



CAN YOU HEAR IT?

From the hustle and bustle of metropolitan areas to the rural settings—it's the sounds of the good life.

Opening Statement

What You Can Expect From Me...

I will treat you with respect, not like transaction number 42. I will make sure your best interest are represented at all times, and that the whole process is as painless as possible. Since my greatest hope is that you will be a client for life, I will treat you like a client for life.

I understand that you expect me to LISTEN TO YOU, work very hard for you, and that my skills be the highest possible. Also, that your calls be returned promptly, and that you be kept up to date on the market.

If problems do arise, I understand that you expect me to go overboard to fix them, and document everything diligently, so you are protected. I want you to feel like you were represented professionally, and that you came through the process better for it.

I want to provide you the best results-oriented real estate experience you have ever had. As far as I'm concerned...YOU MUST BE HAPPY! I understand that if you're happy, you will want your friends and family to have the same experience, and you will refer me to them.

After the transaction, I want you to see me as a trusted advisor that you can consult with anytime. I want to be your REALTOR FOR LIFE. I don't see myself as a superstar. I see myself as a super-servant.

Toby Davis
Re/Max Results Realty

TOBY
D A V I S

*Gets It
SOLD*

Talk To Toby He's Listening!

He was only a small child, yet the lessons he learned were more valuable than any they could ever teach in business school. Helping his parents stock the shelves on weekends at the family traditional five and dime store, little Toby Davis carefully watched as customers came through the door and shouted out friendly “hellos” directed toward his father. Then, with a distinct attentiveness, his father simply listened and hung onto every word the customer was saying.

You see, Toby’s parents did business the old-fashioned way, they listened. Oftentimes customers didn’t even buy anything—they simply came in to visit with the Davises. “I’ve been very fortunate to be surrounded by a very good family and honest people my entire life,” Toby says. “And I’m a strong believer in the power of old-fashioned values, and treating people right—with the utmost respect.”

BUILDING FOR THE FUTURE

Those experiences with his parents, and the similar experiences that followed when Toby opened his own business years later, helped shape this dynamic individual into the man he is today. And more specifically, they helped him become the professional he is today. A dedicated professional with excellent listening skills, Toby works hard to make a difference in other people’s lives. Like his father who hung on to every word his customer was saying, Toby simply does the same.

As a leading Western North Carolina real estate agent, Toby prides himself on providing the type of warm, hands-on service that has become a tradition in his family. And when combined with his local market expertise, business savvy and attention to detail, it’s a refreshing combination of old-fashioned service with the know-how and experience to compete in today’s fast-paced world.

Toby loves nothing more than spending quality time with his wife, Jennifer and their two daughters, Chloe and Hannah. Time with family always brings a smile to Toby’s face.



TALK TO TOBY.

Toby knows the key to success is very simple—listening. He's a consummate professional who's dedicated to listening to what his real estate clients want. With hard work and business savvy, Toby creates nothing but exceptional results when it comes to their home sale or purchase.



"I think I bring a very personal approach to real estate," Toby says. "It's very important to me to connect with my clients and establish a rapport early on. That way, I can get to know exactly what they're looking to achieve and I can provide them with all the information they need to make a wise decision."

So when you work with Toby toward the sale or purchase of your home, it feels more like you're working with a lifelong friend, and that's the way Toby likes it.

A LISTENING EAR

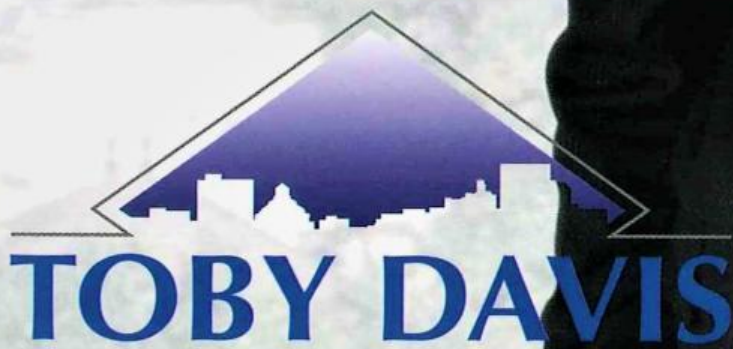
As a native of Western North Carolina, Toby was instilled with a strong work ethic and an appreciation for family values that can be seen in his work to this day. Simply put, Toby understands how significant the sale or purchase of your home is to you and your family, and that's why he takes his responsibility so seriously. He takes the time to listen to exactly what you want and to cater to your unique needs. Toby makes it a point to obtain winning results that go above and beyond your expectations.

