



Listing Presentation

About Daniel Bates

I am the Broker-In-Charge and Owner of MCVL Realty.

I am a McClellanville native and exclusively serve the rural area in and around McClellanville and Awendaw.

I have been a real estate agent since 2006 and broker since 2010 and consistently rank as #1 agent in the area.

In the following presentation, I would like to explain some of the great reasons to trust the sale of your home or land with MCVL Realty and welcome you to ask more questions.



Daniel Bates
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843-606-0622

Local Expertise



Real Estate is Local and I Specialize 100% Exclusively in Awendaw and McClellanville.

This allows me to have a much better understanding of the properties, market trends, best marketing tools, active buyers, local rules and regulations, etc.

I also pride myself on my knowledge of subjects unique to our market such as septic systems and permitting, docks and waterfront, construction costs, builders and service providers, wells, wetlands, timber, boating, and much, much more.

Bigger is Not Always Better

Despite our size, MCVL Realty consistently outperforms real estate offices with hundreds of members in the McClellanville / Awendaw market proving that the old adage “bigger is better” is not always true. We do all of this while offering all the same quality of product but and the individual care to our clients that does not come with larger offices. We like to think of ourselves as big fish in a very little pond.



Local Stats and Achievements

2016:

- MCVL Realty ranked as #1 office in terms of sale in McClellanville and Awendaw for 3rd year in row.
- Daniel Bates was ranked as the #1 agent by number of sides sold in McClellanville / Awendaw Area.



2015:

- Daniel Bates was ranked as the #1 agent in terms of volume of real estate sold in McClellanville / Awendaw
- Daniel Bates accounted for **nearly one third** (29.8%) of sales volume sold in McClellanville
- Daniel Bates was involved in all 6 sides of waterfront sales in McClellanville.
- MCVL Realty sold more properties in McClellanville and Awendaw than any other office and represented 40% of the volume market share in McClellanville.

Property Management:

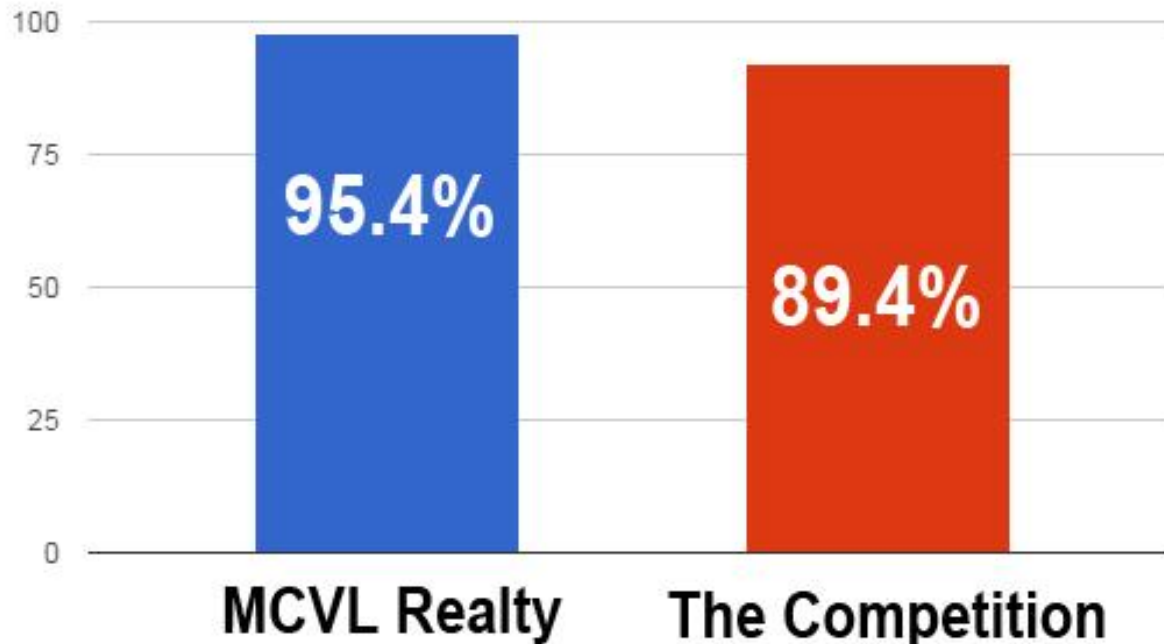
- #1 in McClellanville / Awendaw 2010, 2011, 2012, 2013, 2014, 2015, and 2016

Better Results

Through better marketing, a better listing strategy, and better negotiating, MCVL Realty is able to keep more money in your pocket! This graph shows the difference between what properties in the area that sold in 2016 were listed for and what they actually sold for. Properties sold by MCVL Realty netted 6% more than the competition.

