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**Divorce  
Real Estate**  
Made Simple

YOUR TRUSTED PARTNERS IN NAVIGATING DIVORCE WITH CONFIDENCE



# Hello, I'm Bram Sandow, and I am not your average Realtor.

I am a dedicated Real Estate Divorce Specialist who understands the complexities and sensitivities that come with divorce. My mission is to be the unwavering support you need during this challenging time, offering you a tailored approach that is unparalleled in the industry.

## A Decade of Expertise and Excellence

With over 10 years of experience as a Realtor, I have honed my skills and knowledge to provide exceptional service to my clients. My commitment to excellence is not just a statement; it's proven by the 100%, 5-star Google rating I've earned from a multitude of clients in 2023 alone. This track record speaks volumes about the quality of service you can expect when you work with me.

## Certified Divorce Specialist: Your Compassionate Guide

I am not just a Realtor; I am a Certified Divorce Specialist (CDS). This certification underscores my dedication to understanding the emotional and legal complexities of divorce. As a divorced father myself, I can directly relate

to the challenges you're facing. I offer empathy, compassion, and a firsthand understanding of your journey.

## Forensic Expertise: Precision and Detail

My background working in a forensics lab has instilled in me a keen eye for detail, an understanding for the need and how to document events, an analytical mindset, and a curiosity that drives me to seek answers. I bring this same level of attention and depth of analysis to serving my real estate clients.

**Bram Sandow**  
Sales Representative  
Certified Divorce Specialist (CDS®)

**Property.ca Inc., Brokerage**  
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bram@property.ca



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## Looking for an expert in Toronto real estate who brings decades of experience and a unique blend of specialized skills to the table?

Meet Adam Linden, a renowned Real Estate Broker with a track record that speaks volumes.

With a career spanning since 1984, Adam has been a stalwart in the Toronto real estate scene, specializing in condos, homes, and investment properties. His depth of knowledge and unmatched experience have positioned him as the go-to advisor for clients seeking exceptional real estate solutions.

Beyond being a real estate professional, Adam is a Divorce Real Estate Specialist, catering to those navigating complex property transitions during life changes. His expertise shines especially bright as a Trusted Real Estate Advisor to the 50+ mature homebuyers, sellers and their families. This distinction places him among the top 1% of Realtors in North America holding the coveted SRES designation, recognizing his mastery in serving seniors.

Adam's passion for addressing the unique challenges that baby boomers and seniors face with their real estate holdings is evident through his articles, ebooks, and networking initiatives. He has established a network of like-minded professionals, ensuring his clients receive comprehensive guidance.

Recognized as a top performer, Adam is an Elite & Top Producing Realtor in Toronto, with a history of providing tailored solutions to professional athletes, coaches, executives, entertainers, and celebrities and high net worth people. His approach seamlessly integrates cutting-edge technology with years of experience, ensuring each client's expectations are exceeded.

With a reputation as a master negotiator, Adam consistently aims for win-win solutions. Adam is a member of the Toronto Real Estate Board, Canadian Real Estate Association, Ontario Real Estate Association, Real Estate Council Of Ontario, which further underscores his commitment to excellence.

Adam's accolades also include previously being a CARP Ambassador, CPCA Certified Professional Consultant On Aging, and a CAFB Certified Age-Friendly Business. His status as a multi-year Top Producer, coupled with his Realtor® Of The Year Award in 2021, affirms his standing as a leader in the industry.

If you're seeking a Realtor who truly understands your needs, whether it's "RIGHTSIZING" your living space, finances or lifestyle, addressing real estate concerns during significant life changes, or making savvy property investments, Adam Linden is the unparalleled choice. With him, you're not just getting a Realtor - you're gaining a partner who is dedicated to guiding you towards success.

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for what is  
to be best in any  
point of view.

# Empathy

understanding  
feelings, though  
of another. ex  
what is the

## **Support, Communication, and Education**

Through every step of your divorce and real estate journey, we are here to support, educate, and nurture you. We understand that upheaval and change can be overwhelming, and we are dedicated to reducing conflict, and unnecessary disagreements. Our focus is on making this transition smoother for you, both emotionally and financially.

