

GREATER ATLANTA

# REAL PRODUCERS<sup>®</sup>

CONNECTING. EVOLVING. INSPIRING.



**ON THE RISE**

Mangesh Sapatnekar

**PARTNER SPOTLIGHT**

Primerica Advisors

**WHERE ARE THEY NOW**

Tammy Wissing

COVER STORY:

The Anna K Intown Team

*& KW Southeast Region*

Photo by Regis Lawson

NOVEMBER 2023

# We are grateful to serve you & your clients!

Having quality & experience that matters, making roofing easy.

BE PREPARED WITH ATLANTA'S TOP ROOFER BY YOUR SIDE. OUR TEAM HAS YOU & YOUR CLIENT'S COVERED!



**Residential Roofing**

**Residential Roof Repair**

**Flat Roofing | Commercial Roofing**



★★★★★

Their staff and management are great, superb customer service!

-Carolina B.

★★★★★

I have a big roof. They got the roof completed in one day and came back for trim work the second day. Jay made sure I was completely satisfied with every aspect of the job!!

-Chasity R.

★★★★★

Brad's customer service skills were impeccable. And their speed of getting the job done at the time of order and day of installation was super fast! I would recommend them to anyone!!!

-Rod S.

We offer a *FREE* quality Roof Inspection with quick turnaround to help you close *faster*.

678.948 ROOF

PerimeterRoofing.com

550 Maltbie St,

Lawrenceville, GA 30046



Instagram: [PerimeterRoofing\\_GA](#)

Facebook: [Facebook.com/PerimeterRoofingLLC](#)



# Start with new floors!

Buying or Selling? Start with new floors! Updated flooring is ranked as one of the top home improvements. Work with one locally trusted team! Here's how it works:

- We bring a high-quality selection of options to your clients in our Mobile Flooring Showroom®.
- Your clients work with our expert Design Associates and receive a down-to-the-penny quote.
- Enjoy professional installation and a follow-up guarantee!



**FLOOR COVERINGS**  
*international*

Book a **FREE In-Home Consultation!**  
Call **(678) 993-0808** or visit **fcifloors.com**.



Each Floor Coverings International® business is independently owned and operated.

**Carpet ♦ Luxury Vinyl Plank ♦ Hardwood ♦ Laminate ♦ And More!**



## Good partners make a real difference.

As a realtor, you can get discounts on your natural gas too. This is our way of saying thank you!



Sign up for rewards at [gng.com/gnghub](https://gng.com/gnghub)

\*Terms and conditions apply. See [gng.com/gnghub](https://gng.com/gnghub) for offer details.



678-505-1433

[WWW.HOMEDSIGN2SELL.COM](http://WWW.HOMEDSIGN2SELL.COM)

@design\_2\_sell

LUXURY LIFESTYLE BY DESIGN

SCAN FOR A QUOTE!



**WE ARE YOUR #1 MARKETING TOOL**

REALTORS | BUILDERS | INVESTORS | HOMEOWNERS  
SELL OR RENT FASTER FOR TOP DOLLAR

CONSULTATIONS FOR HOME STAGING, REDESIGN & SHORT TERM RENTALS

SHORT-TERM RENTAL DESIGN SERVICES

VACANT HOME STAGING SOLUTIONS



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!

**ATTORNEY - REAL ESTATE**

Parkway Law Group  
(404) 719-5155  
ParkwayLawGroup.com

**CPA/TAX/ACCOUNTING**

Add-vantage  
Accounting Services  
Cathy Strobeck  
(678) 945-0975  
add-vantageaccounting.com

**CUSTOM HOME BUILDER & REMODELER**

Ensign Building Solutions  
David Goulding  
(678) 640-6936  
ensignbuildingsolutions.com

**ESTATE SALES**

Gleaton's  
Eric Gleaton  
(678) 489-4928  
gleatons.com

**FINANCIAL ADVISOR**

Primerica Advisors  
Jeff Vach  
(404) 966-5883  
www.primerica.com/jvach

**FINANCIAL/ WEALTH ADVISER**

Apogee Financial Partners  
(770) 318-1988  
www.apogeeep.com

**FLOORING**

Floor Coverings International  
Stewart Jones  
(770) 337-3430  
brookhaven.floorcoveringsinternational.com

**FLOORS/HARDWOOD/LVT/ CERAMIC TILE/CARPET**

Orange Cat Flooring  
Cristian Marinacas  
(404) 936-7155  
www.orangecatflooring.com

**FOUNDATION REPAIR AND ENGINEERING**

Engineered Solutions of Georgia  
(678) 373-8044  
esogrepair.com

**GAS COMPANY**

Georgia Natural Gas  
Michael Harris  
(404) 664-8098  
www.gng.com

**HOME INSPECTION**

Ally Property Inspections  
Meredith Jones  
(205) 790-4291  
allypropertyinspections.com