Sales Price to List Price Ratio

Based on 2016 Sales in McClellanville / Awendaw Area from CTMLS



Marketing

MCVL Realty has the most comprehensive marketing formula that will put your property in front of more people looking to buy your property than any other company.

I have years of experience training thousands of other real estate agents across the country on internet marketing techniques, which I now put to use for my clients.



Physical Presence



Our office is in the heart of McClellanville's downtown Historic District and doubles as a visitor information center to assist newcomers to the area. It is a hub of the community with people constantly coming and going.

Bulls Bay Real Estate Magazine

MCVL Realty is the **only** real estate company to produce a real estate magazine focused on McClellanville and Awendaw. This quarterly magazine features area information and includes all of our real estate listings with large vibrant full-color photos and full-length descriptions.



[Click Here to See the Digital Version of the Latest Issue](#)

Distributed in 20 Area


Locations Including:

- MCVL Realty
- T.W.Graham's
- McClellanville Diner
- BuckShot's
- Hopsawee Plantation
- The Palmetto Store
- Sewee Restaurant
- Sewee Outpost
- McClellanville Town Hall
- Awendaw Town Hall
- Palmetto State Armory
- And More

#1 Social Media Presence

McClellanville, SC
October 1, 2013

How would you like to wake up watching the shrimp boats come and go from the docks and picking up a bag of fresh shrimp or crab dip from the seafood markets for dinner. Two blocks to the West has you gift shopping at boutiques, browsing local artist galleries, and dining at the best seafood restaurant around. These are your future decisions when you choose this beautiful Historic District vacant lot. <http://mcvl.net/564Pinckney>




Like · Comment · Share

6,736 people saw this post

MCVL Realty
July 11 at 10:09am

Imagine the view from the window of your dream home being a 1000 year old live oak! Imagine stepping out your front door to go for a walk; oak-lined avenues and coastal breezes greet you in every direction. Two blocks East and you're at the Town of McClellanville's boat landing and waterfront park home to the Shrimp Festival and 4th of July Picnic among other great activities. Two blocks South and you're at the marina or watching the shrimp boats come and go from the docks and picking up a bag of fresh shrimp or crab dip from the seafood markets for dinner. Two blocks to the West has you gift shopping at boutiques, browsing local artist galleries, and dining at the best seafood restaurant around. These are your future decisions when you choose this beautiful Historic District vacant lot. <http://mcvl.net/564Pinckney>



Deerhead Oak
HEIGHT 42 FT
CIRCUMFERENCE 205 IN
DANGER LAMP TRIP
EST. 1000 YEAR


7,376 people reached

McClellanville, SC shared a link.
July 29, 2013

Check out the listing video that new agent, Oliver Thames, and I put together for this unique McClellanville home. Leave us a comment below and let us know what you think.

416 Drayton Street, McClellanville, SC 29458
www.youtube.com

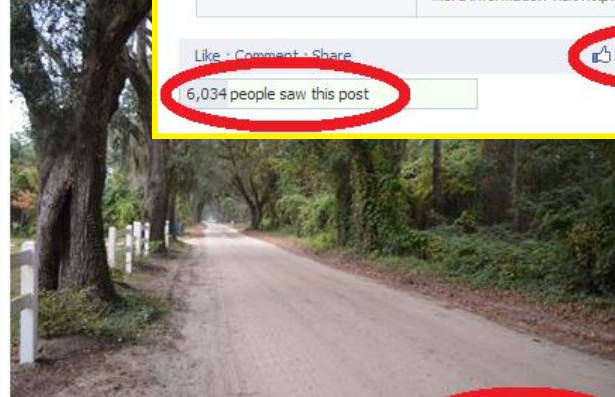
Great 4Br / 2Ba home for sale in McClellanville listed by MCVL Realty. For more information visit <http://MCVL.net> or



Like · Comment · Share

6,034 people saw this post

39 15 12



Like · Comment · Share

2,028 people saw this post

103 11 17



[MCVL Realty Page](#) - 500+ Followers

[McClellanville, SC Page](#) - 2100+ Followers

[Awendaw, SC Page](#) - 200+ Followers

[McClellanville / Awendaw Group](#) - 1300+ Members

Website Presence

MCVL.net is the leading website for real estate and community information regarding McClellanville and Awendaw. The site contains content that I have written on a variety of subjects for nearly a decade drawing people in and front and center are all of our listings.

