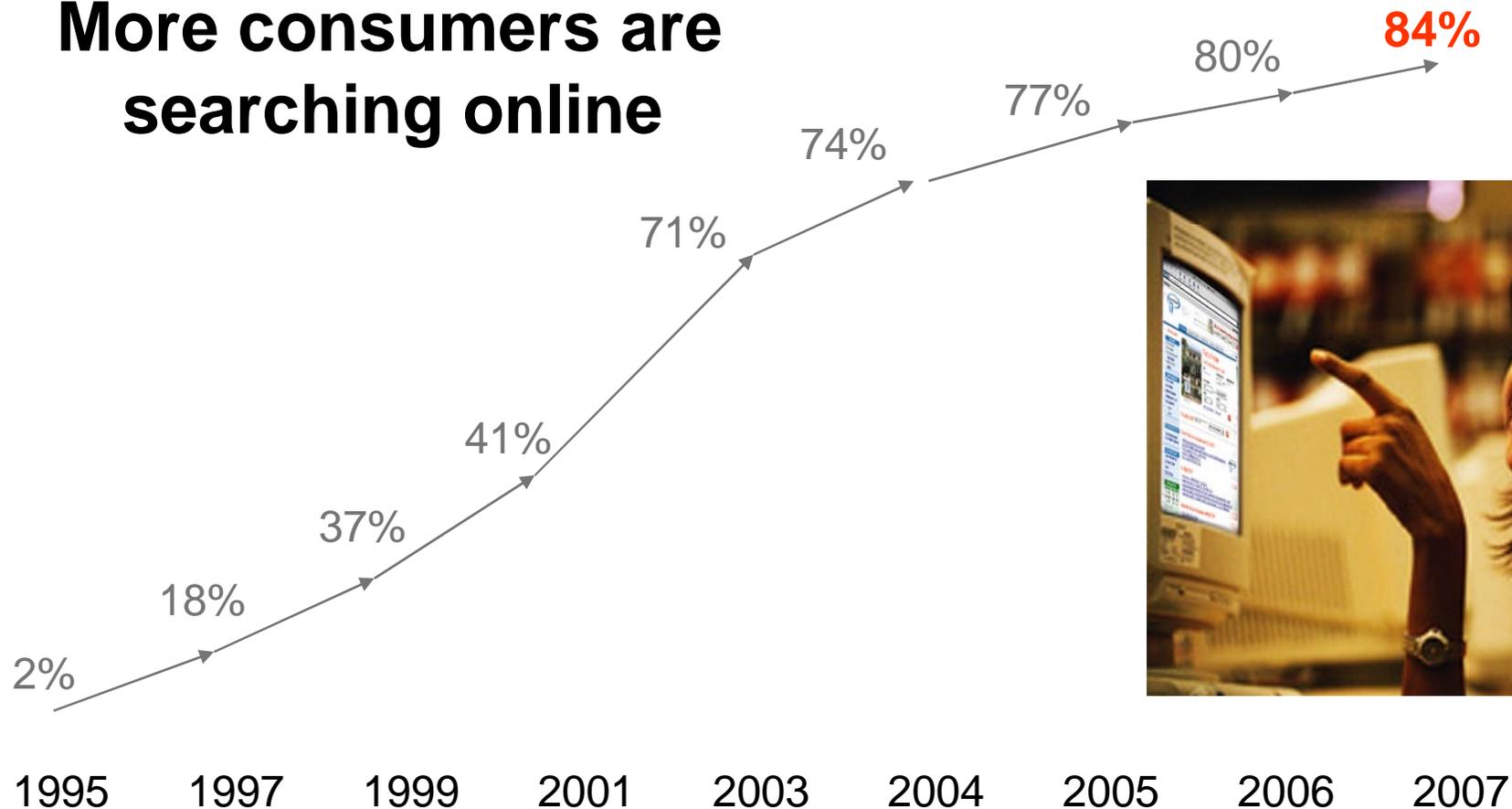
Where home buyers and sellers choose to spend their time, they stay longer than anywhere else.