**Atlanta**

Liz Greaux  
(770) 686-2022  
lizandrew.pillartopost.com/gleatons.com

**BPG Inspections**

(800) 285-3001  
BPGInspections.com

**Perimeter Roofing**

(678) 948-7663  
perimeterroofing.com

**World Class Home Inspections LLC**

Brett Gordon  
(678) 250-6653  
worldclassps.com

**HOME STAGING**

Design2Sell  
Barbara Heil-Sonneck  
(678) 505-1433  
homedesign2sell.com

**HOME WARRANTY**

Achosa  
(404) 697-4731  
AchosaHW.com

**Cinch Home Services**

(800) 247-3680  
CinchRealEstate.com

**HVAC, PLUMBING, & ELECTRIC**

RS Andrews  
Dari Payrow  
(770) 454-1800  
rsandrews.com

**INSPECTIONS - RESIDENTIAL AND COMMERCIAL**

All Atlanta - AmeriSpec  
Donny Williams  
(404) 405-4011  
AllAtlantaInspect.com

**INSURANCE-AUTO-HOME-LIFE-HEALTH-BUSINESS**

Clear View Insurance  
Nick Stevens  
(470) 423-8634  
www.ClearviewIns.com

**Goosehead Insurance**

Gary Miller Jr.  
(720) 394-7723

**Jay Williams**

(770) 410-1818  
www.talktojay.com

**MOLD TESTING & REMEDIATION**

World Class Home Inspections LLC  
Brett Gordon  
(678) 250-6653  
worldclassps.com

**MOLD/WATER/ FIRE RESTORATION**

Ensign Building Solutions  
David Goulding  
(678) 640-6936  
ensignbuildingsolutions.com

**MORTGAGE**

Alpharetta: Mortgage Investors Group  
(833) 939-1570  
migalpharetta.com

**MORTGAGE BROKER**

Atlanta Mortgage Advisors, LLC  
Joe Trovato  
(404) 375-0779  
www.JoeTrovato.com

**Home Lenders of Georgia**

Dawn Munoz  
(770) 953-8004  
homelendersga.com

**MORTGAGE PLANNER**

Ameris Bank  
Jaad Nicholas  
(678) 802-9135  
www.jaadnicholas.com

**ORGANIZING & STAGING**

Organized | AF  
Caitlin Ruth Vincent  
(404) 954-1220  
theorganizedaf.com

**PHOTOGRAPHY & VIDEO SERVICES**

Local Flavor Films + Photography  
Kelly Clark  
(404) 551-2649  
localflavorfilms.com

**PHOTOGRAPHY-FAMILY/ REAL ESTATE/EVENTS**

Alexandra Santos Photography  
(404) 790-0196  
www.alliesantos.com

**PORTABLE STORAGE**

Units Atlanta  
(678) 838-6556  
unitsatlanta.com

**PROPERTY MANAGEMENT**

Specialized Property Management  
Jarrod Cook  
(205) 417-1572

**RADON TESTING AND MITIGATION**

Ensign Building Solutions  
David Goulding  
(678) 640-6936  
ensignbuildingsolutions.com

**RENOVATIONS**

Renovation Sells:  
Alpharetta & East Cobb  
Limor Kolt  
(617) 633-5050  
renovationsells.com/atlanta

**RENOVATIONS / ADDITIONS**

Perimeter Roofing  
(678) 948-7663  
perimeterroofing.com

**ROOFING**

Georgia Select Roofing  
Chris Earls  
(678) 316-6899

Perimeter Roofing  
(678) 948-7663  
perimeterroofing.com

**VIRTUAL 3-D TOURS**

Local Flavor Films + Photography  
Kelly Clark  
(404) 551-2649  
localflavorfilms.com

**WATER, FIRE, MOLD RESTORATION**

3 Lions Restoration  
Spencer South  
(770) 268-0300  
3lions911.com

**WIFI AND INTERNET SOLUTIONS**

Xfinity  
(855) 870-1311  
xfinity.com

**WISHING YOU BLESSINGS OF HEALTH, HAPPINESS & SUCCESS!**

**GARY MILLER JR**  
Agency Owner  
678.835.7862  
www.goosehead.com  
gary.miller@goosehead.com

We only align ourselves with AM Best A Rated and Better Insurance Carriers. Have your clients give Gary a call today to discuss their options!

6105 Atlanta Highway, Suite C Flowery Branch, GA 30542

**ACHOSA**  
HOME WARRANTY, LLC

**Grateful for the Power to Choose**

Finally, a home warranty that provides a better claims experience by allowing the homeowner to use their own service provider.

**Eryn Jackson**  
Achosa Home Warranty  
GA - Sr. Sales Executive  
C: 423.667.4505 | O: 888.509.2916 [www.achosahw.com](http://www.achosahw.com)

**Restoring Your Faith in Home Warranties!**

[theorganizedaf.com](http://theorganizedaf.com)

**ORGANIZED | AF**  
HOME ORGANIZING & STAGING

**MAKE EVERYTHING FALL INTO PLACE**

☎ 404 954 1220 @ORGANIZEDAF\_

# TABLE OF CONTENTS

	<p><b>10</b> Meet the Greater Atlanta Real Producers Team</p>		<p><b>14</b> Partner Spotlight: Jeff Vach</p>		<p><b>20</b> Cover Story: Anna &amp; Bob Kilinski</p>
<p><b>FAQ</b></p>	<p><b>26</b> FAQ About This Magazine</p>		<p><b>28</b> On the Rise: Mangesh Sapatnekar</p>		<p><b>34</b> Where Are They Now: Tammy Wissing</p>



 **SCHEDULE TODAY!**

## THE GOLD STANDARD

IN MAGAZINE & AD DESIGN



But don't just take our word for it. Take *theirs*.







