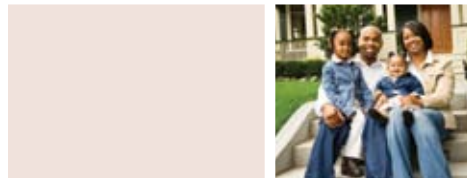




## Our Comprehensive Marketing Program



*Real People Providing Exceptional Service.*



**Matt & Heid Junge,**  
Brokers

Office: 541-757-1781  
V. Mail: 541-753-0880, x222  
Matt's Cell: 541-760-9071  
Heidi's Cell: 541-760-9016  
Fax: 541-757-8369  
Email: [jungeteam@tncrealty.com](mailto:jungeteam@tncrealty.com)

## The Junge Team

Matt and Heidi are a husband and wife team committed to providing clients with expertise in both selling and purchasing residential, rural, investment, and equestrian properties. In addition to offering honesty and integrity without exception, Matt and Heidi promise to provide the premier service that all of their clients deserve. As a "team," Matt and Heidi will offer meticulous attention to detail, client care and communication to reduce the level of stress sometimes associated with a real estate transaction.

Their motto is, "Commit to excellence in everything that you do and success will ultimately follow."

Heidi was born and raised in Corvallis and grew up in the same home her entire life in NW Corvallis on Vineyard Mountain. Heidi began riding horses at the age of eight and learned early on about farm management and equestrian facilities. Heidi and her father, Hans Neukomm, volunteered to read and process the water meters in Vineyard Mountain giving her an intimate knowledge of the area, customer service and an early respect for natural resources. She attended Crescent Valley High School, participating in horseback riding events, German club, soccer and track. During high school, Heidi earned extra money to pay for her horse by giving riding lessons to classmates and children with disabilities. In her free time she was trained professionally in the areas of Western riding and dressage, eventually riding competitively all over Oregon further enhancing her knowledge of equestrian farm layout and management. Heidi is still an active equestrian; however, leisurely trail riding has taken precedence over competitive riding.

Matt is a native Oregonian, born in Portland and raised in Central Oregon. While growing up in Madras, he delved into the outdoors every weekend with his family. In high school, Matt enjoyed weight lifting and excelled in sports including football and wrestling. After graduating from Madras High School he attended Eastern Oregon University, eventually transferring to Oregon State University and majoring in political science.

Matt and Heidi met while both were attending Oregon State University. Heidi, after working in vet clinics in the Willamette Valley, specializing in client care and education, chose to hone her skills with people by pursuing a career in real estate. Matt and Heidi have been in the real estate profession since 2005 and 2006, respectively. Heidi practiced real estate in Central Oregon with her husband's family while Matt practiced real estate at a luxury resort featuring custom, high-end homes.

Matt and Heidi decided to move back to Corvallis after the birth of their son, Lucas, as they appreciate what a great community Corvallis is and all of the benefits it offers for raising a child. Matt and Heidi spend most of their free time outdoors surfing on the Oregon coast, snowboarding in the Cascades, and hiking throughout Oregon.

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*Commit to excellence  
in everything that you  
do and success will  
ultimately follow.*

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## As Part of Town & Country Realty's Comprehensive Advertising Program, We Will:

- Make our entire staff aware of your listing
- Submit your property to the Willamette Valley Multiple Listing Service
- Place yard signs and directional arrows where allowed
- Invite all of our brokers to tour your property
- Place your property on a regional Realtor tour
- Enter your listing on our web site – [www.tncrealty.com](http://www.tncrealty.com) – as well as [www.realtor.com](http://www.realtor.com), [midvalleyrex.com](http://midvalleyrex.com), [zillow.com](http://zillow.com), and many others.
- Feature your property as a "New Listing" in our next full color *Real Estate Guide*, and schedule it to be advertised on a frequent basis
- Your listing *may* appear in the *Mid-Valley Real Estate Extra*, *Capital Press*, *Lebanon Express*, *Dallas Itemizer*, or *The Brownsville Times*.
- Send postcards to your neighbors letting them know your property is for sale (it might be perfect for someone they know)
- Schedule an Open House, if appropriate
- Provide informational property flyers, for inside your home as well as outside when appropriate
- Recommend any changes to your property that might make your property even more appealing to prospective buyers.
- Pre-qualify and pre-screen all prospective buyers as much as possible
- Give you valuable feedback from potential buyers and brokers who have toured your property
- Update you on any changes in the real estate market that might affect the sale of your home
- Represent you in all negotiations, always seeking the best possible price and terms for you
- Timely communication regarding all physical inspection contingencies, mortgage status, title and escrow procedures once an earnest money agreement has been accepted.