*Source: comScore Media Metrix August 2008

Why I Market my Properties on line

More consumers are searching online



* Source: The 2002-2007NAR Profile of Home Buyers and Sellers

I will market your home on these sites:



Our web positioner insures that our sites are on top of the searches

- GOOGLE
- YAHOO
- MSN

Google

- #4 Condos in Ko Olina
- #9 Condos in Mililani Hawaii
- #5 Free information on Mililani real estate
- #4 Home sales in Ko Olina
- #4 Home sales in Ko Olina Hawaii
- #4 Home sales in Ko Olina HI
- #1 & #2 John Riggins Honolulu
- #1 & #2 John Riggins Kapolei
- #1 & #10 John Riggins Ko Olina
- #1 & #2 John Riggins Mililani
- #1 & #2 John Riggins real estate
- #1 & #2 John Riggins real estate agent
- #1 & #2 John Riggins Realtor
- #10 Kapolei Hawaii real estate
- #4 Kapolei Hawaii real estate home sales
- #7 Kapolei Hawaii real estate sales
- #5 Kapolei HI real estate sales
- #4 Kapolei real estate home sales
- #8 Kapolei real estate sales
- #3 Ko Olina condos
- #4 Ko Olina Hawaii condos
- #6 Ko Olina Hawaii real estate
- #1 Ko Olina Hawaii real estate home sales
- #6 Ko Olina Hawaii real estate listings
- #3 Ko Olina Hawaii real estate sales
- #2 Ko Olina Hawaii schools
- #3 Ko Olina HI home sales
- #2 Ko Olina HI real estate
- #1 Ko Olina HI real estate home sales
- #1 Ko Olina HI real estate sales

YAHOO!

- #2, #8 & #10 John Riggins Honolulu
- #2 & #6 John Riggins Honolulu Hawaii
- #1 & #4 John Riggins Kapolei
- #1, #3 & #8 John Riggins Kapolei Hawaii
- #1 & #2 John Riggins Ko Olina
- #1 & #3 John Riggins Ko Olina Hawaii
- #2 & #5 John Riggins Mililani
- #1 & #7 John Riggins Mililani Hawaii
- #2 & #8 John Riggins real estate
- #2 John Riggins real estate agent
- #1 & #7 John Riggins realtor

msn

- #5 Condominiums in Mililani
- #9 Condos in Honolulu
- #4 Condos in Kapolei
- #7 Condos in Kapolei Hawaii
- #4 Condos in Mililani
- #10 Condos in Mililani Hawaii
- #7 Home sales in Ko Olina HI
- #3 Honolulu HI real estate
- #1, #2 & #3 John Riggins Honolulu
- #1, #2 & #3 John Riggins Honolulu Hawaii
- #1 & #4 John Riggins Kapolei
- #1, #2 & #3 John Riggins Kapolei Hawaii
- #3, #4 & #5 John Riggins Ko Olina
- #1 & #4 John Riggins Ko Olina Hawaii
- #3 & #4 John Riggins Mililani
- #1 & #3 John Riggins Mililani Hawaii
- #1, #2, #7 & #9 John Riggins real estate
- #3 & #4 John Riggins real estate agent
- #6 Kapolei condos
- #9 Kapolei Hawaii real estate sales
- #8 Kapolei HI real estate home sales
- #5 Kapolei HI real estate sales
- #3 Kapolei real estate home sales
- #5 Kapolei real estate sales
- #9 Ko Olina HI condos
- #9 Ko Olina HI real estate sales
- #10 Ko Olina real estate home sales
- #4 Mililani condominiums
- #3 Mililani condos
- #8 Real estate home sales in Honolulu HI
- #8 Real estate home sales in Kapolei
- #10 Real estate home sales in Kapolei Hawaii
- #5 Real estate home sales in Kapolei HI
- #7 real estate home sales in Ko Olina
- #10 Real estate home sales in Ko Olina Hawaii
- #7 Real estate home sales in Ko Olina HI
- #6 & #7 Real estate home sales in Ko Olina HI

John RIGGINS Real Estate

www.johnriggins.com

Examples of some of John's web sites:

to view, click on:

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Your Source for **Honolulu** Real Estate



Properties For Sale | New Listing Alerts | What's Your Home Worth? | Just For Buyers | Just For Sellers | Local Market Trends | Recommended Links | About The Team

JohnRiggins.com

The Riggins Team
Office: 808-523-7653
Cell: 808-371-3930
Riggins@Lava.net



Buy or Sell a Home through John Riggins Real Estate and use this truck FREE!

John Riggins of John Riggins Real Estate offers you the most comprehensive information on real estate in today's market.