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## **Maximizing Your Financial Well-Being**

Your matrimonial home is likely one of your most significant assets. We are committed to helping you maximize your bottom line financially. With our expertise and strategic approach, we will work tirelessly to ensure that you receive the best possible outcome from the sale of your home.

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## **Unbiased and Fair: A True Partner**

One of the most common concerns during a divorce is bias. We are resolute in remaining unbiased and never choosing sides. As the only professionals you hire who represents both parties at the same time, we uphold our equal fiduciary duties, honesty, transparency, and lack of bias to ensure both parties are treated fairly.

## **Navigating Complexity: A Tailored Approach**

Selling a matrimonial property in a divorce is not a standard real estate transaction. This is why we have developed a custom system that specifically addresses the unique challenges of selling in this scenario. From legal considerations to communication strategies, our system is tailored to ensure a seamless process.

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## **Holistic Understanding with CDS® Certification**

Our status as a Certified Divorce Specialist (CDS®) demonstrates our commitment to providing a holistic approach to your divorce-related real estate needs. Through specialized training encompassing communication, legal, financial, mental health, and real estate aspects, we ensure a comprehensive understanding of your experience.

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## **Keeping it Professional, Not Personal**

Opt for a Realtor adept in effective communication, experienced not only in working with couples but also in cases involving children. Selecting a professional without a personal connection is crucial. Divorce proceedings are sensitive and private, and entrusting a friend or relative with your representation might not align with your best interests. Moreover, a personal relationship can compromise neutrality, especially when both parties are known. Choose wisely to ensure an impartial and strategic approach throughout the process.







## **Our mission: Secure the highest return for both spouses swiftly and seamlessly.**

You require a seasoned Real Estate Divorce Specialist who anticipates and tackles the distinct challenges of divorce real estate proactively all while reducing stress and friction during this challenging time.

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## **Your Journey with Bram Sandow & Adam Linden**

Choosing us as your Real Estate Divorce Specialists means choosing a team who will tirelessly advocate for your needs, ensure your financial security, and guide you through this intricate process. We understand that you need more than just a real estate agent; you need someone who truly cares about your well-being.

Contact us today, and let's embark on this journey together. With me by your side, you can navigate divorce with confidence, knowing that you have a dedicated professional who will go above and beyond to make your life easier, less stressful, and ultimately, more secure.

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# The **property.ca** plan of action to sell your home

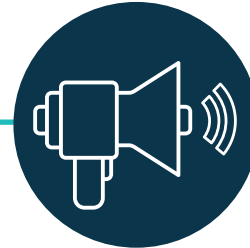
## MY 3 PROMISES TO YOU



To showcase your home to as many qualified buyers as possible until it is sold.



To address all your issues and answer all your questions with weekly updates on our progress and activities.



To promote and present your home to the best of my ability to bring you the highest price possible.

# Why sell with **condos.ca** and **property.ca**?



Active users  
per month

**800K+**



Page views  
per month

**10M+**



Volume  
of sales

**\$1B+**



Listed  
properties

**2.8M+**

**property.ca**  
REAL ESTATE

 **condos.ca**

# What really matters when selling your home?

## **Exposure Matters**

More than 92% of buyers start their home search online. Condos.ca & Property.ca gets your listing 10x more exposure to home buyers than any other website. Over 9.2M+ page views each month and a database of over 785.5k active users each month.

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## **Experience Matters**

I'm here to help, right from the start. As a Condo Pro, I hold intimate knowledge of each neighbourhood in Toronto and can help you find the right fit. Whether you need help navigating the market, analyzing data, or drafting up an offer, I'll be there with you every step along the way.

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## **Marketing Matters**

Our approach to marketing is simple - plan, produce, promote. Our team of in-house marketing professionals will put together a marketing plan for your home, produce marketing materials that engage buyers, and promote your home across our exclusive platforms and leading social-media outlets.

# Marketing Matters

Our approach to marketing follows a simple process – plan, produce, promote.



# PLAN

## In-Home Consultation

We'll schedule a walk-through and provide a customized checklist of all the information you'll need to get your home ready for market. We'll put together a proposal of action, cost, and timeline to prepare your home for sale.

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## Declutter and Depersonalize

This is an important step in the staging process as it allows potential buyers to envision themselves in the space without being distracted by your personal belongings. We'll help you decide what should be packed away and what can stay, and can even do the packing for you! We'll also help arrange junk removal, donation pick-ups and storage where needed.

