

CAROLINA COAST

REAL PRODUCERS[®]

CONNECTING. INSPIRING.

Cover Story
Sara Mosseri,
Resourceful Realty

RISING STAR
Jason Whedon

FEATURE AGENT
Kristen Lundy

SPONSOR SPOTLIGHT
Coastal Insurance Group — Sarah Sichitano

OCTOBER 2022



#EstablishingSuccessTogether

Nurturing relationships with realtors & lenders to help our mutual clients achieve their goals.



Contact

Sam G. Stathos,
Attorney at Law
412 N. Poplar Drive
Surfside Beach, SC 29575

(843) 238-5618
sgs@patrickandstathos.com

Residential Real Estate
Commercial Real Estate
Homeowners Association
Corporate & Business Law
Litigation

A Total Solution



Senior Relocation/Resettling
Estate Liquidation • Organize/Declutter
Clean Out • Online Auctions • Nationwide Network

Caring Transitions of Myrtle Beach

Tel: (843) 997-5088

CaringTransitionsMyrtleBeach.com

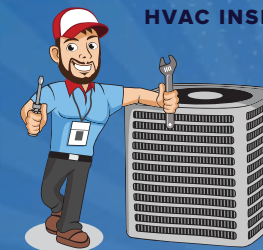
Email: CBlanton@CaringTransitions.net



Offices Nationwide • Bonded & Insured • Each Office is independently owned and operated.

CALL TODAY 843-399-5555

\$69.00
HVAC INSPECTIONS



SAME DAY
HVAC
Inspections

12 YEAR
PARTS
LIMITED
WARRANTY

FROM ONLY
\$3,999
INSTALLED



12-YEAR PARTS WARRANTY
6-YEAR SYSTEM REPLACEMENT WARRANTY
2-YEAR LABOR WARRANTY

Cold nights are just around the corner

With heating prices on the rise, help protect your budget from unplanned appliance and mechanical system failures with Home Warranty's **14-month* coverage.**

Contact me for details




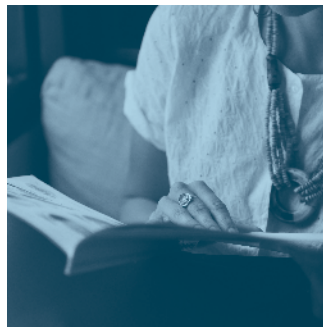




Curtis Shelley
District
Sales Manager

(864) 993-1536
CurtisS@homewarrantyinc.com



*Initial coverage term.
See actual terms and conditions for available coverage, limitations, and exclusions at homewarrantyinc.com.

TABLE OF
CONTENTS

	<p>06 Preferred Partners</p>		<p>13 Meet the Carolina Coast Real Producers Team</p>		<p>16 Sponsor Spotlight: Sarah Sichertano</p>
	<p>22 Rising Star: Jason Whedon</p>		<p>30 Feature Agent: Kristen Lundy</p>		<p>38 Cover Story: Sara Mosseri</p>

If you are interested in contributing or nominating REALTORS® for certain stories, please email us at anita.jones@realproducersmag.com

DISCLAIMER: Any articles included in this publication and/or opinions expressed therein do not necessarily reflect the views of The N2 Company d/b/a Real Producers but remain solely those of the author(s). The paid advertisements contained within the Carolina Coast Real Producers magazine are not endorsed or recommended by The N2 Company or the publisher. Therefore, neither The N2 Company nor the publisher may be held liable or responsible for business practices of these companies.



Wendy A. Hardin

Protecting the rights and interests of our clients through every step of real estate transactions



Personal Injury • Criminal Defense • Real Estate Law • Business Law
Civil Litigation • Mediation • Collection & Foreclosure



whardin@inletlaw.com
inletlaw.com

843-357-6454

3575 Highway 17 Business
Murrells Inlet, SC



This section has been created to give you easier access when searching for a trusted real estate affiliate. Take a minute to familiarize yourself with the businesses sponsoring your magazine. These local businesses are proud to partner with you and make this magazine possible. Please support these businesses and thank them for supporting the REALTOR® community!

ACCOUNTING & TAX

Bryant Accounting and Tax Service, Inc.
Kim Bryant
112 Ye Olde Kings Highway
North Myrtle Beach, SC 29582
(843) 249-7818
bryantaccountingtax.com

APPRAISAL SERVICES

For What It's Worth
Michael Sichitano
1136 44th Avenue North
Suite 101
Myrtle Beach, SC 29577
(843) 808-1533
www.fwiwappraisal.com/

ATTORNEY - REAL ESTATE

Joye, Nappier, Risher, & Hardin, LLC
Wendy Hardin
(843) 357-6454
www.inletlaw.com

Patrick and Stathos, LLC
Sam Stathos
(843) 238-5618
www.patrickandstathos.com

Will Parker Law, LLC
Will Parker
541 Atlantic Ave
Murrells Inlet, SC 29576
(843) 357-4111
www.willparkerlaw.com/

BLINDS/SHUTTERS

Bloomin' Blinds
Marinda Angel
(843) 424-4361
www.bloominblinds.com/
myrtle-beach

BOATING

Freedom Boat Club
Chris Speckman
(843) 732-3777
www.freedomboatclub.com

BUILDER

Chesapeake Homes
Sherri Crawford
(843) 997-5312
cheshomes.com

DUSTLESS POPCORN REMOVAL

David's Ready 2 Paint
David Hamilton
(208) 921-6896

FINANCIAL ADVISOR

Palmetto Coast Capital, LLC
David G. Wurster
(843) 504-4583
www.palmettocoastcapital.com

FLOORING

The Wholesale Flooring Company
Tom Guido
2301 Hwy 17 South
North Myrtle Beach, SC 29582
(843) 273-4367
www.myrtlebeachfloors.com

FURNITURE

Badcock Home Furniture & More
Mark Hensley
4430 Hwy 17 South
Murrells Inlet, SC 29576
(843) 947-0007
www.badcock.com

Sea Side Furniture Gallery & Accents
Julie Almeida
(843) 280-7632
shopseasidefurniture.com

GOLF CARTS

Riptide Ridez
John Finez
586 Highway 17 N
N Myrtle Beach, SC 29582
(843) 663-0710
10225 Ocean Hwy #17
Pawleys Island
(843) 314-9060
riptideridez.com