MCVL.net features a fully Responsive Design which means that it is optimized to look great on all size screens including smart phones and tablets (45% of buyers report using mobile devices to search for homes) and offer access to search homes and land for sale in the area.



Photography

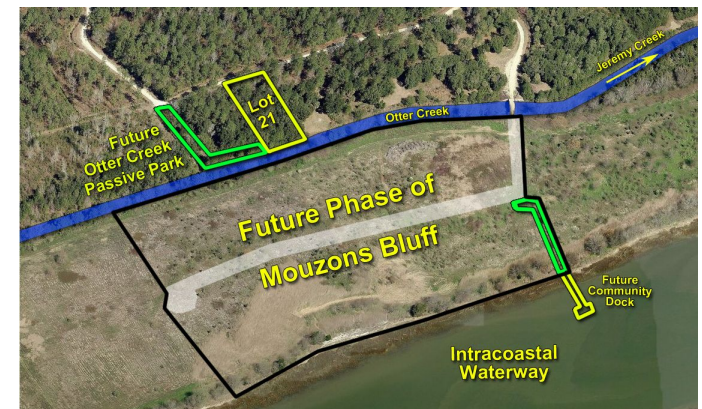
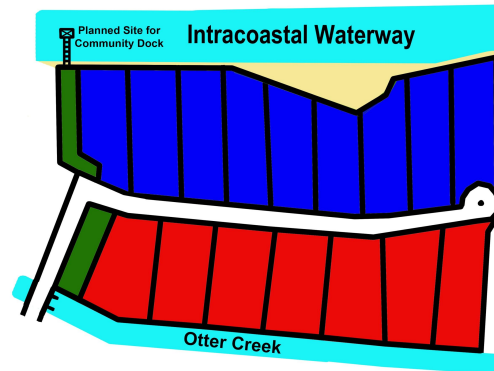
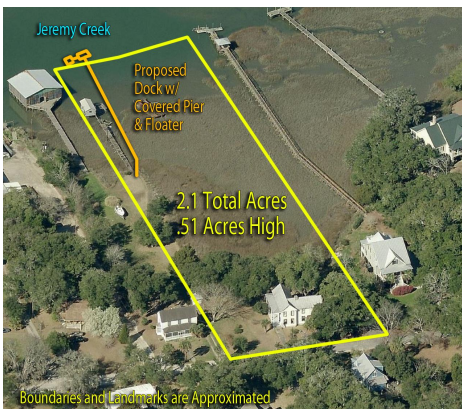


Here is a small selection of my listing photography. I shoot all of my own photos with professional equipment.



Digital Processing

I use photoshop to digitally process all of our photos to make sure your property is show in the best light. I also create useful visual guides such as these that are uploaded with our listings to give buyers more information about the property and convey any difficult to understand topics in the clearest way.



MLS Membership

MCVL Realty is a member of 3 different MLS (Multiple Listing Services) to expose your residential listing to agents from the Charleston Metro to the Grand Strand and commercial listings to the new statewide MLS. Most offices do not belong to any two of these, yet alone all three, so your listing will not be seen on the platform that real estate agents turn to when they are searching for listings for their clients.



Listing Syndication



Of course we put your listings on Realtor.com, Zillow.com, Trulia.com!

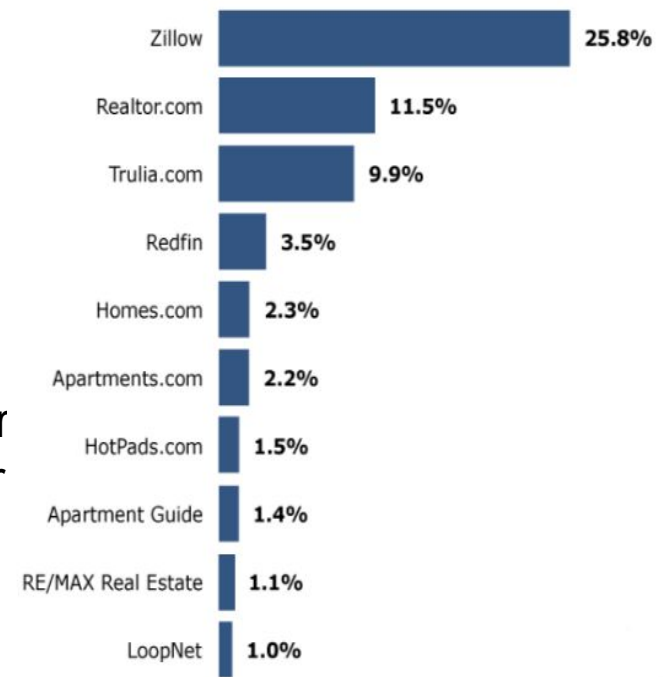
The ***dirty little secret*** in real estate is that this happens pretty much automatically the second your listing is entered into the MLS, so it's a very low bar to measure a real estate agent by, but I include it because it's such a common question.

