BUYING WITH CONFIDENCE

A practical guide to buying real estate across the Columbia Shuswap and North Okanagan

ARYA JAVDANI, REALTOR®

Personal Real Estate Corporation



250-803-1572 • arya@sellsproperty.ca

aryasellsproperty.ca

YOUR BUYING JOURNEY

A CLEAR PROCESS FROM FIRST CONVERSATION TO POSSESSION

Buying a home is a big decision. My role is to keep the process clear, practical and moving forward - without adding unnecessary pressure.

01

UNDERSTAND YOUR GOALS

We'll talk about what you're looking for, your timing, priorities, and what would make a move worthwhile.

02

FINANCING & PRE-APPROVAL

Confirm your buying power early so we can focus on properties that make sense and move quickly when the right opportunity appears.

03

SEARCH & EVALUATE

I'll help you compare properties, understand market context, and identify questions worth investigating further.

04

OFFER, NEGOTIATION & SUBJECTS

We'll build a strategy around the property, market conditions and your comfort level, then work through subjects and due diligence.

05

COMPLETION & POSSESSION

I'll help coordinate the moving pieces with your lender, lawyer or notary, inspector and other professionals through closing.



WHAT I HELP YOU CONSIDER

The goal isn't to find a perfect property. It's to understand the trade-offs.

I'll help you put the information in context, identify questions worth asking, and bring in the right professional when something needs a closer look.

01

LOCATION & NEIGHBOURHOOD FIT

How the location, access, services and surroundings line up with your priorities.

02

PROPERTY CONDITION & VISIBLE CONSIDERATIONS

Visible items or maintenance considerations that may be worth investigating further.

03

COMPARABLE SALES & MARKET CONTEXT

How the property compares with recent sales, current competition and the broader market.

04

POTENTIAL IMPROVEMENT OPPORTUNITIES

Where a property may offer flexibility or future potential, with qualified professionals brought in where appropriate.

05

STRATA DOCUMENTS & QUESTIONS TO CONSIDER

Making sure the relevant documents are obtained and identifying items or questions that may deserve further review.

06

OFFER STRATEGY, INSPECTIONS & NEXT STEPS

Structuring the offer, responding to new information and keeping the process moving while protecting your interests.

For construction, renovation, inspection, strata, legal or financial matters, I may recommend advice from an appropriately qualified professional.



WHY WORK WITH ARYA

TOP 5%

IN SALES SINCE 2023

Across Shuswap/Revelstoke and the North Okanagan by both transaction count and represented sales volume since entering real estate in August 2023.

LOCAL ROOTS

My family has called Salmon Arm home for five generations, giving me a strong connection to the communities I work in.

PRACTICAL PROPERTY EXPERIENCE

I've personally built, renovated and invested in property throughout the region, which gives me a practical eye for what may deserve a closer look.

STRAIGHTFORWARD ADVICE

I take an analytical, practical approach - clear information, honest guidance and no unnecessary pressure.

TRUSTED LOCAL NETWORK

Access to dependable mortgage professionals, inspectors, lawyers, notaries, trades and other specialists when needed.

**Based on MLS® sold data provided for Shuswap/Revelstoke and North Okanagan, Aug. 1, 2023-Oct. 15, 2026. Full transaction-end credit applied to each agent named on a side.*



WHAT MY CLIENTS SAY

★★★★★ 5-STAR GOOGLE REVIEWS

REAL CLIENTS. REAL EXPERIENCES.

> Arya was a fantastic realtor and I highly recommend him - one of the best realtors I've ever had. He was knowledgeable, provided good advice, was patient, and very responsive. He went above and beyond on several occasions, for which I'm incredibly grateful. He'll be getting all my of future business in the area. 5 stars!!
>
> **LINDSAY**

> Arya seems to be able to listen to people and deliver on what you want. I had him look at my house and he explained what i needed to do and asked a lot of questions. In the end we sold the house in short time.
>
> **JIM**

> Very hard working and attentive. Really goes the extra mile, without being pushy.
>
> **LUC & KAITLYN**

> Arya helped us sell our home and he was amazing. He was quick to respond, knowledgeable, and positive, all attributes we really appreciated! We felt that he did a great job listening to us, and a great job overall.
>
> **RACHEL & RICH**



When the right property comes up, you'll be ready.

ARYA JAVDANI, REALTOR®

Personal Real Estate Corporation

250-803-1572 • arya@sellsproperty.ca • aryasellsproperty.ca

RE/MAX Shuswap