HOME INSPECTION

Island Inspections, LLC
Matt Smoak
(843) 817-8810
www.islandinspectionsllc.com

Rivertown Property Inspections
Justin Ferraro
1203 48th Ave N
Suite 111
Myrtle Beach, SC 29577
(843) 360-4354
www.rivertowninspects.com

Top to Bottom Home Inspection
John Pate
(843) 231-8532
www.homeinspectiontop
tobottom.com

HOME WARRANTY

2-10 Home Buyers Warranty
Angela Mitchell
(843) 999-5355
www.2-10.com

Home Warranty Inc.
Curtis Shelley
(864) 993-1536

Old Republic Home Protections
Stephanie Midgett
(910) 382-8048

HVAC

Coastline Heating and Cooling
Andrew Veigel
3699 Sea Mountain Hwy
Little River, SC 29566
(843) 399-5555
www.coastlinecool.com

INSURANCE

Coastal Insurance Group
Sarah Sichitano
1136 44th Ave N. Suite 1,
Suite 1
Myrtle Beach, SC 29577
(843) 808-0291
www.coastalinsurancellc.com/

LANDSCAPING

Drake's Complete Landscaping Service
Jason Drake
(843) 457-6033
drakescomplete
landscaping.com/

LENDER

Anderson Brothers Bank
Tim McCoy
1136 44th Ave. N
Ste. 3
Myrtle Beach, SC 29577
(843) 702-0737 x3404
www.abbank.com

MEDSPA

Dunes MedSpa
Amanda Howard
4710 Oleander Dr
Myrtle Beach, SC 29577
(864) 934-6149
www.dunesmedspa.com

MORTGAGE LENDER

Alpha Mortgage Advantage
Lauren Mazurkiewicz
Justin Marlowe
(843) 371-5302
www.alphamortgage
advantage.com

Bank of England Mortgage
Carl Monsour
(843) 970-3120
www.boemortgagepros.com

Citizens One Home Loan
Trippett Boineau, Jr.
(843) 450-8903
lo.citizensone.com/sc/
myrtle-beach trippett.
boineau@citizensbank.com

MOVING & LIQUIDATION

Caring Transitions
Charlene Blanton
(843) 997-5088
www.caringtransitions
myrtlebeach.com

MOVING / STORAGE

All My Sons Moving and Storage
(843) 438-7001
www.allmysons.com/
south-carolina/myrtle-beach

Miracle Movers
Chris Wilhoit
(843) 447-9525

PAIN RELIEF

Dunes Pain Relief
Amanda Howard
4710 Oleander Dr
Myrtle Beach, SC 29577
(864) 934-6149
www.dunesmedspa.com

PHOTOGRAPHY

High Tide Content, LLC
Jeremy Kierez
(843) 885-3088
www.hightidecontent.com

Tides Eye Photography
Donald Hovis Jr.
(843) 504-8711
www.tideseye
photographysc.com

ROOFING

Monarch Roofing
Denielle Van Dyke
4336 Waccamaw Blvd
Ste C120
Myrtle Beach, SC 29579
(843) 360-7384
www.monarchroofing.biz

SIGNS, BANNERS & PRINTING

Design the Sign
Olga Kazakova
(843) 808-9301
www.designthesign.com

Citizens

READY TO TURN DREAMS INTO HOMES



With more than 30 years of experience, Trippett Boineau thoroughly understands the complexities of mortgage financing and can help you in making the best choice for your circumstances. Before you begin your home shopping journey, be sure to get a pre-qualification evaluation prepared by Trippett and Citizens Home Mortgage. We offer:

- **Jumbo loans:** Financing up to \$3 million for second and primary homes
- **New construction:** A single loan program for both construction and permanent financing with a one-time close
- **Competitive interest rates** and specialty financing programs available



Trippett Boineau, Jr.
NMLS ID #414566
Senior Mortgage Loan Officer
Cell: 843-450-8903
trippett.boineau@citizensbank.com
lo.citizensbank.com/tboineau

Mortgages are offered and originated by Citizens Bank, N.A. Citizens is a brand name of Citizens Bank, N.A. (NMLS ID #414566)
All loans are subject to approval. Equal Housing Lender. 1571583



When you think of home, what comes to mind?

We believe that home is a sacred space that should feel **Just Right**[®] and just like **YOU**. After all, it's where you live with those you love... creating memories that last a *lifetime*.

As a locally -owned and -operated furniture brand for more than 117 years, we know the importance of transforming a house into a home. No matter your age or stage in life, we've got the service, selection, prices, and financing you need to create a comfortable and safe refuge.

We invite you to visit our store or shop our **Just Right**[®] selection online and look forward to having you as part of our Badcock family.



Something **Just Right**[®], for every room in your home.



4 LOCATIONS TO SERVE YOU

- Georgetown, SC •
- Murrels Inlet, SC •
- Myrtle Beach, SC •
- N. Myrtle Beach, SC •



PROFESSIONAL ACCOUNTING SERVICES

For Businesses and Individuals



Save 10%
New Client Discount

Buying a house in today's market can be stressful.

Introduce these tax deductions to your real estate clients to help them better understand today's tax advantages in buying a new home:

8 TAX BENEFITS OF BUYING A HOME IN 2022

- Mortgage interest deduction
- Mortgage insurance deduction
- Mortgage points deduction
- State and Local tax deductions
- Tax-free profits on your home sale, if lived in for 2 years.
- Residential energy credit
- Home office deduction
- Standard deduction



VOTED BEST ACCOUNTING FIRM

COMBINED 50+ YEARS EXPERIENCE



112 Ye Olde Kings Highway • North Myrtle Beach (besides Lowe's on 2nd Ave North)
843-249-7818 • www.bryantaccountingtax.com

AMERICA'S BEST REAL ESTATE AGENTS
RECOGNIZED



BE PART OF THE NATIONAL REAL PRODUCERS MOVEMENT
FOLLOW US ON INSTAGRAM TODAY

@realproducers

PALMETTO COAST CAPITAL LLC
Wealth Management

David G. Wurster
CFP®, MBA, RFC®
Certified Financial Planner™

1293 Professional Dr., Suite 205
Myrtle Beach, SC 29577
P: 843.712.2752 F: 843.712.2753
david@palmettocoastcapital.com
www.palmettocoastcapital.com

- Utilizing the appropriate retirement accounts for realtors.
- Helping realtors grow their wealth through equity markets AND real estate.
- Financial planning strategies to deal with the variability of agent's income.
- An established, experienced resource for you and your clients.