**THE N2 COMPANY.**  [n2co.com](http://n2co.com)



**ally.**  
PROPERTY INSPECTIONS

[allypropertyinspections.com](http://allypropertyinspections.com)  
**404.793.3773**



**FREE REINSPECTION**



**WOOD INFESTATION INSPECTION**



**FREE 120-DAY HOME WARRANTY**



**FREE THERMOGRAPHY SCAN**



**FREE REPAIR PRICER**



**SEWER LINE INSPECTION**

- RESIDENTIAL AND COMMERCIAL PROPERTY INSPECTIONS
- PRE-LISTING INSPECTIONS
- INVESTOR/RENTAL INSPECTIONS
- NEW CONSTRUCTION INSPECTIONS
- 11<sup>TH</sup> MONTH INSPECTIONS
- PHASE INSPECTIONS

Free items referenced in this ad are offered only with the purchase of a full home inspection.

MEET THE  
**GREATER ATLANTA**  
 REAL PRODUCERS TEAM



**Anthony Mercer**  
 Owner/Publisher



**Ashley Streight**  
 Director of Operations



**Elizabeth Zeaton**  
 Ad Strategist



**Shy Espinosa**  
 Virtual Assistant



**Regis Lawson**  
 Photographer



**Heather Pluard**  
 Writer



**Alexandra Santos**  
 Photographer



For content contributions or to nominate a Realtor for a certain story, please email [anthony.mercer@realproducersmag.com](mailto:anthony.mercer@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 *Greater Atlanta 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.

## YOUR VISION OUR EXPERTISE

Custom Home Construction  
 Renovations & Remodeling

# ENSIGN

BUILDING SOLUTIONS

Trusted Experts Caring For  
 The Homes of Your Clients

**Mold, Water, Fire &  
 Smoke Restoration  
 Radon Testing &  
 Mitigation**

770-205-9891 | [ensign@ensignbuildingsolutions.com](mailto:ensign@ensignbuildingsolutions.com) | [ensignbuildingsolutions.com](http://ensignbuildingsolutions.com)

## Insurance made easy. It's called service.

Get a quote today

**J Wiley Williams Ins Agcy Inc**  
 Jay Williams, Agent

5445 McGinnis Village Place, Sui  
 Alpharetta, GA 30005-1732

Bus: 770-410-1818  
[jay@talktojay.com](mailto:jay@talktojay.com)  
[www.talktojay.com](http://www.talktojay.com)

State Farm  
 Bloomington, IL

YOUR HOME  
 WARRANTY  
 EXPERTS

Now, more  
 than ever...

It's essential to protect your clients  
 with a Cinch Home Warranty!

When things break down, we step up with  
 industry-leading coverage for buyers and sellers.

Contact your local account executive and scan QR  
 code to download their brochure:

Bethany Rogers

(615) 631-9659  
[berogers@cinchhs.com](mailto:berogers@cinchhs.com)

cinchrealestate.com | (800) 247-3680

©2023 Cinch Home Services, Inc. All rights reserved. Cinch is a registered mark of Cinch Home Services, Inc.

# We Got You & Your Clients Remediations Needs Covered!

MOLD REMEDIATION | WATER RESTORATION  
 FIRE DAMAGE RESTORATION  
 RECONSTRUCTION SERVICES  
 SEWAGE CLEANUP

Call for a free estimate or consultation  
**770.400.0221**

LICENSED & INSURED | 24/7 EMERGENCY SERVICES



**LOCAL FLAVOR**  
 FILMS + PHOTOGRAPHY

- Real Estate Photography + Video Tours
- Aerial Photography + Video Tours
- Matterport 3D Virtual Tours
- Floor Plans + Virtual Staging

5 ways to book a shoot:

app: download on App Store and Google Play | online: [www.localflavorfilms.com](http://www.localflavorfilms.com) | text: (678) 772-6374 | call: (404) 551-2649 | email: [orders@localflavorfilms.com](mailto:orders@localflavorfilms.com)



## How can we make you smile today?



1. On Time Any Time
2. Trustworthy Techs
3. No Surprise Pricing
4. Satisfaction Guaranteed

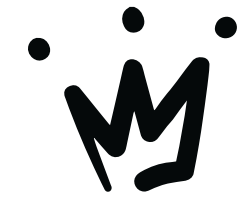


**770-ANDREWS**

**RSAndrews.com**



**Air-Conditioning • Heating • Plumbing • Electrical • Duct Cleaning**



Alexandra Santos Photography  
 AllieSantos.com

*It's Your Time to Shine!*

BRANDING, LIFESTYLE, SPECIAL OCCASION & REAL ESTATE PHOTOGRAPHY

**404.790.0196**  
 Aconsantos@gmail.com



When we partner my goal is to help you become financially confident which will in return enable to you become a better millionaire!