In his free time, Toby enjoys hitting the slopes for some powder skiing or simply enjoying the company of his wife, Jennifer, and their two daughters, Chloe and Hannah. It's common to find them taking an evening stroll in the neighborhood or dining at a local restaurant with close friends.

YOUR BEST CHOICE

When the time comes for your next move throughout Western North Carolina, whether you're looking to buy or sell a home. *Talk to Toby. He's Listening.* Rely on a professional who is committed to your needs. Call today!

*“My clients work hard for
their successes in life. I’m
committed to continuing
real estate success for
them. By simply listening
to what they’re saying
about their dreams and
aspirations, I plan out a
course of action that leads
to their success.”*



LISTENING TO YOU AND YOUR REAL ESTATE NEEDS.



TOBY DAVIS

If there's one thing Toby Davis has seen throughout his lifetime, it's the value of building lasting relationships. As a child, Toby was often found working at his parents' well-known traditional 10 cents store, where each customer was treated like a lifelong friend and the clientele showed its appreciation through loyalty. He learned that the key to success was simple—his parents listened to their customers.

Today, Toby applies the lessons he learned in those impressionable early days to his career as one of Western North Carolina's leading real estate professionals, and the results are no different. Experience the intensified personal service that only Toby Davis can deliver. Call him today!

"Toby was always helpful in giving advice for first time buying and selling—honest and sincere in all respects. He tells it like it is. Thanks a million!"

—J. & E. James

"Toby always kept us informed regarding the progress of our transactions. We would highly recommend him to all our family and friends."

—N. & C. Miller

"Toby was accessible and responsive throughout the process of selling my home. I especially appreciated the regular updates and feedback."

—M. Whittemore

TOBY

D A V I S

Why Toby?

Toby Is ...

Customer Service

Market Knowledge

Wealth Building

Gets It

SOLD

Cutting Edge

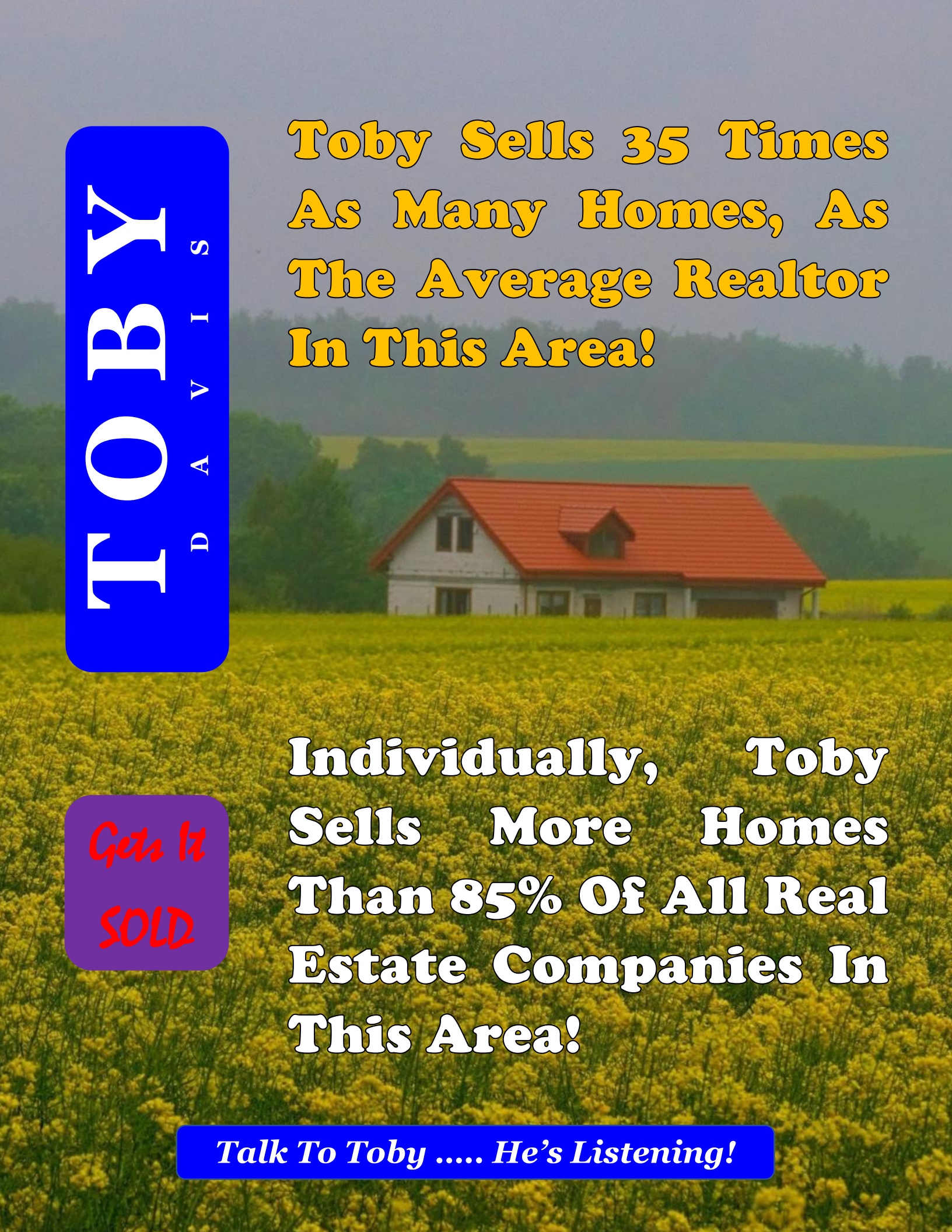
Talk To Toby He's Listening!