John Riggins Real Estate offers you his experience and knowledge in:

Aiea * Pearl City * Mililani * Waipahu * Kapolei
Ewa Beach * Waianae * Honolulu * Hawaii Kai * Kailua

Another Web site:

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- Money Exchange Rates
- Oahu's 2nd City-Kapolei
- Ocean Pointe Homes
- Neighborhood Info
- School Information
- Local Links & Info
- Buy Real Estate with IRA
- Advice For Buyers
- Buy/Sell Information
- Advice For Sellers
- Mortgage Calculators
- Seniors Information
- Military Relocation
- Local News
- State/City/Visitor Info
- Compare Two Cities
- Live Traffic Cam+More
- Pets
- Termites
- Kid Stuff

Where 98% Of All Listings Taken Since 1977 Have Sold

Specializing in residential sales, John Riggins Real Estate offers you assistance for all your **buying** and **selling** needs in the following communities

Aiea * Pearl City * Mililani * Waipahu * Kapolei *Ko Olina Resort*Ewa Beach * Waianae * Honolulu * Hawaii Kai*Kailua*Kaneohe*Waikiki*

[View My Featured Properties](#)

I offer you an excellent reputation for meeting and exceeding my client's expectations. Each of my websites offers you comprehensive information on buying and selling real estate in the Honolulu, Hawaii area.

[John Riggins](#)
[Honolulu Hawaii Properties](#)
[Honolulu Paradise Homes](#)

If you would like more information on any property in the Honolulu area, please contact me John@JohnRiggins.net

John bases his business on honesty and providing the absolute best possible service while maintaining a sense of humor.

I have assisted over 2,000 families buy and sell homes. Over 98% of the properties I have listed have sold.

By accomplishing my goals in assisting buyers and sellers with all their real estate needs I was named one of the **top 50 Realtors in North America** by Howard Brinton and Bill Barrett.

Another of John's Web Sites

To view click on:

www.honoluluhawaiiproperties.com

Midwest Home Sales, So. West Coast, Florida Coast, Capitol Building

John Riggins Real Estate



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Aloha and Mahalo Nui Loa! Welcome to beautiful Honolulu, Hawaii!



John Riggins Real Estate offers you the finest in assisting you with all your buying and selling real estate needs. We offer our expertise in luxury water-front properties, condominiums, and all real estate property in the Honolulu area.

Because Hawaii is an island, the real estate is limited, but the demand is great, so allow us to give you the information you need when it comes to buying and selling real estate in beautiful Honolulu, Hawaii and the surrounding areas.

Our website offers you information on Honolulu, Hawaii real estate, but we also offer you information on the life style, and culture as well.

We have gathered resources for you about all of Hawaii, and made them easily accessible.

[Click Here for My Listings](#)

[Click Here For Live Camera Shots!](#)

[Honolulu Email Home Search](#) is a FREE service to help area home buyers find their dream home. It's free, easy and automatic! *Try it today!*

[Search Honolulu MLS Homes](#) for all homes in Honolulu and surrounding areas - 24 hours a day - 7 days a week!

[Honolulu Home Values](#) offers you a FREE computerized analysis of your home! It's simple, dependable and automated! No need to talk to an agent, I will email it to you today!

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[Senior's Only](#)

<http://www.honoluluhawaiiproperties.com/> [1 of 4] 10/20/2014 9:58:27 AM

Another of John's web sites

To view click on:

www.honoluluparadisehomes.com



ALOHA!

Honolulu Paradise Homes

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- [Seller Guide](#)
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Real Estate Honolulu Hawaii

[Buying or Selling Real Estate?](#)

We would love to assist you! It's a fantastic time to buy real estate in Honolulu. Click on Properties For Sale, Virtual Tours, Scroll down to the price range of choice, click on the MLS ID number and take a look at some fabulous values.

Having helped more than 2400 people buy and sell real estate on Oahu, Hawaii, since January 1977 with a full time support staff using cutting edge technology, I have a tremendous amount of market knowledge, skill and experience to help you. For the absolute best in real estate service in Honolulu, call me at 808.371.3930 or send me an email at: John@HonoluluParadisHomes.com

I hope my web site answers your questions about Real Estate on Oahu, Hawaii, real estate in Honolulu, Hawaii, and your special needs. With being an island state, having balmy trade winds, a moderate climate normally in the 70's all year and its wonderful people of diverse cultures, Hawaii is truly a very special place (paradise) that I immediately fell in love with and chose as my home in 1974. I have raised my family here and love Hawaii. If there is information that you would like or if there is anything that I can do to help you, please let me know.