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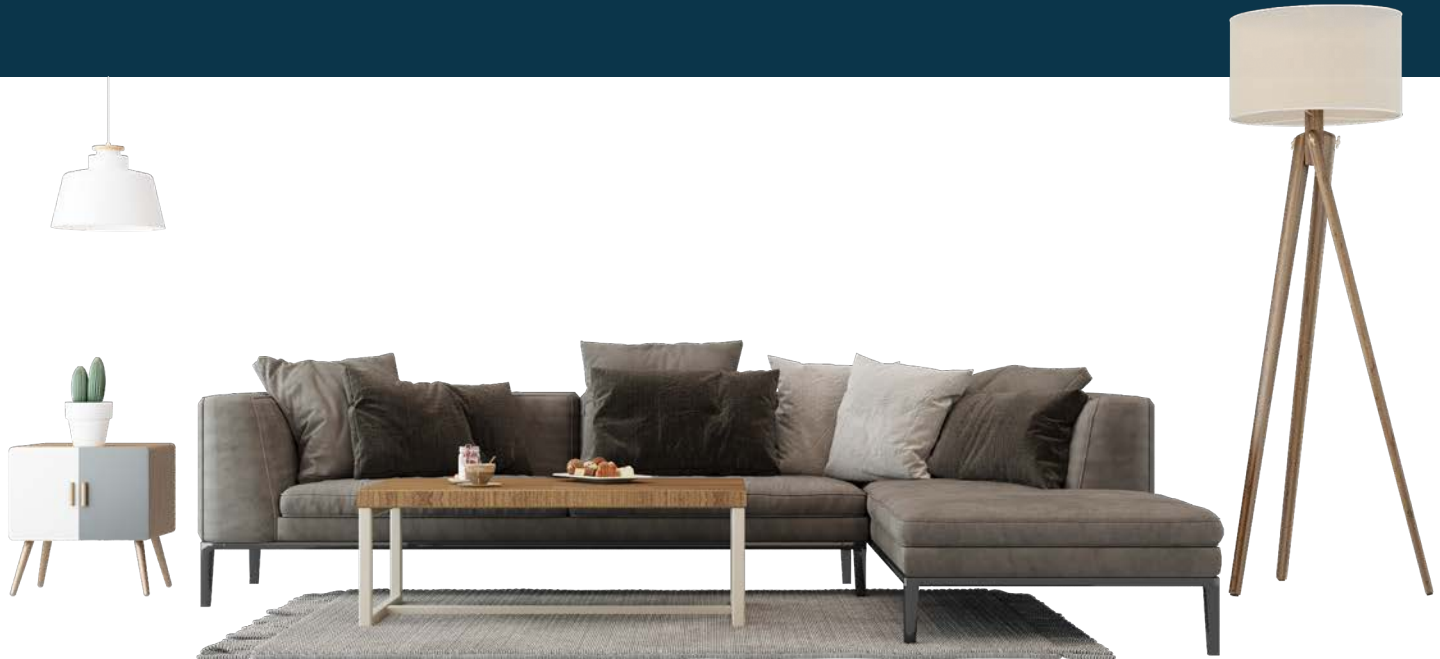
## Repairs

Benefit from our relationship with reliable trades to address any necessary repairs, touch-ups and/or upgrades. Potential buyers are likely to spend more on a home that is move in ready, so let us take care of the arrangements for you. The final step in this stage of the process is deep cleaning your home, so it's in tip top shape for showings.

# PLAN

## Appealing Design

Whether you need assistance with furniture and accessory rentals or prefer to use existing pieces, we'll put together a neutral design that highlights the home's best features so it appeals to the widest number of potential buyers. After this last step, the property will be ready to go to market!







# PRODUCE

## Real Estate - Photography / Videography

Stopping eyeballs in their tracks is not easy. When you have only seconds to entice a homebuyer to view your listing, you need the best imagery available. We believe in Premium Flash Photography, Cinematic Video Walkthrough, Aerial Photos & Video (Weather Permitting), Twilight Photography.

