

PROPERTY LISTING SERVICES

Empowering Families

WE HANDLE EVERYTHING

PROPERTY LISTING

ESTATE SALES

FIX-N-LIST PROGRAM

CASH OFFERS & MORE

Hassle Free

We will purchase your property as-is, commission free.

Stress Free

Let us coordinate your estate sale from start to finish.

Full Service

Property repairs, cleaning & maintenance. We do it all for you.

ICANDY REALTY

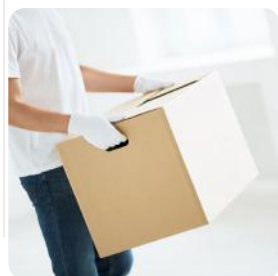
Services We Offer Every Client

Have peace of mind while we take care of everything for you. We offer all these services to assist you with the sale of your property. From start to finish you will have us with you to ensure your experience is stress free.



Senior Services

Downsizing & Personal Property



- Coordination of estate sales from start to finish

- Removal of personal items from property

- Packing & shipping of personal items

- Clean out of your property & additional cleaning services

Vacant Property



- Installation of a security system

- Securing and weatherizing your property

- Insurance & utility bill conversions

- Locksmith services, key copies & lockbox installation

- Property wellness checks



Services We Offer Every Client

We understand the importance of safety, so we offer touchless & safe services to all our clients with online signing & zoom video communications when in-person meetings aren't an option. We ensure you the most accurate appraisal & market analysis to guarantee we sell your property for the most money possible. Our team is there for you from start to finish no matter what your need!



Senior Services

Real Estate Listing



Property appraisal



Market analysis to see if repairs or updates will increase your property value



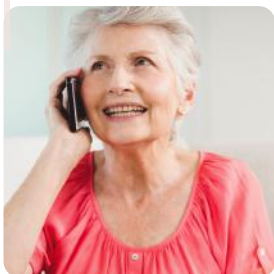
Repairs and updates needed to sell your property



Final interior cleaning services

Online and print marketing to sell your property

Touchless & online services from start to finish on all document signing



Updates & communication from our team every step of the way

Anything else you need along the way!

3

WAYS WE CAN HELP YOU

We have 3 simple selling solutions so that you are able to choose the option that is best for you! With our no-hassle cash offer, fix-n-list program where we pay to update your property before we list it & our listing services, we will get you the price & results you need.



Senior Services



CASH OFFER

Less stress, more time, hassle free. We will purchase your property as-is, commission free. Come to us for a quick, no hassle close & all CASH offer!



FIX - N - LIST



More money & less time! Use our unique Fix-N-List program, where we pay to update your home before listing it, so it's perfectly prepared to attract more buyers and higher offers. Our repairs can be as simple as paint and carpet or kitchen & bathroom remodeling. Your home will be clean, bright & updated with the latest paint colors & finishes to allow it to stand out in today's competitive market. The result? Much shorter market time & higher sales price!



LIST YOUR HOME

Once your home is listed with us, our unique marketing program ensures your home will get the attention it deserves & sell for more money! Our extensive marketing includes: home staging & organization, professional photography, custom video marketing, & social media. Contact us today for more information!



CLIENT TESTIMONIAL

"I did not have to spend money out of my own pocket!"

BEFORE



AFTER



"Steve helped me sell my townhome with his fix-n-list program. All remodeling was handled by Steve and his team - I did not have to worry about schedules, materials, labor, or cleanup. And I did not have to spend money out of my own pocket!

The end result was a perfect balance between cost and value to increase the sales cost without wasting money on stuff that was not worth it.

Steve then got my house sold within a week or two. All paperwork was handled electronically since I am out of state, and it was very easy to sign. All communication was easy. I am very impressed with Steve's abilities, service, communication, and professionalism. I highly recommend him!"

- Fix-N-List Client, Homeowner

CLIENT TESTIMONIAL

"Got \$20,000 more than expected"

"I would HIGHLY RECOMMEND Steve Budzik and his team. Not only was he thorough on keeping me up to date on everything step by step but was able to get me 20 thousand dollars more for my home than I expected to get. That alone should be enough to make this a best review!! He also made me feel like I was his only client and that itself is more than I can say for any other agency or agent out there!! Thanks Steve!!!"