Patricia Haynes | [Phaynes@apogeefp.com](mailto:Phaynes@apogeefp.com) | O: 770.512. 5124 | C: 770.318.1988



# JEFF VACH

WITH PRIMERICA ADVISORS

## » partner spotlight

Photos by Regis Lawson

### NAVIGATING THE FINANCIAL WATERS WITH A PERSONAL TOUCH

**Financial stability is important to many – but often feels out of reach. Jeff Vach, a Financial Advisor with Primerica Advisors is dedicated to helping you navigate some of the challenges in achieving your financial goals.. Born in Naples, Florida, but an Atlanta resident since the tender age of seven, Jeff’s journey into the financial industry was driven by a desire to educate, empower, and uplift those seeking to take control of their financial futures.**

With over six years of experience with Primerica Advisors, Jeff has become a trusted resource for clients. He is committed to helping people make informed financial choices and provides a range of services, including investments, retirement plans, and more. His mission is to empower individuals with the knowledge and tools needed to achieve their financial goals.

Jeff’s path to becoming a Financial Advisor was influenced by his background in Aerospace and a deep-rooted passion for finding solutions to challenging problems. He embarked on this journey when he realized the lack of guidance and education available for small business owners, their employees, and wage earners in the realm of retirement planning.

“As someone who thrives on finding solutions to engineering challenges, I set out to educate myself about small business retirement plans and potential financial strategies for individuals and small business, alike,” Jeff explains. His dedication to learning and helping others paved the way for his career as a Financial Advisor.

At the heart of his approach is a simple yet powerful principle: “Do What is Right!” This ethos underscores his commitment to providing clients with sound financial advice and solutions tailored to their unique circumstances.

Jeff provides retirement plan solutions for small businesses including business retirement plans, 401(k)s, 403(b)s, 457(b)s, Simple IRAs, Simplified Employee Pension Plans (SEP), SIMPLE IRAs and Cash Balance Plans.

Jeff notes, “My goal is to help small businesses and to provide personal support to small business owners.”

For Jeff, the most rewarding aspect of his work is witnessing the transformation in clients’ lives. He explains, “Watching the anxiety leave their faces after I walk through an investment plan with THEIR goals and aspirations in mind gives me great fulfillment.”

Clients come to Jeff with diverse aspirations, ranging from establishing college funds for their children or investing in charitable donations. Each client’s goals are unique, and Jeff takes pride in crafting investment strategies to help them achieve their financial goals and dreams.



Outside of his professional life, Jeff is a dedicated family man. With two sons, Jeremy (21) and Joshua (19), both pursuing degrees in Computer Science, the Vach family enjoys spending quality time together. Traveling is one of their shared passions, with trips to Great Britain and Alaska among their recent adventures. Jeff also enjoys exploring new restaurants and spending time with their rescue Boston terrier, “Chewie.”





As someone who has called Atlanta home for most of his life, Jeff Vach embodies the entrepreneurial spirit of the city. With a deep commitment to financial education, empowering individuals, and supporting small businesses, Jeff is a valuable resource for anyone seeking financial guidance.

Jeff Vach is dedicated to financial empowerment and genuinely cares for clients' well-being. His dedication to clients and his genuine care for their well-being are at the core of his mission, making him not just a Financial Advisor but a trusted partner on the journey to financial independence.

**Important Disclosures:**

*Jeff Vach is a registered representative and investment adviser representative with PFS Investments Inc. (PFSI), a registered broker-dealer and investment adviser with the SEC and a member of FINRA. PFSI offers advisory services and managed accounts investment strategies under the name Primerica Advisors as part of the Lifetime Investment Program. Primerica and PFSI are affiliated companies. Neither Primerica nor PFSI are affiliated with Real Producers or its affiliates.*

“

MY GOAL IS TO HELP SMALL BUSINESSES AND TO PROVIDE PERSONAL SUPPORT TO SMALL BUSINESS OWNERS.

His definition of success is clear and aligned with his mission: “To see you reach your financial goals while being your trusted Financial Advisor.” However, he aspires to be remembered for more than just his financial experience. “I want people to remember me for how I made them feel,” he says. “Finances can often manifest anxiety, stress, and confusion, but they can also create a sense of security, create opportunity and provide the ability to give back to our communities.”

**ENGINEERED SOLUTIONS of Georgia**  
Foundation Repair & Waterproofing

**B P I W**  
2021 BEST PLACES TO WORK

Visit us online!  
[www.esogrepair.com](http://www.esogrepair.com)  
**678-290-1325**

**WE ARE GRATEFUL FOR OUR REALTOR PARTNERSHIPS!**  
*Happy Thanksgiving*

**HOME**  
LENDERS OF AMERICA

**Your Local Mortgage Broker since 2004**  
*We have the most aggressive rates with low closing costs*

*Lending Solutions that Take You Home*

Company NMLS: 169033

[hlofamerica.com](http://hlofamerica.com)  
1865 Lockeway Drive, Suite 605, Alpharetta, GA 30004  
**770-953-8004 • INFO@HLGEORGIA.COM**

**World Class Home Inspections & Mold Remediation**

**Family Owned**  
**678.250.MOLD(6653)**  
MOLD TESTING & REMEDIATION  
WATER DAMAGE REMOVAL  
HOME INSPECTIONS  
CLEANOUT SERVICES  
ENCAPSULATION

[www.worldclassps.com](http://www.worldclassps.com)

# IF YOUR BUYERS CAN'T FIND THEIR DREAM HOME, WHY NOT BUILD IT?



Ameris Bank offers loan programs to help your buyers save on costs and fees of building their dream home.