Securities and advisory services offered through Cetem Advisor Networks LLC, member FINRA/SIPC, a broker-dealer and a registered investment adviser. Cetem is under separate ownership from any other named entity.

As a member of the Coastal Carolina Association of REALTORS®, we've worked closely with Myrtle Beach Area Realtors for over 10 years!



WITH A PROPERTY INSPECTION FROM TOP TO BOTTOM, THE ONLY THING YOUR CLIENT HAS TO WORRY ABOUT IS SETTLING INTO THEIR NEW HOME.

Refer an inspector you can rely on to be HONEST, TRUSTWORTHY, AND TRUE!!



No Roof Too High!
Drone Certified and Licensed
Roof Inspections

John Pate, Certified Roof Inspector | 843-231-8532
Book your Home Inspection online at www.homeinspectiontoptobottom.com



Home

Let Us Help Get You There

Pictured L to R: Eric Moore, David Dupont, Ashley Bartol, Kurt Walters, Aaron Lee, Kraig Thornton, Tim McCoy, Shane Johnson, Tripp Sutterwhite

Primary, Secondary and Vacation Home Loans.
Local Lenders, Quick Processing and Competitive Rates.



ANDERSON
BROTHERS BANK

Apply Online!
@ ABBank.com

FDIC
NMLS# 410840

MEET THE CAROLINA COAST REAL PRODUCERS TEAM



Bill Poulin
Publisher / Owner



Anita Jones
Publisher / Owner



Jeremy Kierez
Photographer



Anna Price
Ad Strategist



Dave Danielson
Writer



Donald Hovis
Photographer

If you are interested in contributing or nominating REALTORS® for certain stories, please email us at anita.jones@realproducersmag.com

Follow us on Facebook and Instagram

<https://www.facebook.com/carolinacoastrealproducersmag> <https://www.instagram.com/carolinacoastrealproducersmag>



Quality Coverage.
Essential Budget Protection.
Invaluable Peace of Mind.

Save your clients time, money, and
hassle with a home warranty from
Old Republic Home Protection.



Contact me today for details!

Stephanie Midgett
Senior Account Executive
800.282.7131 Ext. 1070
C: 910.382.8048
StephanieM@orhp.com
my.orhp.com/stephaniemidgett



This is a paid advertisement.



People Helping People™



~ Your Grand Strand Furniture Store ~

"We Love Our Customers"

SEASIDE FURNITURE GALLERY & ACCENTS

Mon-Sat 9-6pm,
& Sun 1-5pm

Ph: 843-280-7632

Financing Available
Synchrony Financial



NOW 2 GREAT LOCATIONS

MAIN SHOWROOM ACCESSORIES & RUGS

10356 Highway 90

(Next to NMB Sports Complex)

527 Highway 17N

North Myrtle Beach



The Largest Selection of Coastal Furniture
and Home Décor on the Grand Strand.
Living Room, Dining Room, Bedroom,
Pictures, Lamps and Coastal Accents and more

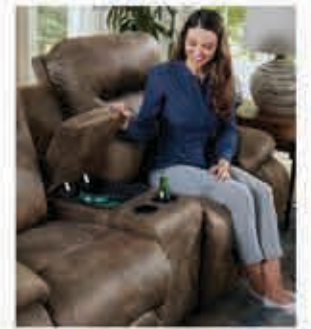


Wide Selection of
Mattresses too!



STEARNS
& FOSTER®

TEMPUR-PEDIC®



SHOPSEASIDEFURNITURE.COM



Sarah with her two beautiful daughters



Sarah and husband Mike

SARAH SICHITANO

AND THE COASTAL INSURANCE GROUP

ENSURING PROTECTION AND UNDERSTANDING

The work of protecting Americans from loss of property is an ongoing battle on more than one front.

Helping people get that valuable protection in place is one step. And then making sure they know what they have is the next.

EXPERIENCED PARTNER

That is why it is vital to have an experienced partner like owner Sarah Sichitano and Coastal Insurance Group on your side ... ensuring protection and understanding.

“I enjoy helping first-time homeowners understand home insurance coverages, the different types of policies available to them and how the insurance process works,” Sarah emphasizes.

“We provide top-notch customer service, have a willingness to go above and beyond to

help clients, provide competitive rates, and we write all exposures.”

SERVING THEIR INTERESTS

As Sarah explains, Coastal Insurance Group is a privately owned and operated insurance agency working to protect the interest of individuals and families across Horry County, Georgetown County and the South Carolina coast.

“We write insurance for homes, condos, rental dwellings, auto, recreational vehicles, boats, as well as commercial business policies,” she points out.

GETTING HER START

Sarah was born and raised in Whiteville, NC. She earned a bachelor’s degree in Business Administration from Meredith College, then earned my master’s in Business Management and Leadership at Liberty University.



sponsor spotlight Written By Dave Danielson
Photography By Donald Hovis, Tides Eye Photography

...

“Growing up with entrepreneurial parents lead me to the business world. The insurance business had been presented to me multiple times and knew it interested me. I ultimately took a job working as an agent and realized I had a passion for insurance and helping others understand insurance,” she remembers.

“After several years of working in the industry, I felt it was time to open my own agency. I wanted to be able to help more individuals by using a wide range of carriers to do so.”

SUPERIOR COMMITMENT

Those who have had the chance to work with Sarah appreciate her commitment to delivering superior service.

“I strive to always be extremely prompt, build quality relationships with clients and referral partners, and truly make sure individuals understand their coverage — what they may need and what they may not need,” she explains.

There have been plenty of changes in the insurance agent through time to be sure. One change that Sarah points out is the advent of new carriers who have entered the market while others have left the scene.

“Another change is the rising and falling rates through the years,” she points out. “Also, the underwriting conditions have brought changes as the market gets stricter.”

FAMILY HIGHLIGHTS

Away from work, Sarah’s life is made much richer by her family, including her husband, Mikey Sichitano, and their two daughters — 3-year-old Milania and 1-year-old Audrianna.

In their free time, Sarah and her family like to be outdoors ... enjoying the beach together, boating and exploring other activities in Myrtle Beach.

They also like to hang out with their friends, enjoy nice dinners together and travel to new destinations.

Day by day, Sarah Sichitano makes it her personal mission to help her REALTOR® partners and their clients put the valuable protection they need in place ... and to also ensure that they have a complete understanding ... so they can protect their future.

CONTACT COASTAL INSURANCE GROUP TODAY!

WEBSITE: WWW.COASTALINSURANCELLC.COM

PHONE NUMBER: 843-808-0291



Sarah's beautiful backyard view!