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## Custom Marketing Materials

Buyers will typically see 6-8 homes at a time during showings and it's important that they remember yours! Beautiful custom feature sheets are an important item that prospective buyers will leave your home with not only so that they may drool over the photos, but also so that they can easily find your website and additional information that sets your home apart from others.

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## Website & Social Media

We increasingly live in an online world and your home will have an online address, same as it has a physical one. We prepare a gorgeous custom website to feature the Premium Flash Photography, Cinematic Video Walkthrough and all the great stuff you want prospective buyers to know about your home and neighborhood.



## PROMOTE

Setting ourselves apart from the crowd, we go above and beyond the typical real estate agent's approach. When you list with us, your property doesn't just end up on MLS; it also takes center stage on highly-trafficked platforms like condos.ca, property.ca, or mrloft.ca, tailored to your property type. These platforms collectively attracted a staggering 25 million visits last year alone. That's an immense opportunity to showcase your listing to a vast audience, ensuring swift sales and fetching the best possible price.

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At the heart of our success lies one crucial element: exposure. We understand that finding the perfect buyer hinges on visibility. Our commitment to connecting you with qualified buyers starts with our leading websites, where thousands of fresh leads are generated each month. Beyond that, we harness the power of our website users, targeted email marketing to our extensive database of over 500,000 users, digital advertising, and a strong presence on social media. This multifaceted strategy extends your property's reach far beyond what traditional MLS and Realtor.ca listings can achieve.

# Website and Brokerage Stats:

PROPERTY.CA & CONDOS.CA



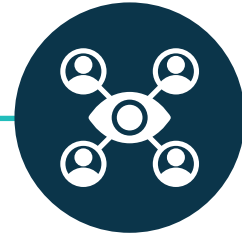
**1.8M+**

Sessions  
each month



**\$1M+**

Registered  
users



**2x-10x**

More exposure  
than MLS

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REAL ESTATE

condos.ca

12:56



**\$3.84/sqft**

Avg. Rent Price Per Sqft : \$3.84/Sqft  
Based on 1811 recent rentals in Vaughan

### Historical Avg. Prices

Sold

Rented

Detached Houses ▾ All Bed Types ▾

- All Detached Houses
- 3 Beds
- 5+ Beds
- 2 Beds
- 4 Beds

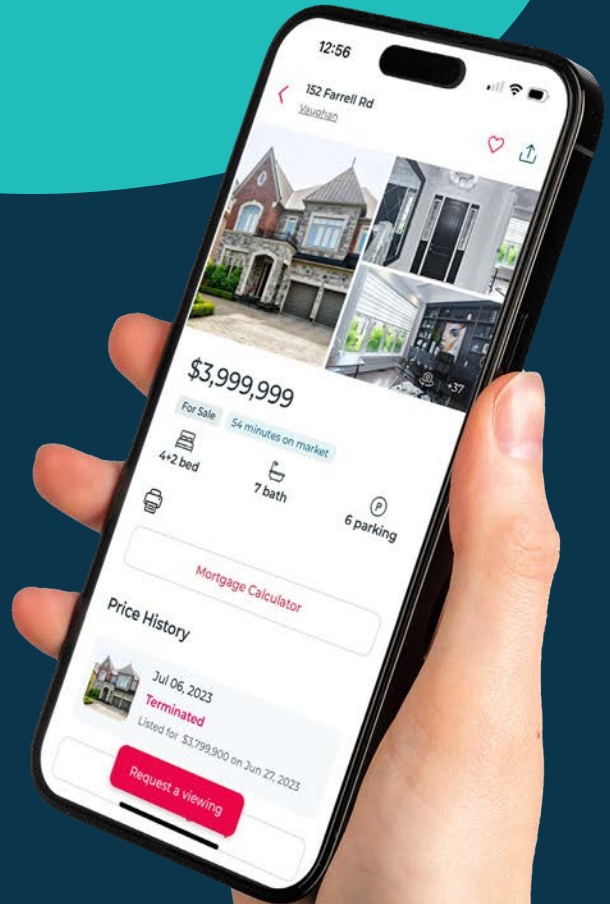


**PUT YOUR  
BEST OFFER  
FORWARD  
WITH OUR  
PRICE  
HISTORY  
TOOL**

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OUR **LISTING ALERTS** TOOL  
IS THE EDGE YOU NEED IN  
THIS FAST-PACED MARKET





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