We're with you. Contact me to get started.



**Jaad Nicholas**  
Senior Mortgage Banker, NMLS# 1003394  
D: 678.802.9135  
amerisbank.com/jaadnicholas  
jaad.nicholas@amerisbank.com



**AMERIS BANK**  
MORTGAGE SERVICES

All loans subject to normal credit approval.



## METRO ATLANTA'S LARGEST ESTATE SALE & ONLINE AUCTION COMPANY



Sell everything in **SEVEN** days

ESTATE SALES  
BUYOUTS  
FURNITURE REMOVAL  
ONLINE AUCTIONS



Help Your Clients Sell & Move Easily  
LOW FEES, HIGH RESULTS!



CALL US TODAY 678.725.8757 | [gleatons.com](http://gleatons.com) |

## BPG Inspections®

Atlanta's Best!  
Home Inspections  
Made Easy for YOU.

Our team makes the inspection process quick, easy, and hassle-free, so you can worry less and close the deal faster!

### OUR SERVICES INCLUDE:

- Buyer Inspections
- Listing Inspections
- New Construction Inspections
- One-Year Builder Warranty Inspections
- Termite (In partnership with Arrow Exterminators)
- Radon Testing
- Sewer Lateral Camera Inspections
- Synthetic Stucco (EIFS) Inspections
- Commercial Property Condition Assessments
- Reserve Studies

scan to make an appointment today.



Call Us Today at  
800-285-3001

100+ YEARS OF TEAM EXPERIENCE  
Serving the entire Greater Atlanta Area

# Help Make A Difference

In Your Atlanta Communities!



Donate Today!

### Our Mission:

Some children only receive one meal a day, and that is at school. We settle outstanding lunch debt for a child at their school so that they have the opportunity eat a hearty meal.

**Picture This:** A child goes through the cafeteria line with their classmates, and picks out their warm, healthy meal choice. As the child arrives at the register, they come to find out that their balance is too low for the lunch. The warm, delicious, (and in some cases, the child's ONLY meal of the day), is thrown into the garbage. The child is handed a cold sandwich and a water. The child only eats a few nibbles of the sandwich because they are saving it to bring home to share with their sibling for "dinner".



### Perimeter Cares is a 501C3 Organization

If you are a ATL agent and would like more information on how you can help, please call President & CEO of Perimeter Roofing, Todd Price on his cell: (678) 832-8697, email [PerimeterCares@gmail.com](mailto:PerimeterCares@gmail.com), or visit online [perimetercares.org](http://perimetercares.org).