MONSOUR MORTGAGE PROS | **BANK OF ENGLAND MORTGAGE**

HOME MORTGAGES DONE BY LOCAL PROS!

- First Time Homebuyers
- VA
- Adjustable Rates
- Condotels
- Renovation Loans
- Non-QM
- Self-Employed Borrowers
- Foreign Borrowers
- USDA
- Investor Loans
- Reverse Mortgage
- FHA
- Jumbo Loans
- Second Homes
- & MANY MORE!

No matter what the scenario is, we have a program for your clients!

Check this out!

CARL MONSOUR
Branch Manager | NMLS# 145101
(843) 970-3120
cmonsour@boemortgage.com
@BOEMortgagePros

5-STAR RATING

BOEMortgagepros.com

Bank of England Mortgage is a division of Bank of England. NMLS 418481. Member FDIC.

HOP IN. RIDE ON.

Lithium Battery Upgrades
10x Longer Life & No Maintenance
& 5x Lighter & Eco Friendly

ADVANCED EV | STAR | LOMBERLIN

FREE DELIVERY ON THE GRAND STRAND

586 HWY 17 Norther N. Myrtle Beach 843-663-0710 * Gator Hole Plaza

10225 Ocean Hwy #17 Pawleys Island 843-314-9060 * Publix Center

Riptide RIDEZ
www.RiptideRidez.com



Awarded Best Photographer by Readers of North Strand News

- Listing Photos (interior, exterior, community amenities)
- Aerial Drone Photos & Video
- 3D 360° Virtual Tours with FREE Schematic Floor Plans
- Virtual Staging
- Virtual Twilights
- Stock Landscape Photos of the Local Area taken by us!

25% Off Your 1st Listing Shoot
Use promo code **25DISCTEP.**



PROFESSIONAL REAL ESTATE
PHOTOGRAPHY IN THE
GREATER MYRTLE BEACH AREA

(843) 504-8711

info@tideseyephoto.com

www.tideseyephoto.com/real-estate



- @tides eye photography
- @tides eye real estate imagery
- @tideseyerealestateimagery
- @tideseyephoto



Not having a home inspection can be **SCARY** for homebuyers!



We have found a method to the madness of home-buying by being an invaluable resource to not just brokers and homebuyers, but also mortgage lenders and insurance agents. All of our inspectors are licensed, certified, and insured, and routinely email the report to the buyer and their agent within a 24-hour period immediately after the inspection is completed. You will receive an easy-to-read report with images that includes a summary page with any deficiencies. We identify issues in and outside the home to help save the homeowner from costly repairs. Don't waive the inspection. We look forward to the opportunity to work with you and your clients!



- Mention this ad and receive \$30 off your next inspection! -



CALL: (843) 360-4354 | TEXT: (843) 800-2320
RIVERTOWNINSPECTS.COM





JASON WHEDON

Connecting with Opportunity

When you are looking to take the next step forward in life, you may very well be ready and have all of the best intentions in place; however, the question is, which direction is best?

That is the way your clients sometimes can feel. They are ready to sell and/or purchase real estate, but where do they begin? Fortunately, they have an expert guiding them through the process; this is exactly what Jason Whedon of The Coastal Group at Grand Strand Coastal Realty does on a daily basis.

As a REALTOR® with The Coastal Group at Grand Strand Coastal Realty, Jason enjoys being a “connector.” Not just connecting people with properties and properties with people, but, sometimes, people with people.



“I love to assist purchasers and homeowners with their real estate objective. Whether that be to find their dream home where they will be able to create a house full of memories or assisting them with their real estate investments in order to restructure or reposition their portfolio and holdings,” Jason says.

“I really enjoy mentoring my colleagues and industry peers, which I believe is one of the reasons I have had so much traction in the business and specifically in our area,” says Jason. “I enjoy working through the transaction and negotiation with the other parties rather than against them; it is something that has helped me in my former life and has continued to provide great success in my current career.”

Building a Rewarding Life

Jason earned his real estate license in 2018. His story began as a child growing up in Michigan. As he came of age, Jason attended Ferris State University, where he obtained an associate’s degree and bachelor’s degree in Printing Management. From there, Jason spent the next

15 years on the road working within the printing trade, where he was one of the top sales professionals for one of the world’s largest print technology manufacturers, overseeing much of the southeastern United States Market Territory.

“Sales and cost accounting were two of my main focus areas for my client/company. I believe these are the skill sets that have provided tremendous advantages which have carried over into my current career as a real estate professional,” he says. “Being relatable and personable, while also being able to analyze data, statistics and communicate those effectively, is a great benefit to our clients and their strategies.”

...

Seeing and Fulfilling a Need

After moving from Michigan to Myrtle Beach, Jason recognized there was strong demand for services for the many absentee owners here, so he started a company to accommodate that need.

“We thought of it in the beginning as someone to watch over one’s investment property or second home, flushing the toilets, running the water, but quickly it became so much more than that. We scaled very quickly,” says Jason. During this process of providing the Home Watch Services, Jason was encouraged by multiple clients to become a licensed real estate professional. “We found that our clients discovered our services made their absentee ownership so easy, their focus quickly became seeking new inventory.”

A Natural Fit

“When I first sat down to meet with Jason Potter, Broker-in-Charge of Grand Strand Coastal Realty, I knew I had found my home within the industry. The team’s core values, faith-centered beliefs, and commitment to our clients and the community are something I wanted to be part of. Since coming onboard just over a year ago, I have not looked back and am super excited about our future impacts,” says Jason.

Thriving Success

Since 2021, Jason and his team, The Coastal Group, have had more than 75 home transactions all along the Grand Strand.

Success is not always in the sales numbers. Jason’s heart and pride lay within his home, his ‘home team.’ Jason treasures his time with his amazing wife, Mandy, wife of 21 years who has been the rock in his life. Jason has four amazing kids, two of which are off to college and two still at home.

“Eliza, we could not be prouder of ... she is finishing her nursing degree. Ashton is an incredible entrepreneur already, this early in life, and I know he will do amazing



things while attending CCU for this first semester. Spencer is our kind-hearted freshman in high school, whose smile brightens the room. Myles, well, he is number four and blends in and often can be seen as a member of the ‘trio’ hanging out with mom and dad, traveling and living life adventures.”

In his free time, Jason enjoys playing a round of golf on one of our many wonderful courses here along the Grand Strand, as well as strolling around on the golf cart or with his feet in the sand for a day at the beach.



