*If you are already working with a REALTOR®, please disregard this advertisement.

nestlewood REALTY

Your home *sold* for the highest price.

NO EXCEPTIONS. NO EXCUSES.



Nolan Herman, REALTOR®

828-404-5335 · nolan@nestlewoodrealty.com



Rooted in Hickory
Born and raised here. Nolan knows the neighborhoods and schools.

Active in the community
Bethlehem Lutheran Church, Lenoir-Rhyne games and local sports clubs.

A team player
Basketball, football and golf built the teamwork he brings to every deal.

MEET YOUR AGENT

Nolan *Herman*

Nolan has dedicated his early years to building a career in real estate. His mission is to create such an exceptional selling experience that his clients feel confident referring their friends and family.

> *"Moving is one of the biggest transitions we make in life. I've been through it myself growing up, and I know how stressful it can be. That's why I work so hard to make sure my clients feel supported and in the know every step of the way."*

Nolan's approach combines **proven results** with **clear communication**, **fast response times** and **world-class service**. He's a top Zillow agent known for helping sellers maximize their profit.

With a strong emphasis on social media marketing and proactive client service, his goal is simple: to help you sell for the highest price, in the right amount of time.

RÉSUMÉ

Results that *speak.*

100% of my listings sold	**22 days** average time to sell	**100.6%** of asking price on average
$10M+ total sales volume	**$8M+** sold in 2026	**25+** homes per year

BACKED BY EXPERIENCE

Nestlewood Realty's *top broker*

Nolan works alongside Nestlewood Realty's top-producing broker, so every client gets a young, hungry agent with a proven track record behind him.

Top 1% of REALTORS®
Real Estate One

Top 5% of REALTORS®
RealTrends

Top REALTOR®
The Wall Street Journal

Top listing agent in volume
$80 million in one year · Nestlewood Realty

Top sales agent for units sold
100 homes · Nestlewood Realty

Former Divisional Vice President
In-house Realty

Real estate coach & mentor
Trained with Doug Christian

Social media & internet marketing expert
Nestlewood Realty

REAL ESTATE MEDIA MARKETING SPECIALIST

Launched like *a product.*

More buyers find their next home scrolling TikTok, Instagram and Facebook, yet few agents know how to use those platforms well. Nolan represents the next generation of REALTORS®: one who grew up with social media and knows how to get in front of buyers where they spend their time.

With Nolan, your home doesn't just hit the MLS. It reaches hundreds, often thousands, of local buyers right on their phones. **More views. More clicks. More offers.**

How I market

- Scroll-stopping video tours
- Targeted ads in front of qualified buyers
- Consistent posting to keep your home top of mind
- Turning casual scrolling into showings

The result

A market where **buyers compete with each other for your home**, not the other way around.

PHOTOGRAPHY

The first showing *is online.*

The better your photos, the more buyer interest you'll have. If an agent shoots your home on their phone, that's a red flag. Every listing gets a professional photographer.



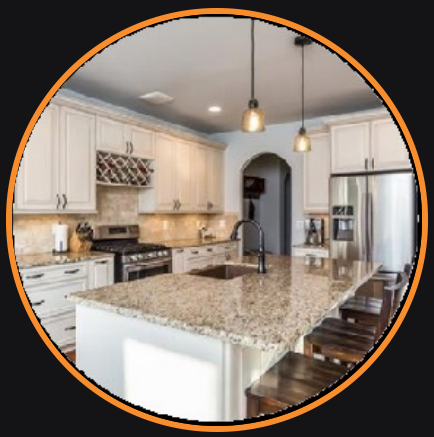
TYPICAL



OUR LISTINGS



TYPICAL



OUR LISTINGS

STUDIES SHOW HOMES WITH PROFESSIONAL PHOTOS

sell 32% faster

and for more money.

THE LISTING PROCESS

Fifteen steps to *sold.*

You always know what's next, and I handle the details.