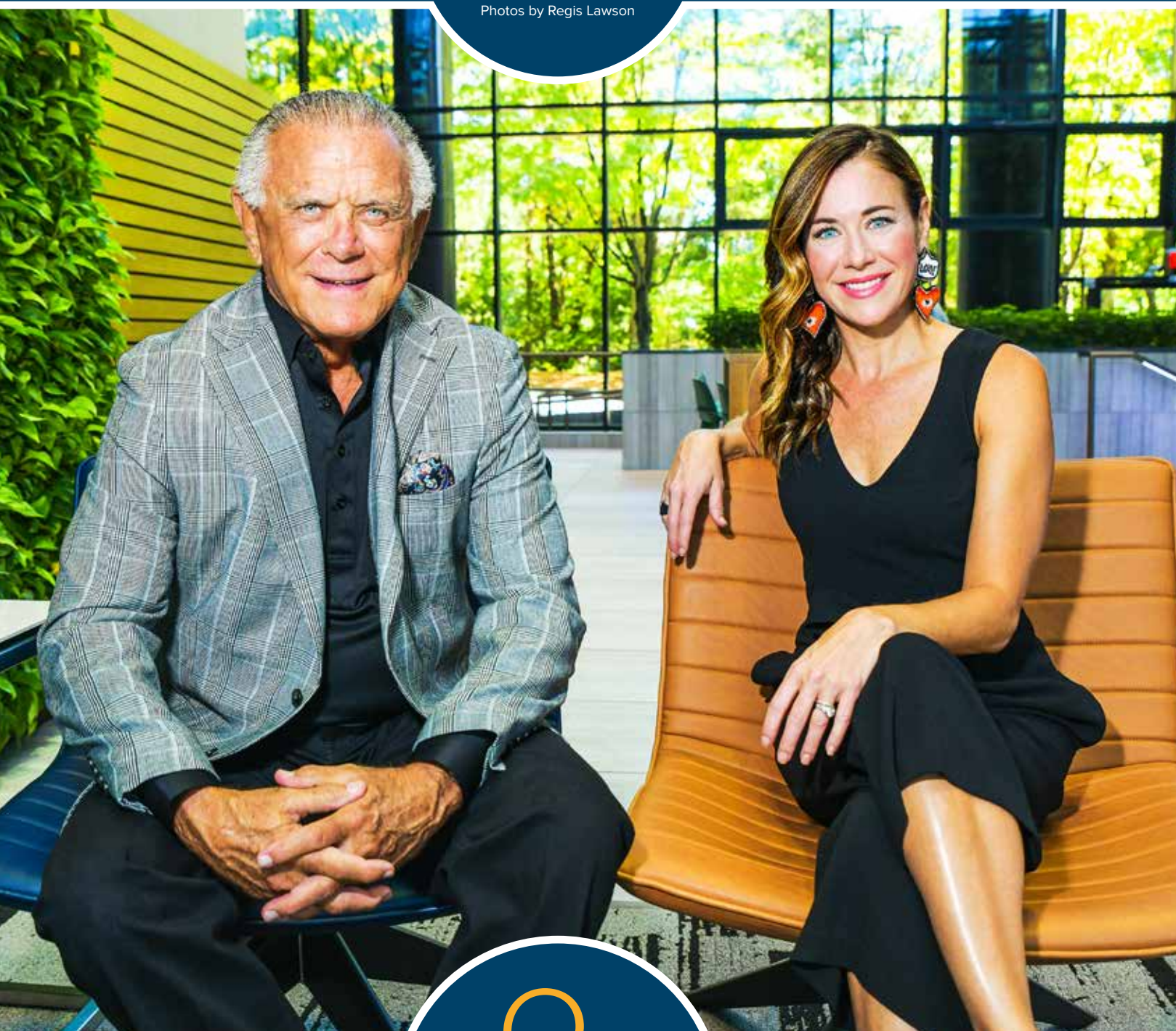
## #SchoolLunchChallenge

# Join Us In Doing MORE!

We are actively collecting food donations for the Atlanta Children's Shelter.

Please feel free to stop by and drop off your donations at our office:

550 Maltbie St, Lawrenceville, GA 30046



# Anna & Bob KILINSKI

## *The Anna K Intown Team & KW Southeast Region*

Success stories often come from unexpected paths, and Anna Kilinski, better known as Anna K, is a prime example of this. Born and raised in the heart of New Orleans, Louisiana, Anna and her father, Bob Kilinski, share a deep connection not only to their hometown but also to the world of real estate.

Anna's journey into the real estate realm was far from planned. After graduating from the University of Alabama with a degree in Management of Information Systems, she embarked on a career that initially had little to do with houses and property. She worked for a healthcare consulting company, delving into revenue cycle enhancement and patient flow, and then transitioned to a brand strategy firm where she honed her skills in enhancing the consumer experience.

At age 16, while working part-time at her dad's office, she told him that she didn't know what she wanted to do as a career, but she would never be a real estate agent. Fate, however, had a different path in store for Anna. It all started when she bought a duplex in Reynoldstown in 2005 pre-Atlanta Beltline ideation, unknowingly setting the stage for her real estate career. Impressed by the renovation work on the property, she took a leap of faith and quit her corporate job to work for the builder at a meager pay of \$500 a week. Little did she know that this bold move would be the catalyst for her future in real estate.

Anna became the project manager for the builder's renovation projects and even obtained her real estate license to assist in selling them. Her journey took a turn when she realized the value that Realtors® bring to the table and decided to dive headfirst into the world of real estate. At the age of 26, she started helping her peers navigate the real estate market, and from there, her path was set.

Meanwhile, Bob Kilinski's journey was just as intriguing. After majoring in engineering at Tulane, he initially worked for IBM in technical sales. However,

he later fulfilled a two-year commitment in the army, serving at the Pentagon and emerging as a captain. Upon leaving the army, he returned to IBM before venturing into consulting and eventually co-founding his own consulting company.

Bob's career trajectory shifted yet again when he transitioned into real estate and became a business partner in a newly formed real estate brokerage in 1972. He and his partner successfully sold their brokerage to Coldwell Banker in 1979. He joined a prominent local real estate firm as GM in 1980.

Notably, Bob played a pivotal role in introducing Keller Williams (KW) to New Orleans. And having bought the rights to develop franchises across the Southeast Region, he traveled to Atlanta and partnered with Kay Evans, an icon broker and national educator well known throughout the Southeast. Together, with Bob's business background and Kay's reputation in the real estate world, they launched their first KW office in Atlanta in January 2000, starting with 26 agents. Under their leadership, the region has grown exponentially, and today, there are 16,000 agents in the SE Region, making it the largest and most profitable in the KW network. Bob and Kay just celebrated their 24th year as partners this past October.

Anna and Bob Kilinski's paths merged when Anna decided to enter the real estate world full-time in 2006. Her journey initially started as a solo agent, but her commitment to providing excellent service led her to expand her team. She hired a transaction coordinator, an executive assistant, buyer's agents, and more, growing her team to 13 members.



Anna's dedication and business acumen have not gone unnoticed. In 2018, she garnered nationwide attention as the Realtor® expert on Bravo TV's "Buying It Blind." In this unique show, Anna assisted couples in buying homes without them seeing the properties beforehand. Her real estate prowess and commitment to her clients resulted in a remarkable success rate, with five out of six couples still residing in the homes she helped them purchase.

In 2022, The Anna K Intown Team was recognized as the #1 KW Team in Georgia, a testament to her leadership and commitment to excellence in partnering with the right talent. She has also achieved numerous accolades throughout her career, including being a Millionaire Real Estate Agent year after year. The culture of her team exudes a high-performance mindset and strong standards for client service and education.