LEFT TO RIGHT: Jason and wife, Mandy; Jason’s beautiful family!; They love hanging out with their youngest!

“I just love spending time with those that I love. As the kids get older, whenever they can find the time, then I make the time for them,” says Jason.

As Jason reflects on this time as a professional in the real estate industry, as well as what lies ahead, he offers some helpful tips for others who are encouraged to take the next step for their own real estate careers.

“Always keep your efforts and drive focused on others, on your clients’ needs rather than your own. Act as a true professional in all areas and aspects of your life; remember, just because you don’t see them doesn’t mean they aren’t watching you. Lastly, remember what you are doing for a living and remind yourself daily. It is a blessing and honor to do what you do for the people you do it for; they are counting on you ... remember that.”

Experience the Bloomin’ Difference
WE COME TO YOU

- Plantation Shutters ❁
- Wood & Faux Wood Blinds ❁
- Interior & Exterior Shades ❁
- Motorization ❁
- Family Owned & Operated ❁
- Blind Sales ❁
- Repair ❁
- Installation ❁

BLOOMIN’ BLINDS

BloominBlinds.com | CALL TODAY FOR A FREE CONSULTATION (843) 424-4361

New Homes To Fit Every Lifestyle!



Four New Luxury Home Communities To Choose From!



Now Selling
in Longs, SC

If you are looking for a place to call home that is central to many conveniences AND a vacation-esque lifestyle featuring Swimming Pool, Pickleball and Bocce Courts, then you've found your future home! Located off Hwy 9 for easy access within 12 minutes to Lorris, Cherry Grove, and North Myrtle Beach.



Now Selling
in Little River, SC

It's more than simply moving into a new home - it's moving into a new lifestyle! Bridgewater residents enjoy an active lifestyle with the help of the onsite Lifestyle Director including neighborly get togethers, events, socializing, clubs and a whole lot more against the backdrop of a coastal-inspired community and landscape!



Now Selling
in Myrtle Beach, SC

Now selling - homes in the award-winning community of Waterbridge! Voted best residential pool and best nature preserve, this is one exceptional community, and building our exceptional homes here will be a win-win for those who want to live here! Check out our website for the latest information on our homes!



Coming Soon
to Myrtle Beach, SC

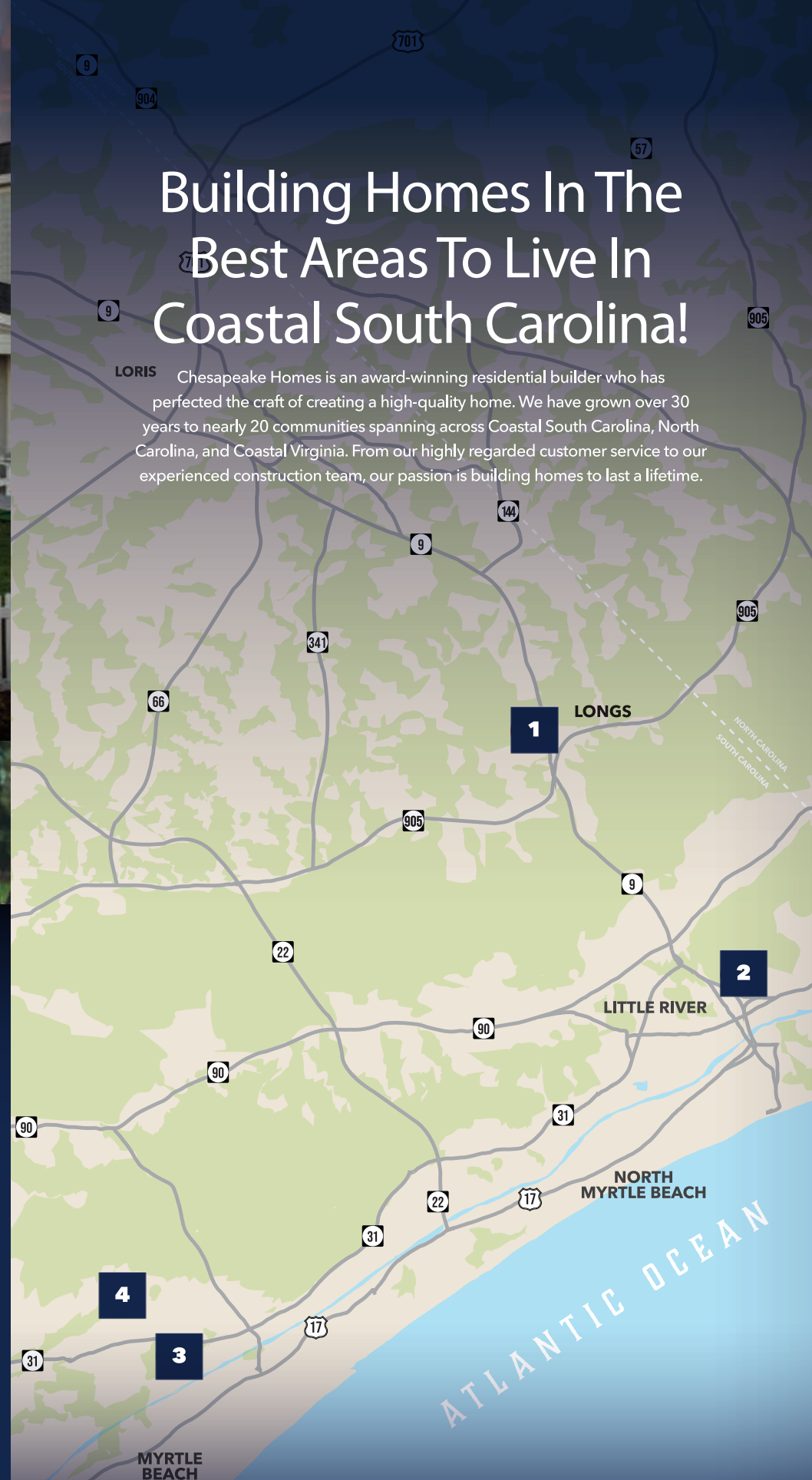
Another fine community with quality homes built by Chesapeake Homes in Myrtle Beach! Traditions at Carolina Forest will break ground in 2022 and homes will be available in 2022. Sign up for the VIP list and you will be the first to know the latest and greatest about this "coming soon" community!

Visit cheshomes.com to find our beautiful collection of homes or call 843-806-1121 today!



Building Homes In The Best Areas To Live In Coastal South Carolina!