If an agent is not willing to list your home on these sites, they may not have your best interest in mind.

Top 10 Multi-Platform Real Estate Websites

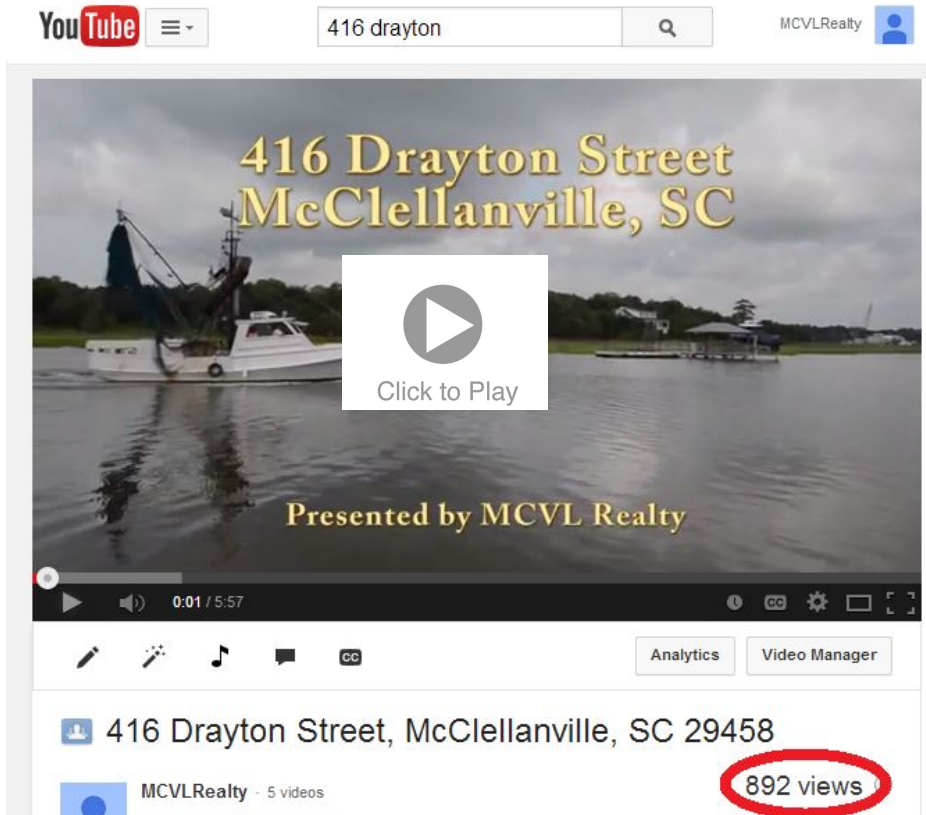
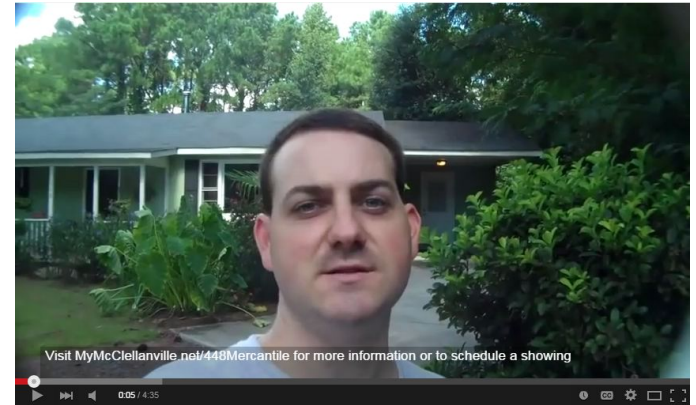
by US Market Share of Visits (%)
browser-based (excluding in-app) visits across PC and mobile combined

June 2016



Videography

Video is another great tool that we have at our disposal. We post our videos on Youtube, the 2nd most used search engine, next to google.



Through video marketing I have enabled out-of-area buyers to preview homes they would not have normally seen and have even sold properties where the buyers made offers and purchased having never walked the property on in person.

Professional Accomplishments

I believe strongly in education and in addition to the 150 hours of education required to obtain my broker's license, I have also received the following training to advance my career.