The Anna K Intown Team's cumulative volume is close to \$1 billion. Last year alone, the team closed deals totaling \$139 million. However, Anna's success is not solely attributed to her name but her individual & team's accomplishments. She followed in her father's footsteps and recently took on the role of Regional Operating Partner for the Southeast Region of Keller Williams, joining the region partners, Kay Evans and Cheryl Sadoti, thereby further solidifying her influence in the real estate industry.

Anna's passion for real estate goes beyond the transactions; it's about transforming lives. She believes in helping people find homes where they can thrive, building wealth through real estate, and creating opportunities for others. Her commitment to making a difference in people's lives is the

**ANNA KILINSKI  
IS NOT JUST  
A REALTOR®;  
SHE IS A  
LEADER, A  
VISIONARY,  
AND A COACH.**



**Her journey from corporate America to the helm of the Southeast Region at KW is an inspiring testament to her determination and resourcefulness.**

driving force behind her thriving real estate career.

Anna Kilinski is not just a Realtor®; she is a leader, a visionary, and a coach. Her journey from corporate America to the helm of the Southeast Region at KW is an inspiring testament to her determination and resourcefulness. She is a firm believer in mastering the fundamentals, delegating tasks, and focusing on what brings joy or generates income.

In addition to her professional success, Anna is deeply committed to charitable work. She and her family are generous donors to City School Atlanta, formerly known as Bright Futures, an organization that supports underserved students in the Westside communities.

They also participate in Rise Against Hunger events, contributing to the creation of thousands of meals for countries facing starvation.

Anna Kilinski's family plays a central role in her life. She shares her home with her husband, Spencer, and their two sons, Ford and Jones. Together, they enjoy the outdoors, whether it's hiking, biking, or playing frisbee in the park. Weekends at their river/mountain house in North Georgia and cheering for the University of Alabama during games are also cherished family moments.

As Anna and The Anna K Intown Team continue to make waves in the real estate industry, her message is clear: real estate is more than just a profession; it's a way of life. Anna's dedication to helping others find success, her commitment to her community, and her unwavering high standards make her a true trailblazer in the world of real estate. Anna Kilinski is a name synonymous with excellence, integrity, and a relentless pursuit of possibilities, and her journey is far from over.

Moving • Decluttering • Homestaging



**UNITS® Offers Solutions for Realtors and their Clients**

- Off-Site Warehouse Storage for decluttering or staging a home
- Storage Solutions for staggered closing dates
- Short and Long-Term Storage for clients building a home or who may have sold their home quicker than expected
- Local Moves (both Do-It-Yourself and Modified Full Service)



Use a UNITS® container and off-site storage to help declutter or stage a home for resale. A staged home typically sells faster and for a higher price.



UNITS® of Atlanta

Tel: 678-838-6556 | Email: customersolutions@unitsatlanta.com

**SPECIALIZED**  
PROPERTY MANAGEMENT™



**YOU SELL HOMES  
WE MANAGE HOMES**

Ask about our Realtor Referral Program. Partner with Specialized to create a seamless experience for rental home investors and gain an even stronger advantage over your competition!

Call 205.767.8821 or email [jarrod@specialized247.com](mailto:jarrod@specialized247.com) today!

Specialized247.com  
2320 Highland Ave. S. | Suite 175 | Birmingham



PROPERTY INSPECTIONS

## EVERY SELLER NEEDS A PRE-LISTING INSPECTION

A Pre-Listing Inspection can uncover potential “surprises” that could impede the sale of a home.

### GET THE KNOWLEDGE NEEDED TO:

- Determine which repairs to make
- Potentially prevent deals from falling apart
- Sell the home more quickly and maybe for more money!



SCAN HERE

**\$50**

Off Your Pre-Listing Full Inspection  
Use Coupon Code “PRELISTING”

**Ask about our Limited  
Inspection Option!**

[allypropertyinspections.com](http://allypropertyinspections.com)

**404.793.3773** |

# TIME IS TICKING...

closeout 2023 strong & plan for 2024



**Let's evaluate...end of year  
giving investments  
write-offs & more**



### Do YOU need help with...

- Knowing what expenses to write off against income
- Avoiding HUGE balances due on your personal tax returns
- Estimating Federal and state tax liabilities on income
- Determining and creating the correct entity structure for your business

Partner with us for stress-free  
accounting & tax services.

**Cathy Strobeck, CPA**



**Add-Vantage  
Accounting Services, Inc.**  
Certified Public Accountants

[www.add-vantageaccounting.com](http://www.add-vantageaccounting.com) • [cathy@strobeck.net](mailto:cathy@strobeck.net) • 678-945-0975



# FAQ

## about Greater Atlanta Real Producers

Ever since we launched *Greater Atlanta Real Producers*, I have heard some of the same questions from many of you. I figured it would be most efficient to publish the answers here in case more of you had the same questions. Remember, my door is *always* open to discuss anything regarding this community — this publication is 100% designed to be *Your* voice!

### Q: Who receives this magazine?

**A:** The top 500 Realtors and teams that fall within the top 500 in the Greater Atlanta area. We pull MLS numbers (by closed volume) in the Atlanta market each year and we cut off the list at number 500. The list resets at the beginning of each year based on the prior year's totals and continues to update annually.