LORIS Chesapeake Homes is an award-winning residential builder who has perfected the craft of creating a high-quality home. We have grown over 30 years to nearly 20 communities spanning across Coastal South Carolina, North Carolina, and Coastal Virginia. From our highly regarded customer service to our experienced construction team, our passion is building homes to last a lifetime.



Heritage Park
LONGS, SC
New Homes 1,282 - 2,189 Sq. Ft.



Bridgewater
LITTLE RIVER, SC
New Homes 1,506 - 3,349 Sq. Ft.



Waterbridge
MYRTLE BEACH, SC
New Homes 1,918 - 3,300 Sq. Ft.



Traditions
MYRTLE BEACH, SC
New Luxury Homes



Welcome Home!

cheshomes.com

HIGHTIDE CONTENT
The media & marketing team you've been looking for



PHOTO | VIDEO | DRONE | 3D TOURS | MARKETING
WWW.HIGHTIDECONTENT.COM | 843.885.3088 | INFO@HIGHTIDECONTENT.COM

GET 20% OFF ONE PROJECT WHEN YOU REFER THIS AD*

*ONE DISCOUNT PER CUSTOMER (NEW OR CURRENT) ON ANY SINGLE SERVICE/PROJECT

MONARCH ROOFING

ROOFING THE CAROLINAS FOR 15 YRS

(843) 839-7663
MONARCHROOFING.BIZ

GAF PRESIDENT'S CLUB
GAF MASTER ELITE
GAF MASTER SELECT
10% COMMUNITY PLEDGE

2-10

COVERAGE
your clients deserve

Comprehensive.
Flexible.
Convenient.

2-10 HBW's industry-leading Home Warranty Service Agreement to your happy home tool kit.

Angela Mitchell
Account Executive
843.999.5355 | angmitchell@2-10.com

ENROLL:
2-10.com/agent
720.531.6723

realproducersmag.com

Close MORE Real Estate Transactions with the RIGHT insurance partner

"We work to provide insurance value to our clients through the strength of the companies we represent, as well as, our direct agent to client customer service."

COASTAL INSURANCE GROUP

1136 44th Avenue North, Suite 101
Myrtle Beach, SC 29577
info@coastalinsureit.com
843-808-0291
www.coastalinsurancellc.com

AUTO • HOME • BUSINESS • LIFE • BOAT • FLOOD
RV • RENTERS • GOLF CART • JEWELRY

Carolina Coast Real Producers • 29

KRISTEN LUNDY



▶ feature agent
Written By **Dave Danielson**
Photography By **Donald Hovis,**
Tides Eye Photography

CENTURY 21 BROADHURST

No Shortcuts to Success



Family fun at Santa Monica Pier



Kristen and husband Rick

CONTINUOUS GROWTH

In the process of what she does, Kristen enjoys a passionate pursuit of continuously learning and bettering herself so that she can provide her clients with her best.

“Education is hands-down my favorite part of what I do. There is always so much to learn. In our ever-changing industry, you always have the opportunity to learn, be better informed and teach others,” she says.

Kristen has deep gratitude for those who have helped her grow through time, including Jamie Broadhurst and Amanda Unerli at Century 21.

“They have been invaluable in my development and education and a tremendous asset to my continued growth and success,” Kristen says. “I want to provide the best service and experience to my clients, and with education, I feel I can accomplish this.”

FINDING HER NEW HOME

Kristen grew up in the Northeast ... in Bergen County, NJ, and the Pocono Mountains in Pennsylvania. After high school, Kristen went on to earn her Bachelor of Science degree in Rehabilitation Services at East Stroudsburg University.

“My parents lived in the Poconos, and when my father passed away, my mom decided to move to Myrtle Beach. I always admired her for being so brave,” Kristen remembers. “I vacationed with her here several times a year, for over 10 years, but knew in my first few visits that I wanted to live here in Myrtle Beach as well.”

After she moved to the area, Kristen eventually became Executive Director of Miss Ruby’s Kids, a nonprofit in Georgetown in 2014. Prior to moving to South Carolina, she had worked in nonprofit fundraising. Since moving here, she has also served as Senior Director of Development for the Myrtle Beach American Heart Association.

OPENING A NEW DOOR

In time, Kristen was ready for a change of pace. During the process of considering her next steps in life, the possibility of real estate came up. “I worked hard in all of my careers, but I knew I could give my family a better quality of life if I was working for myself in a career that has no cap,” Kristen says. ...

WHEN IT COMES TO ACHIEVING THE RESULTS YOU WANT IN YOUR LIFE, IT IS NEARLY ALWAYS LIKE A MARATHON ... RARELY IS IT A SPRINT. WHILE A CERTAIN LEVEL OF ACHIEVEMENT CAN COME RELATIVELY QUICKLY, SUSTAINED SUCCESS NORMALLY REQUIRES SUSTAINED EFFORT.

Kristen Lundy demonstrates that kind of day-in, day-out commitment to fulfilling the needs of those around her as a REALTOR® with Century 21 Broadhurst. The results are truly rewarding.

“I love providing my clients with a great experience ... sharing in the joy that a client obtains when we close on the home of their dreams or selling their home for the highest and best price possible with limited stress,” Kristen says. “For me, it’s about fulfilling my clients’ needs, and meeting their expectations is the most rewarding part of my business.”

•••

“My sister is a REALTOR® in New Hampshire, and I always loved to hear her stories about successes and about her happy clients, but mostly loved to hear about the challenges she faced in some transactions and how she worked tirelessly to find solutions so her clients could overcome these challenges.”

The passion Kristen has for her work is easy to see. “Working hard to improve the lives of others is what I am most passionate about, but living paycheck to paycheck as a single mom of twins was exhausting. I needed to change that, not just for them, but for me as well.”

Kristen earned her real estate license in October 2020. Since then, she has spared little time in making her mark and providing her clients and those around her with a lasting impact. In the process, she has recorded an impressive total of over \$11.2 million in sales volume since getting into the business.

WONDERFUL LIFE

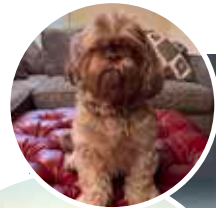
Away from work, Kristen looks forward to time spent with her family, including her husband, Rick Lundy, who works as a Financial Advisor with Edward Jones. She also cherishes moments spent with her 15-year-old twin daughters — Kassidy, who is involved in cheerleading, and Kyla, who is a competitive swimmer.