I am also a REALTOR® which means that I am a member of National Association of REALTORS, South Carolina Association of REALTORS, and Charleston-Trident Association of REALTORS.

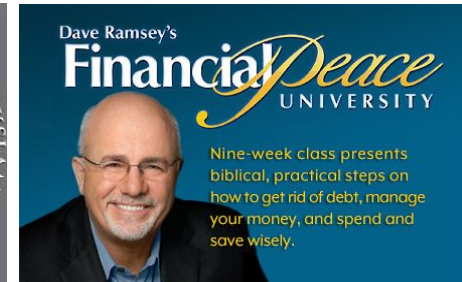
Community Involvement

I believe strongly in giving back to the communities in which we live work, and play. I invest my time and resources for a better tomorrow. MCVL Realty sponsors numerous local events including the Lowcountry Shrimp Festival, CreekSlam Fishing Tournament, and Bulls Bay Nature Festival and I offer my web design, hosting, and marketing to help many local businesses and organizations.

I was the founding Chairman of the Bulls Bay Chamber of Commerce that serves McClellanville and Awendaw where I served for 2 years. I have also served as the Chairman of McClellanville's Architectural Review Board, on the board to form Cape Romain Environmental Education Charter School (CREECS) and was Deputy Town Marshall of McClellanville. I have also twice facilitated Dave Ramsey's Financial Peace University.



9 year old Daniel helping with the relief effort after Hurricane Hugo.



MCVL Realty in the News

[Chamber of Commerce Interview with Daniel Bates](#)

US 17 Coastal Highway - October 2013

[Fishing Village McClellanville and rural expanse Awendaw tout upscale homes, land skirting Francie Marion woods](#)

Post and Courier - November 2014

[Taking a Boat Ride Gives Buyers Uncommon Chances to Eyeball Properties](#) - Post and Courier - September 2015

[Just a Hop and a Skip Up Highway 17 - Awendaw and McClellanville](#)

Mount Pleasant Magazine - May 2016

[Up Towns - Home Buyers Exit Bottleneck Cities and Suburbs for Bucolic McClellanville and Awendaw](#) - Post and Courier - December 24, 2016



Photo by Laura Olsen / Olsen Imagery

Testimonials



I would like to recommend Daniel Bates if you need to sell your house. He will do everything in his power to get it sold. **After two other agents tried to sell my house with no success, Daniel did it in just a few months!!** He went out of his way to work with me and made suggestions. Because of my buyer's contingency to sell her house before she could buy mine, we had an off and on again contact. Daniel did a wonderful job of keeping in touch with my buyer's agent and with me. He stays on top of everything. You never need to wonder if anything is being done!! - Doris Straight

I had a very unique piece of hunting property that I needed to sell. I am a retired real estate agent, so **I interviewed several agents in the area with a specific set of criteria I wanted met. Daniel rose to the top of the list so I listed with him.** He did an excellent job marketing the property with good photos and description. **Within 1 week of the listing we had a ratified contract on the land.** I would thoroughly recommend Daniel Bates.



Due to the changing needs of our family, we moved out of our McClellanville home several years ago. At the time, Daniel advised us on whether to sell our property or whether to hold the property as an investment. To our pleasant surprise, he was able to find several good tenants to lease the property. As the years passed, Daniel also earned our trust as a property manager. He was always responsive and sensitive to our concerns. **If I had to pick the one thing I like about Daniel the most- it would be his honesty.** Being so far away from our home, it meant a lot to my wife and me to have someone trustworthy managing the property. When it was time to sell our property, Daniel helped us decide on the best asking price as well as making sure the property was in good condition to show. I still can't believe how quickly we received a great offer. - David and Kristie Goodall

Visit [MCVL.net/testimonials](https://www.mcvl.net/testimonials) to See Many More

About Me.... Personally

You've heard a lot about who I am professionally and how I can help you. I'll share a little bit more about my personal life and then I would like to get to know more about you.

I graduated from Archibald Rutledge Academy in McClellanville and went on to Appalachian State University where I graduated in 2002 with a major in Criminal Justice with a minor in Psychology.

I served as a police officer in Rock Hill, SC from 2002 to 2006 before starting my real estate career.

I have been married to my wonderful wife Josie for 12 years and have two boys, 4 and 9 years old and one on the way!.

I've lived in Silver Hill, Skipper's Point, and Mouzons Bluff Neighborhoods and we currently live in McClellanville's Historic District.

I enjoy kayaking, fishing, and playing basketball (Go Duke!). We attend Seacoast Church in McClellanville.



Appalachian
STATE UNIVERSITY.