Mahalo Nui Loa and Aloha,
John Riggins

Today's News, Features, and Sports from the Honolulu Star Bulletin
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Honolulu, HI
69 °F / 21 °C
Scattered Clouds
at 7:46 AM
Advisory! 
Click for Forecast


John Riggins, CRS, CRB
Seven Waterfront Plaza
500 Ala Moana Blvd., Suite 400
Honolulu, HI 96813
808-523-7653
John@HonoluluParadisHomes.com

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World Properties.com

All of John's listing are posted on WorldProperties.com



Over 3 million properties around the world

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San Francisco Hilton February 5-7, 2009
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Save Search

Location: 96789
e.g. "Chicago, IL", "02134"

Nearby Areas: None

Price Range: 360,000 to 370,000

Beds: 3+

Baths: Any

Property Types:
 Single Family Home (0)
 Condo/Townhouse/Co-Op (5)
 Multi-Family Home (0)
 Mfd/Mobile Home (0)
 Farms/Ranches
 Land

Property Features

5 listings found

Sort by Price: Low to High

List Gallery Map

Like to see photos? Sort by number of photos close

95-128 Kipapa Dr Unit: 401
Mililani, HI 96789

\$364,000
3 Bed, 2.5 Bath, 1,940 Sq Ft
Property Type: Condo/Townhouse/Co-Op



94-161 Kuahelani Ave Unit: 166
Mililani, HI 96789

\$365,000
3 Bed, 2.5 Bath, 1,396 Sq Ft on 9.52 Acres
Property Type: Condo/Townhouse/Co-Op

There s No Place Like Home for the Holidays! You can be home when you buy this highly upgraded, spacious & VACANT 3 bedroom 2.5 bath end unit town home with ceramic tile... [more](#)



12 PHOTOS

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- Circulation is 25,000 copies

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JOHN RIGGINS REAL ESTATE PROUDLY PRESENTS:

Virtual Home Tour Available at www.jrhiggins.net



2 BEDROOMS, 2 BATHS, BETTER THAN NEW! Totally remodeled & freshly painted 2 bedrooms 2 baths Whitehouse Village Condo with new kitchen cabinets, new a/c, new light fixtures, new floors, new door knobs and new ceramic tile throughout with beautiful panoramic views. \$185,000. Code 2200

Virtual Home Tour Available at www.jrhiggins.net



2 Bedrooms, 2 Baths, 2nd Living Room, 2nd Kitchen, 2nd Bath. You can believe when you buy this highly upgraded, spacious & VACANT 1st bedroom 2.5 bath and multi room home with ceramic tile counter, ceramic tile floor, crown mold, covered parking & fenced yard. Close to churches, parks, schools, shopping & military base. VA approved! \$375,000. Code 2200

Virtual Home Tour Available at www.jrhiggins.net



2 Bedrooms, 2 Baths, or Home Based Office. Is this beautifully upgraded and well maintained 2 bedroom 2 bath Kapodis single level corner lot home with out in kitchen, new ceramic tile and new home carpet. Just a short walk to the post recreation center, schools and growing downtown. Kapodis. \$480,000. Code 2200

Virtual Home Tour Available at www.jrhiggins.net



2 BEDROOMS, 2 BATHS, POOL. You'll love this So Cities. Recent guest community tastefully upgraded 2 bedroom 2 bath ground floor unit with large open layout overlooking the pool. Enjoy golf course, fitness center, swimming, boating and first class cafes. Just \$375,000. Code 2200

Virtual Home Tour Available at www.jrhiggins.net



2 BEDROOMS DELIGHT! Rare opportunity to own 2 fully remodeled duplexes Rose 2 bedrooms 2 baths each on a 15,000 sq foot lot with panoramic views within walking distance to the ocean. \$800,000. Code 2200

Virtual Home Tour Available at www.jrhiggins.net



2 Bedrooms, 2 Baths, Light & EZ Maintenance! You'll love this incredible Pearl Harbor, Diamond Head & holiday light views, relaxing Hialeah & EZ access to Fortridge Shipping Center when you own this fully furnished 1 1/2 master w/ kitchen, huge master bedroom & 1 covered parking unit. \$350,000. Code 2200

RED HOT PROPERTIES!