In her free time, Kristen enjoys time at the beach. She and her family share a love of travel and exploring new cultures and places to eat. They also are big college football fans. Kristen also loves hosting parties and meals, as well as spending time with her dog, Gizmo.

In addition, Kristen is a pioneer of the first Women’s Council of REALTORS® Grand Strand.

As she looks to the future, Kristen is excited about the prospects of continuing to pursue new levels of success in real estate. Along the way, she will not take any shortcuts.

As she says with a smile, “Real estate will continue to challenge me but also allow me to keep learning, growing and serving my clients’ needs at the highest level of professionalism possible, and these opportunities are what drive me and fulfill me day to day, week to week and year to year.”



Gizmo!



Kristen's daughters, Kassidy and Kyla



“Professional and timely. Amazing team. I am a native of the area and do a lot of referrals to my friends and homeowners, so having a reliable floor vendor is a must. Highly recommend!”
Tim H.



**FAMILY-OWNED & OPERATED • HIGHEST QUALITY SERVICE
KNOWLEDGABLE STAFF • COMMITMENT TO EXCELLENCE**

THE Wholesale Flooring Co.

LARGE IN-STOCK SELECTION
CARPET • VINYL • TILE • WOOD
VINYL PLANK • LVT/VCT • LAMINATE
BACKSPASHES • AREA RUGS
BINDING • OUTDOOR MARINE CARPET

Now at 2 Locations:
4430 Highway 17 Bypass S Murrells Inlet
843-651-1122

2301 Hwy 17 South N. Myrtle Beach, SC 29582
843-273-4367

www.myrtlebeachfloors.com



**David's
READY TO PAINT**
drhampainter@gmail.com
**Full Interior Painting Service
&
Dustless Popcorn Removal**



Now Offering
New Customer Discounts
(208) 921-6896

"I used David's Ready 2 Paint for my Popcorn Removal. He did the whole house, even the closets. He was amazing, and he was the lowest cost. He also made sure to cover everything to keep the dust down and he used the latest technology. He painted and patched the ceiling. If you want a great job at a great price, Call David!"
- Bill P



**We Inspect Homes
Like We're BUYING
THEM OURSELVES**

*Every Residential Home Inspection
Comes with a FREE Home Warranty*

- Residential Home Inspections
- Indoor Air Quality
- Pool/ Hot tub Inspections
- Thermal Imaging
- Wind Mitigation Inspections
- Irrigation Inspection
- Mold Inspection



843-817-8810 • islandinspectionsllc@gmail.com • Islandinspectionsllc.com
f i yelp Pinterest



Beach Injury Lawyers, LLC
- Serious Injuries Need Serious Lawyers -



**For a FREE
Consultation**

Call Our Office at
843-357-4111
or
Text Our Staff at
843-315-5062

Available 24/7

www.beachinjurylawyers.com



**DON'T LET PAIN
CONTROL YOUR
*Life!***

NON-NARCOTIC INTERVENTIONAL PAIN MANAGEMENT

DIABETIC NERVE PAIN • NEUROPATHY
BELL'S PALSY • COMPLEX REGIONAL PAIN SYNDROME
CARPAL TUNNEL SYNDROME • SCIATICA
FIBROMYALGIA • JOINT/MUSCULAR PAIN • OSTEOARTHRITIS

We Accept Most Major Insurances

SCHEDULE YOUR FREE CONSULTATION



**Dunes
Pain Relief Center**

4710 Oleander Drive Myrtle Beach, SC 29577
Office: (843) 823-6800
Toll Free: (877) 243-9883
www.DunesPainreliefCenter.com

PRESENTING OUR NEW LOGO



DESIGN THE SIGN

- REAL ESTATE SIGNS • COMMERCIAL SIGNS
- BUSINESS CARDS • MAILERS • BANNERS
- VEHICLE GRAPHICS • WINDOW GRAPHICS
- MAGNETS AND MORE

1788 HWY 501, MYRTLE BEACH, SC

843-808-9301

DESIGNTHESIGNMB@GMAIL.COM

MIRACLE  MOVERS
Your Property Is Our Priority



What makes us the top pick for moving companies in Myrtle Beach, SC

**Full-Service Move
Professional Packing Services
Climate-Controlled Storage
Local & Long Distance**



**RATED #1 IN MYRTLE BEACH,
FOR OVER 6 YEARS**

Let Miracle Movers of Myrtle Beach take the hassle out of your client's upcoming move!

(843) 447-9525 • miracle.movers.mb@gmail.com 

sara mosseri

resourceful realty

cover story

Written By **Dave Danielson**
Photography By **Donald Hovis**,
Tides Eye Photography

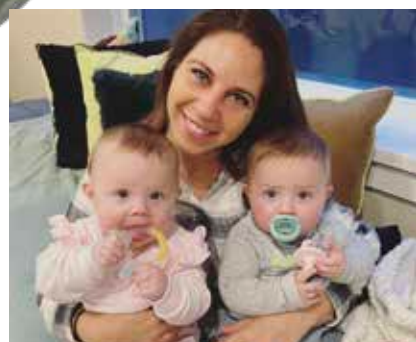
LIGHTING THE WAY FORWARD



Sara is very close with her sisters



Sara loves time with her pups, Biggie and Faith



Sara adores her twin niece and nephew!

When you are making your way through unfamiliar territory, there can be many pitfalls and surprises along the way. Your ability to make it through successfully can be enhanced when you have better visibility of what lies ahead.

This is an area where Sara Mosseri makes a lasting impact every day.

Sara is a Myrtle Beach native and has been a REALTOR® for a decade. She closed over 70 transactions and 20 million in sales in 2021 and is on track to produce even more volume for 2022!

As a REALTOR® with Resourceful Realty, Sara takes pride in lighting the way forward for those around her.

“The most rewarding part of my business is assisting first-time home buyers, especially those with whom I have gone to school and grown up with. I love helping them build their credit, obtaining a good mortgage, and finding the perfect first place,” Sara says.

“I find great happiness in being able to be a part of helping clients purchase real estate; it is a huge accomplishment to take pride in!



GOAL-ORIENTED DRIVE

As a goal-oriented individual, Sara has long had her sights set on the future. “I started working at the age of 13, so I have an early retirement goal! Real estate will give me the opportunity to obtain this goal of mine,” Sara says.

“My plan is to build capital and obtain as many investments and rental properties as possible. This way, when I retire, not only will I still have a steady income to support my lifestyle, but I will also have built generational wealth.”