Does It Matter

- Who You List Your Home With? ***YES!***
- Is One Realtor Any Different Than Another? ***YES!***
- Can The Top Producing **RE/MAX** Agent
Really Make A Difference? ***YES!***

The Proof Is In The Production

A white house with a red roof is situated in a field of yellow flowers. The house has a gabled roof with a small dormer. The field is in the foreground, and there are trees in the background.

TOBY

D A V I S

**Toby Sells 35 Times
As Many Homes, As
The Average Realtor
In This Area!**

*Gets It
SOLD*

**Individually, Toby
Sells More Homes
Than 85% Of All Real
Estate Companies In
This Area!**

Talk To Toby He's Listening!



Toby Is The #1 RE/MAX Agent In Our Area & Was Inducted Into The “National RE/MAX Hall Of Fame” In 2009. (Only 1% Of RE/MAX Agents Receive This Coveted Award).



He Was Awarded The “National RE/MAX Lifetime Achievement Award” In 2015. (Only 1/10th Of 1% Receive This Award).



RE/MAX Is The Largest National Real Estate Company In The Country, Selling Many More Homes Than It's Closest Competitor!

What Else Should I Know About Toby ...

**Toby Sells
Homes 70%
Faster Than
The Market
Average!**

**Toby Offers
You A
Professional
Team Of 4
For The
Price Of 1!**

**Toby's Listing
To Sales Ratio
Is Double
That Of The
Average
Realtor!**

**Toby Was Licensed
As A Real Estate
Broker In 1981, And
Has Over 30 Years
Experience Selling
Homes, Just Like
Yours, Here In
Western North
Carolina!**

**Toby Gets An
Average Of
\$6,000 More,
For His Sellers,
Than The
Average
Realtor!**

**Toby Will Give
You Feedback &
Communication!
(Expect A Call
Every Other
Friday, Unless
Friday Falls On A
Holiday!)**

**Toby Works Full
Time!
(Averaging
More Than 60
Hours Per Week
Selling Real
Estate!)**

**Toby Also Has What Is
Known As The PHD Of
Real Estate, **The
Certified Residential
Specialist Designation!**
Only 4% Of All
Realtors In The
Country Are Able To
Earn This Designation!**

**Toby Is A
Member Of The
Re/Max Referral
Network, The
Largest Referral
Network In The
Country!**

**Toby Will Be An
Honest Advocate!
He Will Never Tell
You What You Want
To Hear – If It's Not
Reality, But He Will
Always Promote Your
Best Interest!**



One Of The Best Reasons To Hire Toby Are His

Negotiation Skills!

T_D
O_A
B_V
Y_I
S

Selling less than 12 homes per year, most Agents really need to make a sale so they can pay their own bills (they have a car payment due or house payment due.) Therefore, they do not negotiate in YOUR best interest, they negotiate in their own self-interest. They don't negotiate hard and probably leave money on the table as they push YOU to accept anything, because THEY have bills due and THEY need the sale to happen.

By accomplishing a large volume of sales, Toby is able to work only in YOUR best interest. For Toby, closing a transaction that's not in YOUR best interest is not in his best interest. Why? Because he wants his clients to use him again and recommend him, AND THEY DO! Repeat customers and past client referrals represent his biggest source of business. Toby wants YOU to receive the HIGHEST POSSIBLE PRICE, in the shortest period of time, with the fewest problems to YOU! Toby has been negotiating offers for almost 25 years, there is very little he hasn't seen, and he has been very successful for over 3,000 clients.