Care Free Living - 1 bdrm 1 bath - Pearridge	2048
Beach Living - 1 bdrm 2 1/2 ba - So Cities	2524
HUD, VA & First FORECLOSURES	2048
Buy House & Sell for Profit	4048
U.S. Government Owned Properties	4048
Investment in Real Estate (HUGE SOLD) TECH	523-7653
Investment in Real Estate (HUGE SOLD) TECH	523-7653
WANTED - INVESTMENT - Any Size Any Price	523-7653
WANTED - LOTS on which to build	523-7653
WANTED - House to Sell	523-7653
Wanted House - any Condition - Instant Cash	523-7653
Don't Leave a Dollar - 1 Duplex w/ each Bdrm	2280
Sold on Payment - No Help - Call	523-7653
Care Free Living - 2d 1 bath - Kapodis	2180
Move in Today - 77 Min 2 1/2 Bdrm Unit	2340
Better than New - 2 bdrm 1 bath - Whitehouse Village	2180
Special Tax Incentive - Mississippi Golf Course	2248

USE THIS TRUCK FREE!

As a service to our loyal & trusted clients & customers...
 Buy or Sell a Home with John Riggins Real Estate and use our moving truck FREE!
 Charities may use the truck FREE without any obligation. Call for details. *Some restrictions apply.

John RIGGINS Real Estate

(808) 523-SOLD (7653)




JOHN RIGGINS (R)

Web Site: www.JohnRiggins.net • E-Mail: riggins@izava.net
 FAX (808) 674-1010 • Toll Free 1-800-831-2778 EXT. 4008
 500 Ala Moana Blvd, Suite 408 - Honolulu, Hawaii 96813

Example of the 2 page brochure

John Riggins Real Estate
PROUDLY PRESENTS



THERE IS NO PLACE LIKE HOME!
94-362 Makapipipi Street
Mililani, HI 96789

OPEN HOUSE
24 hours a day, 7 days a week 360 degree virtual home tour at
www.JohnRiggins.net, MLS #2901605

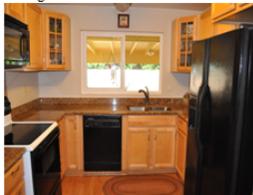
For more information, contact:
John Riggins Real Estate 523-SOLD(7653) or fax 356-0220
e-mail: riggins@lava.net



Exterior



Dining Room



Kitchen



Master bedroom



Master Bath

AGE: Built 1976
BEDROOMS: Three (3)
BATHS: Two
SIZE: Interior 1507
Lanai 765
PARKING: Two carport
PROP. TAXES: \$119 monthly
Assoc Fee \$36 monthly
TENURE: Fee Simple

INCLUSIONS:
AC window, Blinds, Cable TV, Ceiling Fan, Dishwasher, Disposal, Range/Oven, Refrigerator, Washer & Dryer

Outstanding Features:
There is No Place Like Home. !
Spacious and Freshly Painted 3 bedroom 2 bath home with granite counters, ceramic tile floors, new light fixtures, new windows, covered lanai VA/FHA Financing is available.

Best of all is the Price: This is not a short sale.

94-362 Makapipipi Street
\$600,000



www.johnriggins.net 808-523.7653



Bedroom 2



Bedroom 3



Den



Covered Lanai



Reg Center Pool

Example of Just Listed Postcard

- 5 x 8 postcard
- Laminated
- Double sided
- Multi color
- Multi Photos
- Top agents
- Neighborhood



Wow! WHAT A VALUE!!!
92-1017 J Koio Drive * \$1.6 MILLION

Live like the Rich and Famous when you own this luxurious Ko Olina Resort Gated community Golf Estates 4 bedroom 3 bath single family home with large master suite, marble counter tops, upgraded carpets & covered lanai *overlooking the 15th green* of the Ko Olina Resort LPGA Championship Golf Course. Besides privacy, you'll enjoy sunset walks by the ocean, tennis, the marina, fitness center, spa and world class restaurants. This home is ideal for the "person on the go" who demands low maintenance, privacy and enjoys backyard BBQs & golf.

call... (808) 674-1111, cell (808) 371-3930

USE THIS TRUCK FREE! CALL FOR DETAILS.