But that's not all! You will also benefit from Town & Country Realty's institutional advertising. Our broad marketing program includes television and radio spots, newspaper ads, and ongoing sponsorship of community events and organizations.

Why settle for less? Let Town & Country Realty make selling your property an easy and pleasant experience.

***A leader in mid-Willamette Valley real estate since 1951, we're proud to be locally owned and operated, investing in the communities where we live, work and play.***





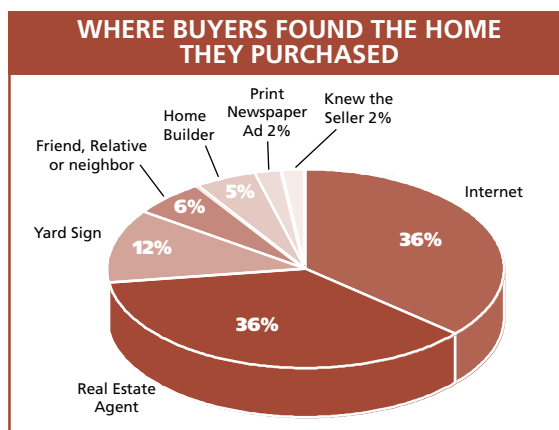


## National & Local Survey Results

### National Association of REALTORS® Profile of Home Buyers and Sellers 2009 Survey Results:

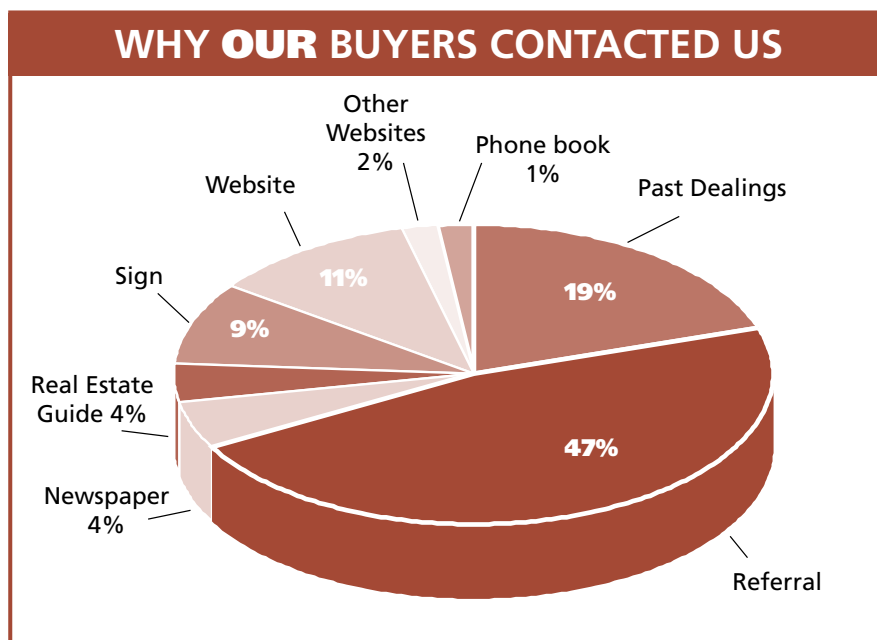
WHERE BUYERS SEARCHED FOR HOMES			
	All Buyers	First-Time Buyers	Repeat Buyers
Internet	90%	93%	87%
Real Estate Agent	87	88	86
Yard Sign	59	58	60
Open House	46	43	51
Print Newspaper Ad	40	40	41
Home book or Magazine	26	24	27
Home Builder	18	15	21
Television	8	9	7
Relocation Company	4	2	5
Billboard	6	6	5

\*Graph based on the National Association of REALTORS® 2009 Profile of Home Buyers and Sellers.



\*Graph based on the National Association of REALTORS® 2009 Profile of Home Buyers and Sellers.