*Gets It
SOLD*

Talk To Toby He's Listening!



Why Re/Max?

TOBY
D A V I S

*Gets It
SOLD*



Talk To Toby He's Listening!



2023 RE/MAX[®] vs. THE INDUSTRY



Productivity means more RE/MAX property signs and more times at the closing table.

Unstoppable Starts HereSM

TRANSACTION SIDES PER U.S. AGENT ¹	
RE/MAX	13.3
Realty Executives	8.9
Compass	7.4
ERA	6.9
Weichert	6.7
Coldwell Banker	6.4
Century 21	6.2
Keller Williams	6.2
Berkshire Hathaway HomeServices	6.1
Better Homes & Gardens	5.9
Sotheby's	5.9
Realty ONE Group	5.5
eXp	5.4
HomeSmart	3.3

¹U.S. transaction sides per agent are calculated from the T3 Sixty Real Estate Almanac Enterprises report. It also cites 2022 transaction sides and agent counts, some of which it estimates when company elected not to provide. ©2023 RE/MAX, LLC. Each Office Independently Owned and Operated. 23_368



MARKETING

Yard Signs

Yard Signs are still one of the best ways to generate Buyers. When it comes to signs, RE/MAX yard signs with the RE/MAX balloon are designed for maximum impact and are recognized worldwide.

Multiple Listing Service (MLS)

Toby will make your property available to the entire Board Of Realtors in Western North Carolina. More than 2,800 Realtors working with Toby to sell your home. He will make sure that listings are complete, including multiple interior and exterior photo's, and he will pay extra attention to the description of your home so agents will be more enticed to show your home to their buyers.

A man in a light blue shirt and tie is looking at a laptop in a modern office setting. The office has large windows and a wooden table with various items like glasses, a coffee cup, and a water bottle. The man is holding his glasses and looking intently at the screen.

INTERNET MARKETING

Over the past several years, Toby has addressed the expanding web marketplace by conducting extensive research, seeking out top online experts, and implementing innovative tools and strategies to position himself and his clients on the cutting edge of the real estate internet market. Consider some statistics from the National Association Of Realtors:

- *87% of homebuyers use the internet to search for a new home.

- *38% of homebuyers find the home they ultimately purchase on the internet.

- *Despite increasing use of the web, 90% of homebuyers still used a real estate professional at some point during their home search.

The most important aspect of our web strategy is to expose your home to as many buyers as possible, so we expose your home to literally millions of buyer prospects by advertising your home on over 1,800 International - National – Regional – and Local Real Estate Websites, which is basically all of them. With our internet marketing package your home will get the maximum exposure.

www.TalkToToby.com

Toby Davis
Broker and REALTOR®

☎ 828-230-8068

✉ Email Me



HOME

► LISTINGS

► BUYING

► SELLING

MAP SEARCH

PRE-LISTING PRESENTATION

CONTACT ME

TOBY'S COMMITMENT TO YOU

► USEFUL TOOLS

CLIENT TESTIMONIALS

What's my property **worth**?
Get help pricing **your home** in today's market

Find Out What Your Home is Worth: Get a Free Home Evaluation!

Finding Your **DREAM HOME**
Has Never Been This Easy!

Type your preferred location to get started

What's My Home Worth?

Type your address below to find out how much your property is worth



A popular feature for buyers at **TalkToToby.com** is the home search, this feature allows potential buyers to search through homes for sale in real time. They can also sign up for “JUST LISTED ALERTS” and have emails automatically sent to them as soon as any home meeting their criteria hits the market.

TOBY
D A V I S

**Gets It
SOLD**

**A Small Sample of The
International – National –
Regional And Local Websites
You Will Find Your Home
Advertised On!**



Talk To Toby He's Listening!

A Track Record Of Satisfied Customers!

Ann Knoche

128 Mountain Brook

"Thank you and your wonderful staff for the superb manner by which the sale of my home was conducted. Everyone from you & your staff handled my calls with charm and grace and with utmost respect. It was apparent from the beginning that you all were working very hard for my benefit, and for that, I am very grateful. Once again many thanks. Your kindness meant more to me than I can say."