Email: riggins@lava.net

View 360° virtual home tour at:
www.johnriggins.net



Example of email flyer

- E-mailed out to all agents in Hawaii
- E-mailed to John's personal data base



Brokers Open - Wednesday February 11th 10am to Noon

\$600,000
WOW!!
Don't Miss Out on This Property!
94-362 Makapipipi Street - Mililani, HI 96789

This is an HTML Flyer Ad. Many of the images and graphics contain links to more photos and website pages.

Sq. Ft. (approx.)	1507
No. Bedrooms	3
No. Baths	2
Parking	2
Year Built	1976

WOW! Don't miss out on this immaculate freshly painted remodeled single family home with new custom window coverings, new granite countertop, new light fixtures, new windows, and lush landscaping. While everything in permitted, square footage & bedroom count do not match the tax record. While the property is very well priced, this is not a short sale.

MLS # 2901605



Living Room



Exterior Kitchen Dining Den Master Bedroom Bedroom 2 Covered Lanai

Click the thumbnails above to view full size photos

John Riggins
Ph: 808.674.1111
riggins@lava.net
www.johnriggins.net



This information is deemed reliable and the agent/broker providing these data believes them to be correct, but advises interested parties to confirm them before relying on them in a purchase decision.

HTML e-mail Flyers	1-Listing Websites	Print - Ready Paper Flyers	Virtual Tours	Unlimited Flyers	Flyer Regions	How to Order
---------------------------	---------------------------	-----------------------------------	----------------------	-------------------------	----------------------	---------------------

My Daily Flyer... **VALUE . INNOVATION . SERVICE** **877.599.5678**

My Online Marketing Pledge

- I will feature your home on the #1 real estate site* so it can get as much as 3000% more exposure, on average**
- I will submit your property to multiple Web sites on the Internet including REALTOR.com® ,MSN, and 100 plus websites
- I will include multiple photos in marketing your property online because that is what buyers say they want most online
- Each online listing will include detailed information about your property for buyers to view
- Each site that features your property will include multiple ways to inquire about your property
- Inquiries about your property will be responded to in a timely manner

The Plan of Action

OUR OBJECTIVES ARE THE FOLLOWING:

- To get as many qualified buyers as possible into your home until it is sold.
- To communicate the results of our activities weekly to you.
- To assist you in getting the highest possible dollar value for your property with the least amount of problems.
- To constantly look for the best possible methods of exposing your property to the potential buyers in the market.

The following is my Plan for Marketing Your Home:

- Submit your home to the Multiple Listing Service (MLS).
- Submit copies of your listing to our waiting buyers.
- Submit your home for Internet 360 Degree Virtual Open House.
- Schedule Featured Home Advertisement on WWW.Realtor.com
- Promote your property through telephone calls, email, fax and at real estate meetings for maximum exposure to the other agents in the area.
- Develop a list of features & benefits of your home for the cooperating agents to use with their potential buyers.