### Local Survey Results of Our Clients January - November 2009:



\*Graph based on survey results of our past clients for January 1, 2009 thru November 30, 2009.





## Corvallis Market Share • January 1, 2009 – November 30, 2009

TOP 10 OFFICES	CLOSED VOLUME	MARKET SHARE
<b>Town &amp; Country Realty</b> .....	<b>\$80,312,200</b> .....	<b>25%</b>
Keller Williams Realty.....	\$60,159,122 .....	18%
Re/Max Integrity.....	\$60,051,855 .....	18%
Coldwell Banker Valley Brokers .....	\$50,369,041 .....	15%
Northwest Realty Consultants .....	\$21,038,526 .....	6%
Windermere Willamette Valley .....	\$11,451,237 .....	4%
Prudential Real Estate Professionals .....	\$6,819,490 .....	2%
The Hasson Company REALTORS®.....	\$6,558,950 .....	2%
Landmark Realty .....	\$5,420,311 .....	2%
Quantum Properties.....	\$4,847,510 .....	1%

## Albany Market Share • January 1, 2009 – November 30, 2009

TOP 10 OFFICES	CLOSED VOLUME	MARKET SHARE
Re/Max Integrity.....	\$39,948,908 .....	19%
Coldwell Banker Valley Brokers .....	\$34,539,736 .....	17%
<b>Town &amp; Country Realty</b> .....	<b>\$26,395,387</b> .....	<b>13%</b>
Keller Williams Realty.....	\$23,028,165 .....	11%
John L. Scott.....	\$16,142,990 .....	8%
Windermere Willamette Valley .....	\$13,876,903 .....	7%
Hayden Enterprises Realty .....	\$12,912,455 .....	6%
Wines Realty.....	\$12,057,725 .....	6%
Conser Realty & Associates .....	\$7,580,519 .....	4%
Western Homes Realty .....	\$4,843,675 .....	2%





## Town & Country Realty Signs

36% of our buyers say they contacted us because they saw one of our signs. And the more people who call us, the more people we have a chance to tell about YOUR property. So whether it's residential, commercial, or an investment property, you can trust the experts at Town & Country Realty to create interest in your property.





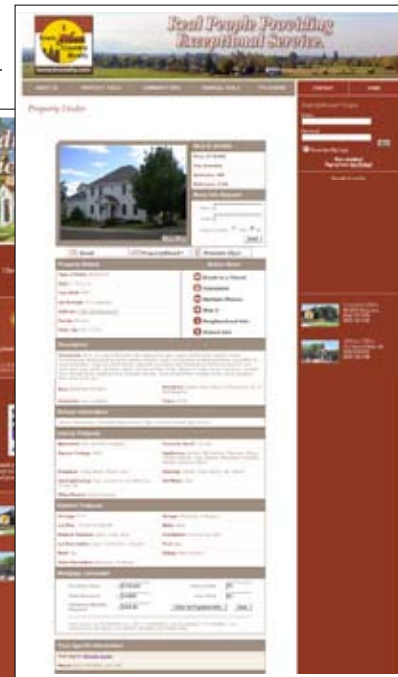


www.tncrealty.com

At least 90%\* of all buyers use the Internet in their property search. That's why we have a user friendly website to keep your listing accessible to buyers 24 hours a day.

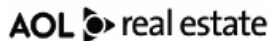
We have averaged over 21,000 hits per day since we launched our new website site in February 2009.

\*Data based on the National Association of REALTORS® 2009 Profile of Home Buyers and Sellers.



## On the Web

Town & Country Realty's listings are displayed on several high-traffic Web sites, giving your listing maximum exposure locally and world-wide. From local websites like *tncrealty.com* & *midvalleyrex.com* to well known national real estate web sites like *realtor.com* & *Google maps*, your property will be seen.



www.tncrealty.com





# Town & Country Realty's Real Estate Guide

Your property will be featured frequently in our full color, four-page Real Estate Guide that is inserted the 1st & 3rd Friday of the month into the *Corvallis Gazette-Times* and the *Albany Democrat-Herald* with a combined readership of 28,000.

An additional 1,000 copies are distributed around the mid-Willamette Valley to newsstands at local businesses.