Dianne Rose

25 English Road & 23 English Road

"Cannot improve on excellence! With the help of GOD & your professional service, I was able to sell two houses in two weeks!!! Provided friendly, helpful service. I was kept up to date, could always reach someone when I had a question. Due to outstanding service, a difficult time was made so much easier to cope with. Thank you so much."



Jay & Sharon McElrath

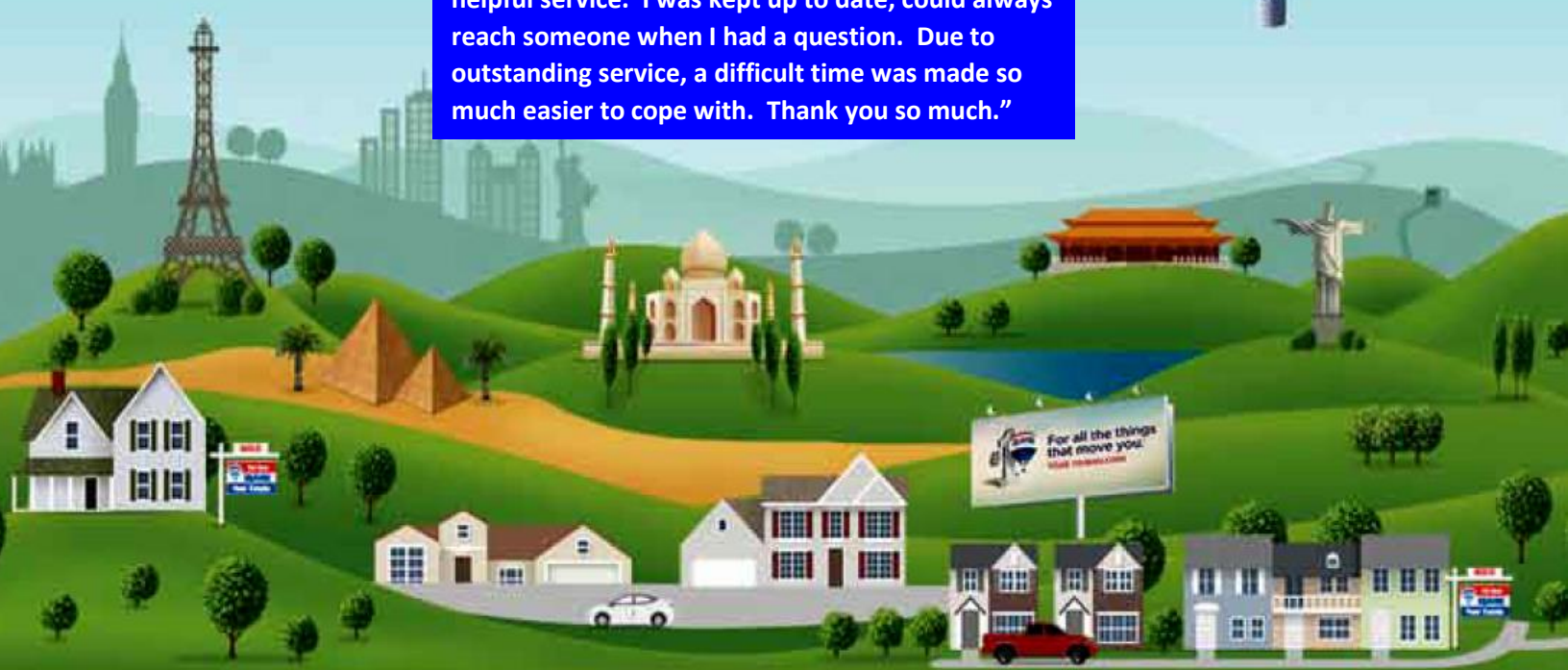
920 Monte Vista Road

"Toby was such a pleasure to work with, I wouldn't hesitate to recommend him to any one, and Toby returned every call – every time, answered every question, even the one's we hadn't thought of yet, and was the sweetest agent I've ever dealt with."

Raymond & Allyn Clarke

15 Motts Drive

"We just wanted to say 'thank you' so much for all of your help in selling our home. We got our asking price, which with today's market was a miracle in itself and we are extremely happy with where we are living now. You are extremely professional, you know your business, you know the area and the price that should be offered, you have the answers, and you made us feel like we were the only ones you were working with, yet we knew you had several others. We were impressed by all aspects of your professionalism. Again, thank you for everything!"



Mary Ellenburg

321 Old Leicester Road

"Toby and his staff were exceedingly kind, courteous and professional. They treated me like family, even though I am elderly he treated me with great respect."