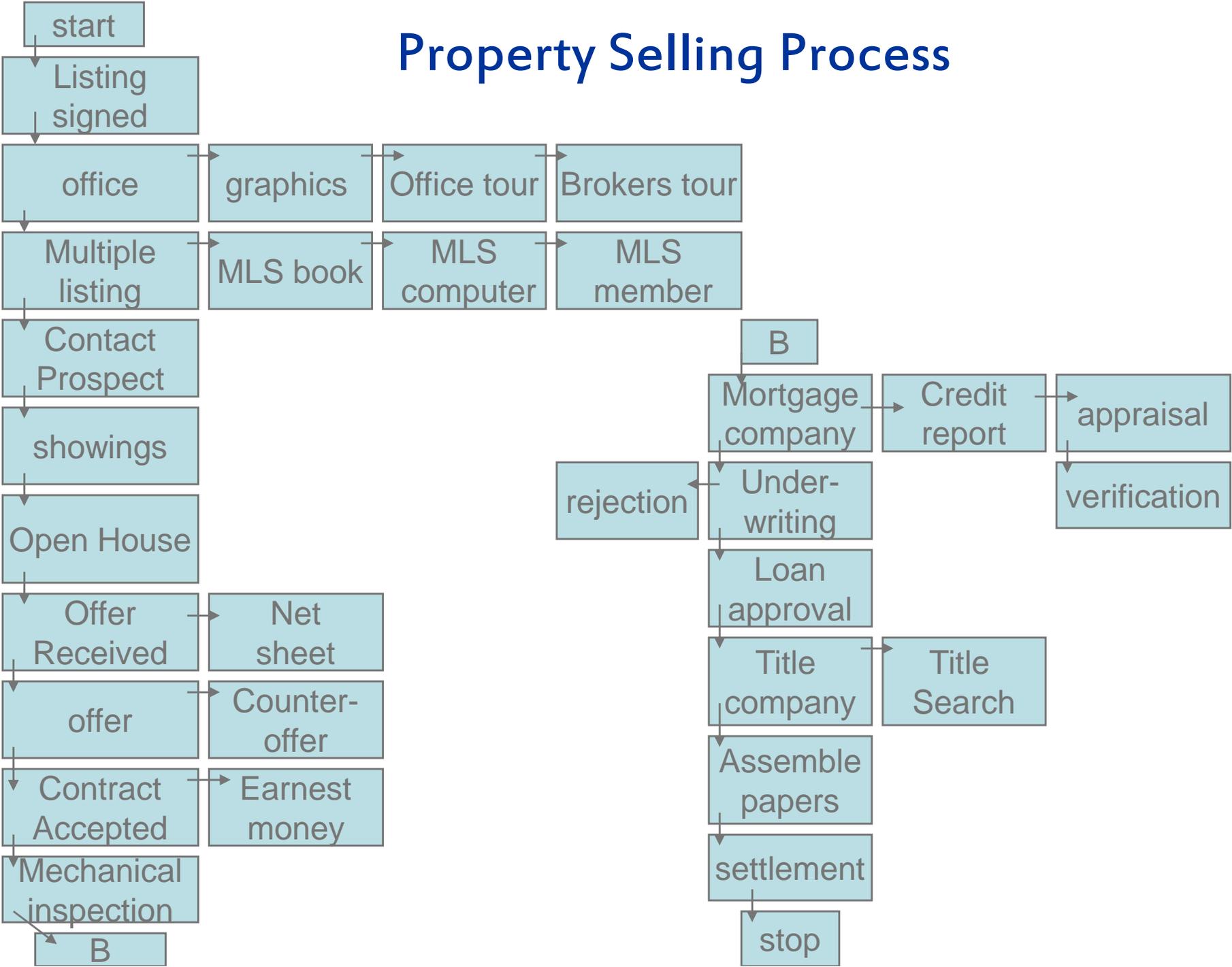
Marketing Plan: continued

- Suggest & advise you as to any changes you might want to make in your property to make it even more marketable to the buyer.
- Constantly update you as to any changes in the market, both in prices & change in the money market & their effects on the sale of your property.
- Add additional exposure through a professional sign, brochure box with multi color, multi photo brochures, lock box & 24 hour toll free info hotline & fax back.
- Hold Open house when possible.
- Advertise when necessary.
- Pre-qualify when possible all prospective buyers.
- Make you completely aware of all the various methods of financing that your buyers may want to use.