An Adobe Acrobat version is also available on our website 24/7 at <http://www.tncrealty.com/RealEstateGuideOnline.pdf>

Every 1st & 3rd Friday  
**REAL ESTATE GUIDE**  
For The Mid-Willamette Valley

October 16, 2009

**SPACIOUS CHURCH AVAILABLE**

This spacious church has lots of possibilities. Building includes a community room, 2000 sq. ft. of space, kitchen, restrooms, office, & laundry. Separate covered back patio with beautiful landscaped yard. Great for church, school, or community center.

**418175 Corvallis**

**BEAUTIFULLY MAINTAINED**

Many updates including granite kitchen, stainless steel appliances, hardwood floors, carpet, gas fireplace, 4 bedrooms, 2 bathrooms, & full kitchen. Perfect for family or investment. Call today!

**418175 Corvallis**

**COUNTRY LIVING**

Mid-century modern 2 bedroom home on large lot. New double lot for future expansion. Large open living room, hardwood floors, granite kitchen, & more. Call today!

**418175 Corvallis**

**SINGLE LEVEL ON HALF ACRE**

Beautiful 2 bedroom, 2 bath home on large lot. New kitchen, hardwood floors, granite kitchen, & more. Call today!

**418175 Corvallis**

**OPEN FLOOR PLAN**

Call us for this new 3 bedroom, 2 bath home. Open floor plan, hardwood floors, granite kitchen, & more. Call today!

**418175 Corvallis**

**SPACIOUS HOME ON LINDEN LOT**

Classy ranch-style home has huge open living room with fireplace, master's bedroom with walk-in closet, 3 bedrooms, 2 baths, & a full kitchen. Call today!

**418175 Corvallis**

**GRANT LOCATION**

Completely located near the hospital, school, & bus line, this comfortable 3 bedroom, 2 bath home has a large living room, updated kitchen, & large back yard. Call today!

**418175 Corvallis**

**EVERYTHING ON ONE FLOOR**

New single level, 3 bedroom home located at the end of dead end street. Located on large lot, this home has a large living room, updated kitchen, & large back yard. Call today!

**418175 Corvallis**

**WOODED SETTING**

Very nice 2-story home located in wooded setting of beautiful property. Close to school, shopping, & bus line. Call today!

**418175 Corvallis**

**AMAZING 3 BEDROOM COUNTRY**

Welcome to this home! 3 bedrooms, 2 baths, hardwood floors, granite kitchen, & more. Call today!

**418175 Corvallis**

**GREAT CORVALLIS**

Prime home located on quiet street in the heart of Corvallis. 3 bedrooms, 2 baths, hardwood floors, granite kitchen, & more. Call today!

**418175 Corvallis**

**SPECIALIZED LISTING**

New home on private lot, close to school, shopping, & bus line. Call today!

**418175 Corvallis**

**WELL LOCATED FOR SCHOOLS**

Great, well-located home in a convenient location with a large lot. Call today!

**418175 Corvallis**

**FIRST TIME BUYERS**

Grab the opportunity to live your own home or just a great rental investment property. Call today!

**418175 Corvallis**

**GRAND TWO STORY**

Completely located near the hospital & school, this 2 bedroom home is perfect for first time home buyers or as a rental investment. Call today!

**418175 Corvallis**

**Corvallis Office**  
455 NW Tyler Ave • 541-757-1781 • 888-741-9141

**Hours:**  
Mon-Fri 9am-5:30pm  
Sat 9am-3pm

**Albany Office**  
1117 Pacific Blvd SE • 541-924-5616 • 888-741-9141

**Hours:**  
Mon-Fri 9am-5:30pm  
Sat 9am-3pm

**See all the mid-Willamette Valley listings online at [www.tncrealty.com](http://www.tncrealty.com)**

## Neighborhood Postcards

Sometimes people in your neighborhood have family or friends who'd love to live there as well. That's why when you list with us we send postcards to 50 homes in your neighborhood, letting your neighbors know that your home is for sale.