FIRST STEPS

As she began her working career, Sara started in the hospitality industry doing short-term rental reservations and revenue management.

“I purchased my first property when I was 23, which sparked my interest in making a career change. I became a REALTOR® because of the growth potential I could see. I have also always loved beautiful homes and appreciated architecture,” Sara points out.

“My clients and colleagues are extremely impressed in how knowledgeable I am regarding all aspects of real estate. When other agents entrust me with their own personal purchases and sales, I consider that to be the highest form of a compliment!

MOVING FORWARD

A big part of Sara’s success today was shaped by the challenges and hurdles that she faced in the past.

“When I got into real estate a decade ago, most brokerages encouraged you to focus on a single specialty. I considered this as setting limitations on my business and what I wanted to do. By creating Resourceful Realty — a full-service real estate resource company — with my mother, Shelyn Lee, my business became limitless,” Sara explains.



HEART OF LIFE

Family is at the heart of life for Sara, including her two older sisters, Rita and Jennifer. "We are all very close in age and share many friends. I recently became an aunt to twins, who are my absolute world! My family keeps me motivated to do well," Sara says. "I want them to always have whatever they desire! We often enjoy taking trips together, traveling to new destinations!"

In her free time, Sara has a passion for being outdoors, going on new adventures, exploring and experiencing diverse cultures. Sara also enjoys spending her spare time hanging out with her dogs. She has two Cane Corso Italian mastiffs named Biggie and Faith.

LEADING BY EXAMPLE

As Sara thinks back on her career in real estate, she offers helpful advice to those who are getting their own start in the business.

"The best advice I can give an up-and-coming top producer is to simply be authentic. Be genuine. Be honest. Be open to learning opportunities," Sara says.

"Always have your clients' best interest in mind. Never put your paycheck first. By having pure intentions, you will be repaid tenfold."

With her genuine, self-made, hard-working demeanor, Sara is also caring and generous with her time and knowledge. As a result, she lights the path forward for her clients.

"My clients appreciate that I am capable of assisting them in all real estate aspects, whether it be their personal residence, commercial, investment properties or even development."

"Something most are not aware of is that I have had to start over multiple times, I have had many setbacks and have made many mistakes. I am far from perfect! It is what we choose to do when we are down that matters most!"

While Sara helps her clients achieve their goals, she has applied her experience and expertise in her own life, as well.

"Currently, I am most passionate about personally investing in real estate," Sara says. "I have taken all that I have learned from working with investors and have applied it personally. I truly enjoy purchasing properties. It is quite fulfilling!"

YOU AND YOUR SKIN DESERVE

THE BEST

YOU DESERVE THE DUNES EXPERIENCE™



OUR SERVICES INCLUDE:

- Ultherapy
- Thread Lift
- Microneedling with Radiofrequency & Stem Cells
- Chemical Peels
- Body Sculpting
- IV THERAPIES
- Medical weight-loss
- Dermal Fillers
- Xeomin / Botox



\$50 OFF YOUR TREATMENT

When You Buy a Gift Card for Someone Else!



4710 OLEANDER DRIVE | MYRTLE BEACH SC 29577
WWW.DUNESMEDSPA.COM | (843) 450-4429



LET'S BRING IN THE EXPERT
& MAKE SURE YOUR
BIGGEST FINANCIAL INVESTMENT
ISN'T A MISTAKE

Locally Owned & Operated Residential Real Estate Appraisal Firm

Best of
the Beach
2015-2020

For What It's Worth
Appraisals

Over 50 years of
combined experience in
the appraisal industry.

Purchase or Selling a Home | Refinancing | PMI Removal
Divorce Settlement | Relocation
Estate Liquidation | Home Improvements

"We pride ourselves in extensive knowledge of the marketplace,
providing exceptional service and industry-leading turn-around time."

1136 44th Avenue North Suite 101, Myrtle Beach, SC 29577
843-808-1533 | www.fwiwappraisal.com



Let Our
Family
Move
Yours™

ALL MY SONS
MOVING & STORAGE

- Residential & Commercial Moving Services
- Local & Long Distance
- Corporate Relocation
- Full-Service Packing Solutions
- Short & Long Term Storage
- White-Glove Service



(561) 578-3800 | Jolsen@AllMySons.Com

DRAKES COMPLETE LANDSCAPING



**TRUST A COMPANY
THAT'S COMMITTED TO
OUTSTANDING RESULTS**

Commercial Landscaping Along The Grand Strand



Lawn Maintenance • Landscape, Hardscape, Lighting
Irrigation & Drainage • Tree Removal & Trimming
Weed Control & Fertilization General Cleanup & Removal
Lot Clearing • Gravel Driveways • Bush Hogging



drakescompletelandscaping.com

drakescompletelandscaping@gmail.com
901 Inlet Square Drive • Murrells Inlet, South Carolina 29576

Call for a **FREE** Estimate

843-457-6033



**THE WORLD'S LARGEST
MEMBERS-ONLY BOAT CLUB!**



We Buy and
Maintain Boats



You Join
the Club



Get Unlimited,
FREE Training



Reserve a Boat
and Enjoy!

NORTH MYRTLE BEACH
@Harbourgate Marina

MURRELLS INLET
@ Crazy Sister Marina
& Wacca Wache Marina

SOUTHPORT, NC
@ Southport Marina

FREEDOMBOATCLUB.COM • 843-732-3777



THE PREFERRED LENDER IN THE CAROLINAS

**BUILDING OUR
COMMUNITY
TOGETHER**
SINCE 1983



Alpha Mortgage is the original local lender. Unlike big national brands, we are locally grown. Founded in North Carolina in 1983, we are experts in the area. We invest in the community. The agents and buyers we work with are our friends and neighbors. If working with the best local team is important to you, then we would love to partner with you to provide the best service possible to our new neighbors. We promise that you and your clients will be happy to get the service, support, and communication that we provide.

CONVENTIONAL | FHA | VA | USDA | JUMBO | REVERSE

VISIT US ONLINE OR CALL TODAY alphamortgageadvantage.com 843.371.5302



Copyright© 2022. All Rights Reserved. Equal Housing Lender. Alpha Mortgage Advantage NMLS #1860353. Main Office: 6329 Oleander Drive | Wilmington, NC 28403 910.202.6733. Alpha Mortgage Advantage is licensed in North Carolina (B-185698), South Carolina (1860353), and Florida (MBR5163). NMLS #1860353 <http://nmlsconsumeraccess.org>