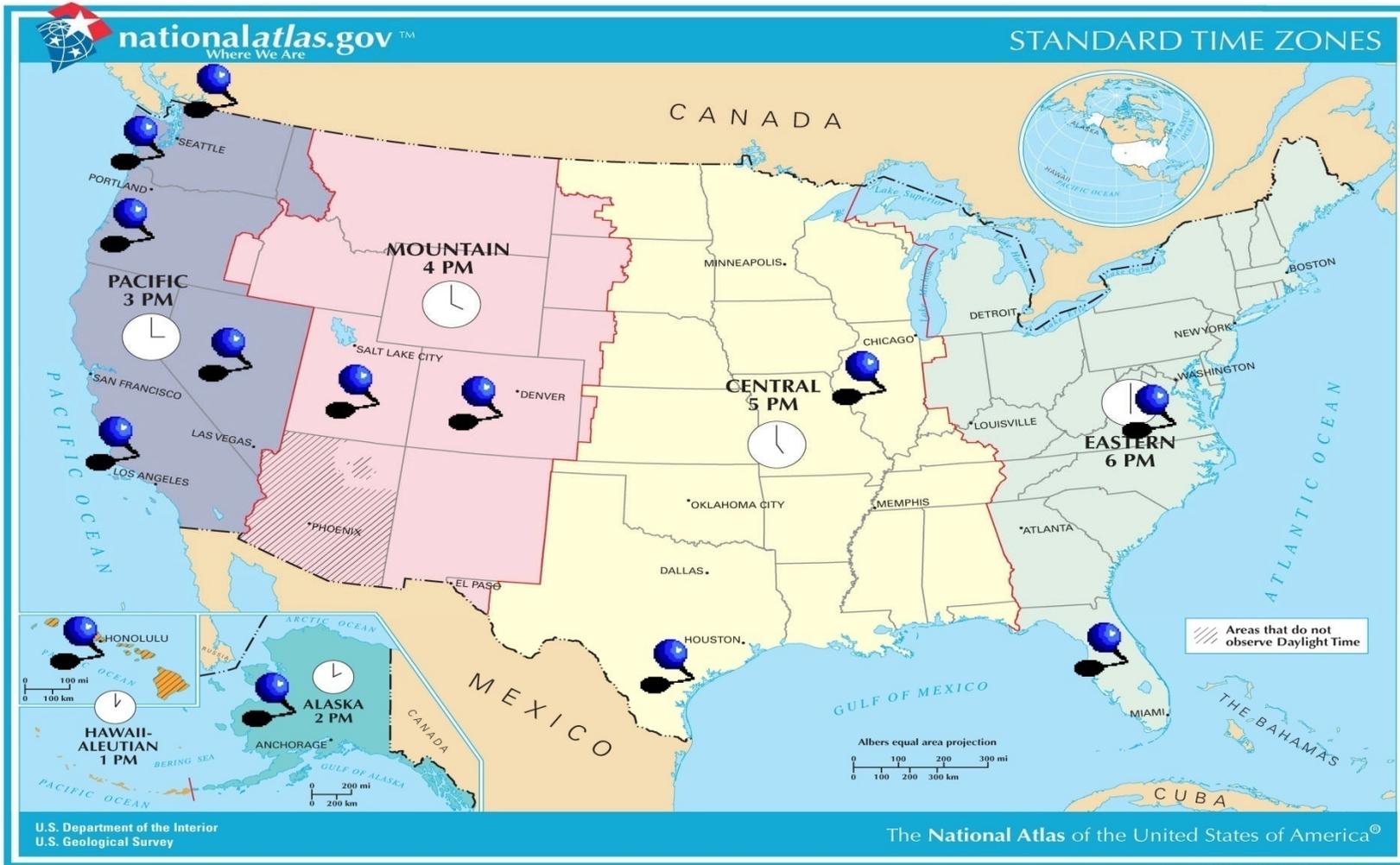
Final Marketing Plan:

- Have the cooperating brokers in your area tour your home.
- Provide on a monthly basis for the cooperating brokers a list of the features & benefits of your property.
- Follow-up with all the salespeople that have shown your property for their response.
- Assist you in arranging interim financing, if necessary
- Deliver a copy of your multiple listing & a copy of advertisements have been published.
- Represent you upon the presentation of all contracts by the cooperating brokers & to help in negotiating the best possible price & terms for you
- Handle follow-up & keep you informed, after the contract has been accepted, on all mortgage, title, & other closing procedures.

Property Selling Process



John Riggins is more than a one man team...



timzones4 INTERIOR-GEOLOGICAL SURVEY, RESTON, VIRGINIA-2006

- John Riggins Real Estate Offices: Honolulu Office, Kapolei Office
- Client Follow up: Hawaii, Florida , Alaska, Texas, Oregon
- Internet Marketing Director: California
- Internet Positioning: Hawaii, Florida, Utah, California
- Internet Data and Statistical Data: Hawaii, Florida, Colorado, Utah, Oregon, California
- Internet Technical Assistance: Florida, Texas, Hawaii
- Virtual Tours and Photography: Hawaii
- Web Site Development: Hawaii, Florida, California, Colorado, Utah, Oregon,
- Podcast: Oregon
- Blog Site Coodinator: Colorado, Florida
- Media and Print Marketing: Hawaii and Oregon
- Legal Assistance and Advisors: Hawaii, Washington, Nevada, Texas, Florida
- Business Advisors: Virginia, Florida, Illinois, Colorado
- Tax Advisor: Honolulu, Illinois
- Contractor, Cleaners, Carpets, Painting and Repairs: Hawaii

Over 98% of the properties we have listed since 1977
have sold.

Should we get started marketing your
property?

Call John Riggins today.



Email: riggins@lava.net

Cell: 808-371-3930

Office: 808-674-1111

Fax: 808-356-0220

www.johnriggins.net