We are pleased to have been selected by the owners to market the home at:

2755 NW MARSHALL DRIVE

Frequently we find that people who live in the neighborhood know of others who might be interested in also living there. If you know of someone like that, or if you would like to know more about how we could help market YOUR property, we invite you to call:

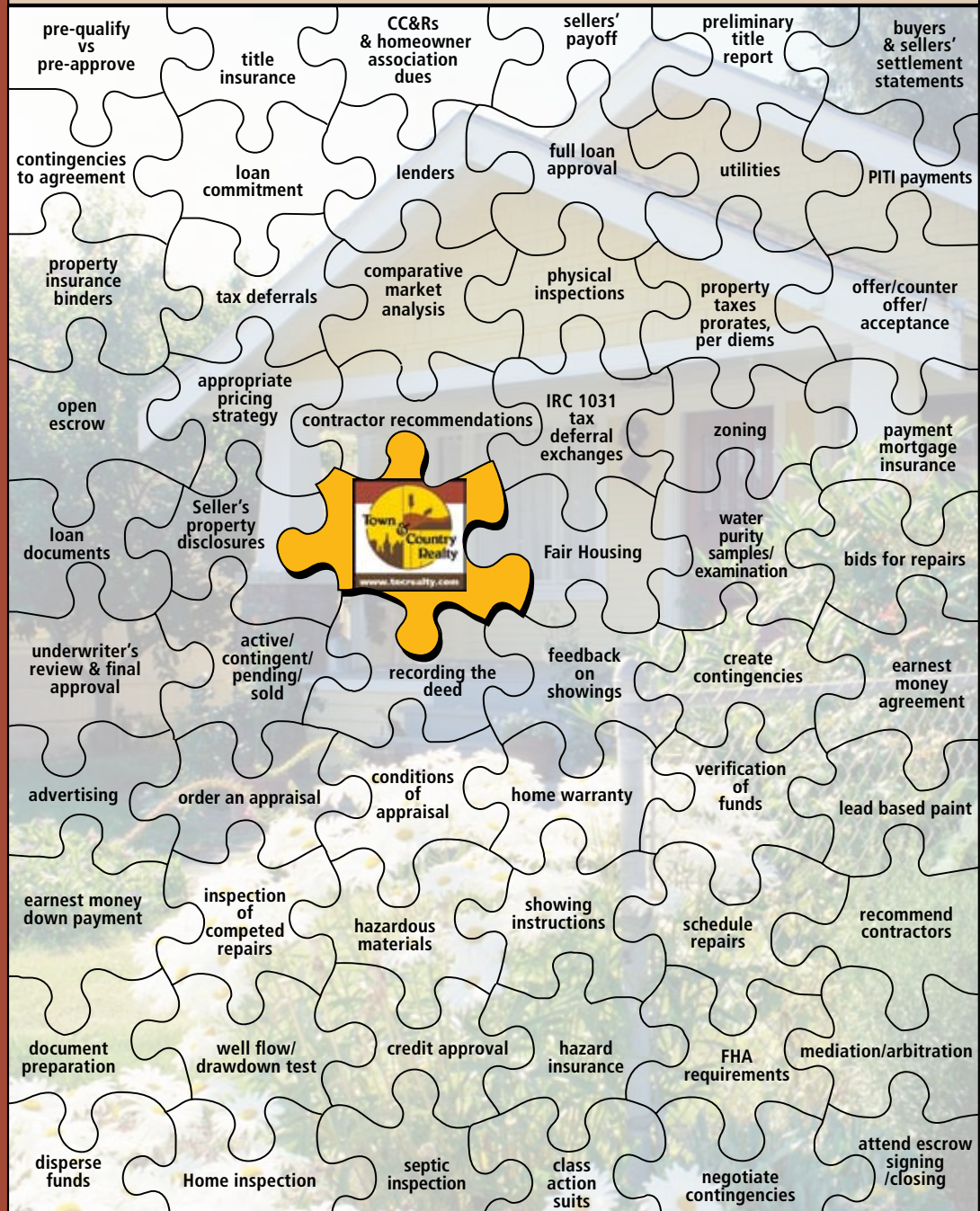
844.785.1786

**Just Listed**  
IN YOUR NEIGHBORHOOD





## Let Us Help You Solve the Real Estate Puzzle!



Albany  
1117 Pacific Blvd SE  
Albany, OR 97321  
1-888-741-9140  
ph 541-924-5656  
fx 541-924-1642



CORVALLIS  
455 NW Tyler Ave  
Corvallis, OR 97330  
1-888-741-9141  
ph 541-757-1781  
fx 541-757-8369

