



Alan Tucker – big on property

Alan Tucker not only sells homes, but he also has a unique ability to see where added advantage can be gained with small expenditures. With the backing of tradesmen and home handymen who have assisted Alan with various homes, he can help you get your home ready for the market.

To achieve the highest possible price your home must be presented in pristine condition. Whether that be simply water blasting the home or painting fences, tidying up gardens or having your house dressed to achieve maximum first impression effect.

This is where Alan's ability has secured him listings over and above agents who simply discount their commission to try and sell a home. When Alan takes on a home to sell, he wants to maximise your value. So many people today lose tens of thousands of dollars on the presentation of their home and yet worry about paying an extra two or three thousand in commission. First impressions are everything.

Taking away negativities puts dollars in your bank account. Talk to Alan about what he has to offer. His services and advice are free, you simply pay the contractors for their work and reap the benefits on the sale date.

Here are some tradespeople Alan has recently used:

Marten Bakker Timbers Ltd

Phone 095768026 and mention Alan Tucker gave you the advice to phone them and you will get their best price upfront.

Painter Warren Burke

Phone 021712147 and mention Alan Tucker as a referee and you will get Warren's best Alan Tucker price. Warren specialises from the smallest of touch-up jobs to full house paint if required.

Joanne's Garden Help & Care

Phone 09 576 2292 or 021 0259 2892 for a free quote.

Case study

Below is an example of a property that was bought in 2012 for \$529,000 and sold at auction in 2013 for \$650,000 with the help of Alan's additional home services. An actual estimation of costs for this home in Howick that required dressing, re-fencing and a general tidy-up of the gardens can be seen below.

An estimation of costs:

Dear....,

I have prepared below a list of quotations given to me over the last few days of the basic materials and basic labour required to give your home that quality finished touch when being presented to the market. My participation in this exercise starts from the day you list with me. I project manage the delivery of the goods required, be it timber or furniture or labour for that matter. The prices given below are an estimate based on quotations received. The suppliers listed below are from reputable sources.

This project management only works if you as a family can form a team to back up the builder that you select. I recommend Mr Glenn Smith. He works Saturdays only and will set up the basis for your fencing.

Costs obtained from Marten Bakker Timber Company Ltd, Amazing Interiors, Kings Plant Barn and Bunnings Ltd are relevant as at the 6th June 2013 and may change without notice.

amazinginteriors.co.nz

Amazing Interiors 3-bedroom, 5-week makeover program

Cost of Dressing, Alan's special rate

\$1,950 + GST

Marten Bakker

150 x 19 Tan Palings 1.2m x 425

\$612.00

100 x 75 Tan H4 R/S 1.8 x 26

\$163.54

17 x 50 Tan H3 R/S Rail 4.8m x 23

\$182.85

Delivery

\$48.00

Cement 40kg x 2

\$29.00

Builders Mix x 0.5

\$46.25

Loose Nails 5kg

\$33.80

Gun Nails Approx x 3000

\$199.20

GST

\$197.20

Total

\$1,511.84 incl. GST

Builders labour estimated 15 hours at \$40 per hour

\$600 incl GST

Kings Plant Barn

Black Bark x 4m (trailer hire included)

\$396 incl GST

5 pails of paint

\$200 incl GST

Easacrete x 26 bags

\$430.56 incl GST

Concrete in bags... easy option but a lot more expensive!

All Prices are as quoted by the retailers on 6th June 2013 and may be subject to change without notification. Quantities may vary as this estimate is based on loose measurements.