01 Sign the listing agreement & complete seller homework

02 Install lockbox with spare key

03 Order the yard sign

04 Schedule & coordinate the photographer

05 Create the MLS listing and review it with you

06 Go live

07 Coordinate & pre-qualify all showings

08 Weekly updates with buyer agent feedback

09 Pre-qualify every offer before presenting it

10 Offer consultation & negotiate all offers

11 Coordinate title, lender, inspector & appraiser

12 Coordinate & schedule closing

13 Review the final numbers before closing

14 Buyer's final walk-through

15 **Closing day: SOLD!**

MARKETING PLAN OF ACTION

Every buyer. *Every channel.*

01 Pre-listing feature sheet, paperwork & disclosures

02 Lockbox with extra keys

03 “For sale” yard sign

04 Professional photo shoot

05 Full MLS listing you review before it goes live

06 Social media posts & ads

07 Property flyers

08 Premium placement on Zillow, Trulia & Realtor.com

09 Syndication to thousands of real estate sites

10 Analysis of agents working with buyers like yours

11 Contact top local agents to promote your home

12 “Just listed” campaign to my social media & database

13 Targeted Facebook & internet marketing campaign

14 “Just listed” postcards & door-knocking

15 Calls around the area to find qualified buyers

16 ShowingTime for real-time buyer & agent feedback

17 Pre-qualify all buyers before private showings

18 Open house event on request

19 Thank-you cards for every buyer & agent who shows

20 Weekly updates on your listing

MY NO-RISK LISTING PROGRAM

Earned *every day.*

No handcuff agreement

I don't lock you into a long-term listing contract. I need to earn your business every day I work for you. If you're ever unhappy with my service, just let me know and we'll shake hands as friends.

Savvy Seller Program

Want the option to sell to friends, family or co-workers yourself and save on commission? You can, even while listed with me. It's a win-win.

Performance-based compensation

Compensation is 100% negotiable, and I only get paid when I produce a result you're happy with.

MY PROMISE

My commitments *to you.*

1. I will always provide expert advice so you can make the best decision for yourself and your family.
2. I will always be 100% forthcoming about your home's price, condition and what it will take to sell.
3. I will always give you the truth, regardless of the situation.
4. I will always do what is right for your best interest.
5. I will fight to get you the most for your home in the right amount of time.
6. I will always use the most effective strategies to market your home.
7. I will always communicate with you proactively.
8. I will return your calls, emails and texts with urgency.
9. I will spend every day searching for qualified buyers for your home.
10. I will never lock you into a long-term contract.

MISSION STATEMENT

An agent for *life.*

It is my mission to provide an experience so positive that you'll feel the trust, comfort and confidence of securing a real estate agent for life. Working hard at something you love, with people you trust, is one of the greatest experiences in life. Your best interest will always come first, as I'm dedicated to long-term relationships and earning the referrals of the people you care about most.

PAST CLIENT TESTIMONIALS · 5.0 ON ZILLOW

Don't take my *word for it.*

★★★★★

"He even caught a mistake during closing that ended up giving us more money than we had anticipated. I would highly recommend this young man."

JOHN F. · Bought & sold · Vale

★★★★★

"We have bought & sold several houses over the last 30+ years, and Nolan was our best realtor! He made the buying process enjoyable."

DIANE S. · Bought · 2026

★★★★★

"Relocating from the place where we raised our family was anticipated to be challenging, but Nolan significantly eased the process."

PRICILLA & JEFF L. · Bought · Granite Falls

★★★★★

"We couldn't have asked for a better realtor than Nolan. He made us feel supported, informed, and confident."

ALFRED & RASHONDA W. · First-time buyers · Newton

★★★★★

"He looked out for our best interests, getting us a fantastic deal. You feel like you're their only client."

LORENA & MARTIN · Buyers

★★★★★

"Nolan was always proactive, responsive, and genuinely committed to protecting my best interests."

JACOPO B. · Buyer

★★★★★

"He responds quickly to messages and questions and was on top of all the paperwork. We highly recommend!"

KALEN & MICHEAL M. · Buyers

★★★★★

"When he said he would do something, he did it in a good and timely way. Truly a pleasure to work with."

DARLENE P. · Buyer



Let's go *home.*

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