Jean & Fran Pelletier

253 Hookers Gap Road

"Our inherited home was not an easy sell in a challenging market that reflected the pessimism of a looming recession. Toby Davis "hung in" with us, both offering suggestions and accepting them from us. Up to, and through, the last minute closing glitches, he calmly and persistently acted on our behalf – as did his staff. We would refer others to his care."

David & Rhonda Puckett

65 Forest Ridge Drive

"Christian values represented in manner & print materials. Excellent service, cable advertising was very beneficial. Would highly recommend Toby, to anyone wishing to sell their home."

William & Nancy Duncan

11 Brooks Cove Estates

"We were very pleased with how Toby Davis and his staff handled the sale of our home. Toby met with us and explained how our house would be advertised and presented to potential buyers. He also made an appraisal which we used to establish the asking price. We were contacted each time before a realtor showed our house to a buyer. Additionally, his office called us each Friday to discuss showing activity during the week. The house sold within a month of listing and we received an offer close to our asking price. We were pleased with all aspects of the sale and would highly recommend Toby Davis To others seeking a knowledgeable agent."

Chad & Donda Bennett

12 Coffey Circle

"We have really enjoyed working with Toby and his staff. I would describe our house as somewhat hard to sell. Five years ago it was on the market for a year without an offer. Our buyer was excited about the property and loved the house. Toby helped us negotiate the offer and get the best price we could for our house. Not to mention a much higher price than we would have gotten five years ago. We felt confident in our negotiations and that Toby was looking out for us and had our best interest at heart. We would recommend Toby to anyone and in fact have listed our next spec home with him."

Jean Satterfield

170 Fairmont Road

"Toby Davis and his staff have been very attentive, easily reached, and have kept me advised on a weekly basis of activity regarding the sale – showings of my home. My home sold within three months – winter months, January through March 15. I will highly recommend Toby as the occasion arises."

David & Melissa Barker

506 Monte Vista Road

"Toby has been very professional, understanding and patient with us. He always returns phone calls and has been very courteous answering our many questions. He is sincere and supportive. We are glad we picked you to help sell our house. Thanks Toby!!!"

Steve & Christine Mihocka

89 Harrison Hill Road

"The overall operation seems to employ the latest good business practices, in comparison to others, excellent. His method of operation is to include the home owners in the decision-making process. In other words, you end up with a mutually agreed upon decision. Also felt he truly represented us as sellers, and not the buyer in our case."

Betty Ann Collins


8 Highlander Road

"Mr. Davis had such wonderful natural courtesy and mannerism in serving us. I has full confidence in him as an agent. He kept us informed at all times of the progress of the sale, and handled everything to our satisfaction. His service was superb."

Larry & Sherry Allen

732 Pole Creasman Road

"Calling Toby was one of the few decisions I've made that I didn't have second thoughts about. He was prompt, efficient and professional. Using Toby probably netted us \$10,000 to \$15,000 more than we would have gotten by listing with someone else. Thanks for a good job!"

A woman wearing a green tank top, blue jeans, and a white baseball cap is walking away from the camera on a grassy path. She is holding the hand of a young girl in a white shirt and red skirt. Two other children are walking ahead of them. The path is surrounded by tall grass and wildflowers.

J. Rex Davis
33 Montana Avenue
"Efficient analysis & appraisal. Friendly & efficient staff following up on proposed showings. Assistance thru closing. On top of sale from the beginning. Small project, but excellent service from Toby D."

Michael & Amy Bennett
74 Justice Ridge Road (3rd Property Sold By Toby)
"We think you are wonderful to work with. We love your honesty and appreciate your hard work. Thanks for everything!!"

Ed B. Shoff
920 Woodhill Drive
"We purchase & sell homes from time to time. Toby Davis is the finest most professional and efficient realtor we have done business with in W.N.C."

Lillian Vandenberghe
26 Sleepy Hollow Lane
"I always got a call back when leaving a message quickly, and everyone was friendly and willing to help me. Thank you for all you have done for me. Even when you didn't have to – you did things to help me and I really appreciate you. I will always recommend you to all my friends."

Pat & Patsy Roland
1505 Laurel Valley Road
"Toby is very professional, honest, and trustworthy. A friend described him as an excellent agent. She was right. We need more people like Toby"

For All Your Real Estate Needs



Talk To Toby He's Listening!

The #1 Re/Max Agent

(In This Area)

Mobile: (828) 230-8068

Email: toby@talktotoby.com

Website: www.TalkToToby.com

Re/Max Results Realty