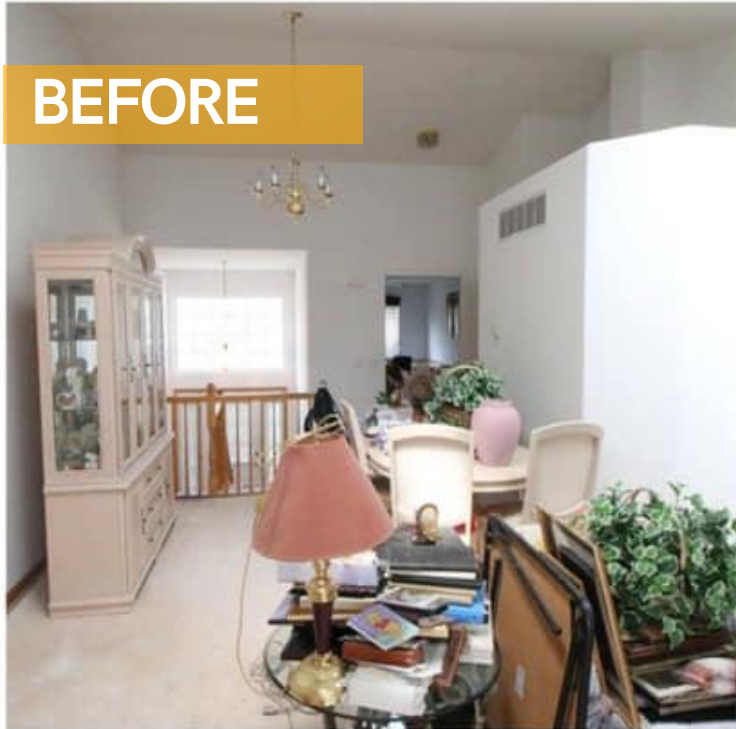
- Fix-N-List Client, Homeowner



FOR MORE CLIENT TESTIMONIALS VISIT WWW.STEVEBUDZIK.COM

46 showings, 8 offers in less than a week

We paid to update this property to get our seller more money!



STRESS LESS. GET THE MONEY YOU NEED.

570 CRESCENT BOULEVARD

BEFORE REPAIR VALUE - \$150,000

REPAIR BUDGET - \$25,000

LISTED PRICE - \$195,000

SOLD PRICE - \$220,000

MULTIPLE OFFERS

SOLD FOR OVER ASKING PRICE

BEFORE



AFTER



This condo was a rental for 20 years and the family needed to sell in order to pay for Mom's care. We analyzed the property to see what the top repairs and updates should be. We looked at the number of buyers searching for a 2 bed/1 bath condo to determine if the cost of converting the dining room to an additional bedroom would be worth the expense before creating our final scope of work. Within 3 weeks our team cleaned out the last of the renter's personal property, performed all the repairs and updates, did light staging and professionally marketed the property. We brought the family an over-asking price cash offer, stayed on top of the transaction to ensure a prompt closing, and put the money the family needed for Mom into their hands in only 78 days, start to finish.

BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



FOR MORE SUCCESS STORIES VISIT WWW.STEVEBUDZIK.COM

Proven Results

High sales prices & low days on market



1073 WAKEFIELD DR ,
ELGIN

325,000 List Price
340,000 Sale Price
3 days on market



1022 WATERFORD CUT
CRYSTAL LAKE

275,000 List Price
280,000 Sale Price
2 days on market



18101 MARLIN LN ,
HOMewood

265,000 List Price
268,000 Sale Price
9 days on market



1422 S 21ST AVE ,
MAYWOOD

180,000 List Price
190,000 Sale Price
4 days on market



269 LYNN LN,
CHICAGO HEIGHTS

150,000 List Price
155,000 Sale Price
1 day on market



2210 JACKSON BRANCH DR ,
NEW LENOX

275,000 List Price
275,000 Sale Price
5 days on market



2711 SNOWMASS CT ,
PLAINFIELD

250,000 List Price
260,000 Sale Price
6 days on market



2251 E 93RD ST ,
CHICAGO

275,000 List Price
280,000 Sale Price
5 days on market



7743 W LAKESIDE DR ,
FRANKFORT

280,000 List Price
290,000 Sale Price
3 days on market



2914 141ST PL ,
BLUE ISLAND

50,000 List Price
50,000 Sale Price
2 days on market



910 PROVENCE PL ,
LAKE IN THE HILLS

260,000 List Price
260,000 Sale Price
3 days on market



238 FAIRVIEW DR ,
ST. CHARLES

230,000 List Price
235,000 Sale Price
5 days on market



228 POPPY LN ,
BENSENVILLE

245,000 List Price
272,500 Sale Price
6 days on market



127 N ILLINOIS AVE ,
VILLA PARK

175,000 List Price
185,800 Sale Price
8 days on market



1112 EASTERN AVE ,
BELLWOOD

236,000 List Price
236,000 Sale Price
11 days on market



775 ASBURY DR UNIT 775
GLENDALE HEIGHTS

125,000 List Price
122,000 Sale Price
2 days on market

Common Problems

Our solutions make your life easier

Common Problems

Not being able to sell your property for the amount of money you need.

Having to pay for updates & repairs before you are able to sell.

Having your property sit on the market with no offers or low ball offers.

Feeling stressed before, during & after selling your property.

Having your buyers cancel after going under contract due to hidden issues.

Feeling frustrated & confused during the sale of your property.

Having to wait days for answers to your questions.

Our Solutions

Our programs allows sellers to get the price they need & often much more!

We pay for & complete all repairs & updates so you pay nothing upfront!

Our average listing gets a full price or above offer in less than 1 week.

We handle everything & make it stress free (decluttering, repairs, cleaning ect.)

We know what scares buyers so we pay to fix these issues before we list your property.

We keep you informed and updated every step of the way & ensure you are confident.

We are always available and ensure you are responded to same day with questions.



We paid to update this property to get our seller more money!

Our Work

We paid to update these properties for our sellers

BEFORE



AFTER



BEFORE



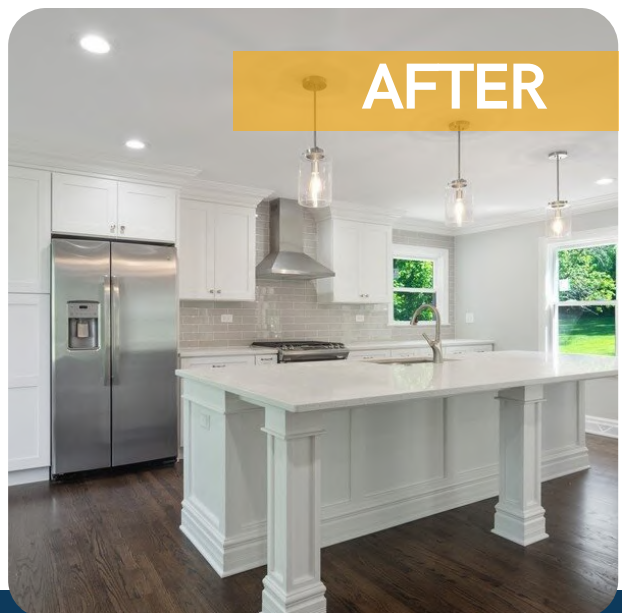
AFTER



BEFORE



AFTER



WE HANDLE IT ALL FOR YOU.

No Stress. No Hassle.

Our team is here for you to answer all your questions & provide solutions for all your real estate needs.

We would love to talk with you about which of our selling options will be the best fit for you.

We take great pride in our work & truly love what we do.

We understand the importance of safety so we offer touchless & safe services to all our clients with online signing & zoom video communications when in-person meetings aren't an option. We ensure you the most accurate appraisal & market analysis to guarantee we sell your property for the most money possible. Our team is there for you from start to finish no matter what your need!

Sincerely,



Sandra Hannan
Managing Broker
708-783-1185



Steve Budzik
Realtor | Founder
630-935-0700

Steve Budzik

Founder

Sandra Hannan

Managing Broker



@stevebudzik.com



@allthingsrealestate

Call us today for a free consultation!

iCandy Realty

Senior Services



STRESS FREE. HASSLE FREE.

PROPERTY LISTING

ESTATE SALES

FIX-N-LIST PROGRAM

CASH OFFERS & MORE

We will purchase your
property as-is,
commission free.

Let us coordinate
your estate sale from
start to finish.

Property repairs,
cleaning & maintenance.
We do it all for you.

The service you deserve.

CALL US TODAY FOR A FREE CONSULTATION!

630-935-0700

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