### Q: What is the process for being featured in this magazine?

**A:** It's really simple — one or multiple peers have first nominated every featured agent you see. You can nominate or be nominated by other agents, affiliates, brokers, owners, and office leaders. A nomination currently looks like this: you email us at: **Anthony.Mercer@realproducersmag.com** with the subject "Nomination: (Name of Nominee)." Please explain WHY you are nominating them to be featured. It could be that they have an amazing story that needs to be told, perhaps they overcame extreme

obstacles, they are an exceptional leader, have the best customer service, or they give back to the community in a big way, etc. Once the timing is right, the next step is an interview with us to ensure it's a good fit. If all works out, then we put the wheels in motion.

### Q: What does it cost to be featured?

**A:** Zero, zilch, zippo, nada, nil. It costs nothing, my friends, so nominate away! This is NOT a pay-to-play model whatsoever.

### Q: How can I write an article to be printed?

**A:** If you are interested in writing an article to contribute your ideas, experience, knowledge, expertise, or stories to the *Greater Atlanta Real Producers* community, please email us at: **Team@AtlRealProducers.com** - Even if you don't consider yourself a prolific writer, let's talk!

### Q: Who are the Preferred Partners?

**A:** Anyone listed as a "Preferred Partner" in the index at the front of the magazine is an integral part of this community. They will have an ad in every issue of the magazine, attend our events, and be part of our social media groups. We don't just find these businesses off the street, nor do we work with all businesses that approach us. One or many agents have personally referred every single Preferred Partner you see. We won't even take a meeting with a business

that has not been vetted by one of you and is "stamped for approval," in a sense. Our goal is to create a powerhouse network not only of the best agents in the area but the best affiliates, as well, so we can all grow stronger together.

### Q: How can I refer a local business to join Greater Atlanta Real Producers as a Preferred Partner?

**A:** If you know and want to recommend a local business that would like to work with more top real estate agents, please email me at: **Anthony.mercer@realproducersmag.com** or visit **AtlRealProducers.com** and introduce us! This is the only way we can grow and strengthen this community, through your referrals. It's much appreciated!



WE ARE THANKFUL FOR YOU!

## M MORTGAGE INVESTORS GROUP

Our continued commitment to YOU!

- Speedy Customer Follow-Ups
- Fast Pre-Qualification
- Proven Track Record & Reputation

### 833-939-1570

441 Vision Drive, Suite G201 • Cumming, GA 30040

★ Located in New Cumming City Center

[www.MIGGeorgia.com](http://www.MIGGeorgia.com)

Check out what over 2,900 MIG customers have to say about their experience on Zillow ★★★★★

Programs based on borrower qualification. Equal Housing Lender – MIG NMLS #34391, Andrew Denham NMLS #1052103, Brett Brandenburg NMLS #2028265, Chandler Strall NMLS #2021702, Ben Utley NMLS #1777662.



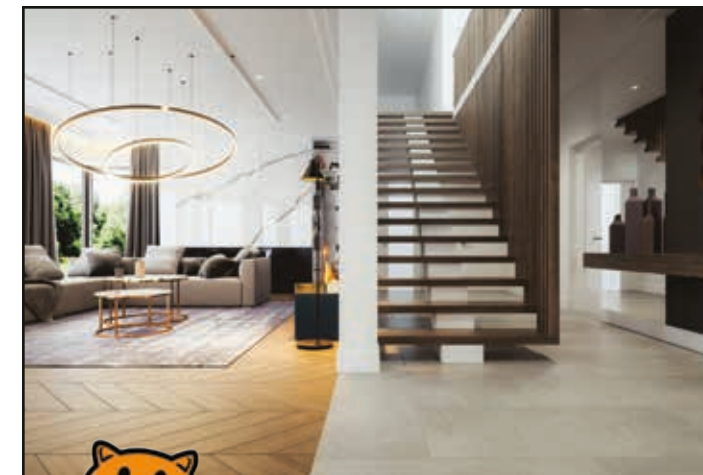
**ANDREW DENHAM**  
BRANCH MANAGER  
LOAN OFFICER

**BRETT BRANDENBURG**  
LOAN OFFICER



**CHANDLER STRALL**  
LOAN OFFICER

**BEN UTLEY**  
LOAN OFFICER



## ORANGE CAT FLOORING

### FLOORS DONE RIGHT.

We're here to help with all your flooring installation & bathroom remodeling needs.

- Hardwood Flooring Installation & Refinishing
- Complete Bathroom Remodeling
- Carpet Installation
- Luxury Vinyl Planks
- Tiles Installation

GET A FREE QUOTE



Licensed & Insured

talk to our flooring expert today • (404) 936-7155 • [orangecatflooring.com](http://orangecatflooring.com)

## ALL ATLANTA INSPECTION SERVICES



### 770.734.0232

- SERVICING anywhere you go!
- ASHI, ICC & InterNACHI Certified
- 100,000+ Inspections in GA
- 35+ Years in the Business
- LOCAL RELIABLE Office Support

ALL ATLANTA INSPECTION SERVICES PROVIDES A DETAILED 450+ Point Inspection... From Roof to Foundation on all Residential & Commercial Properties

WE ALSO OFFER A FULL RANGE OF SPECIALIZED SERVICES\*: New Construction Inspections | Commercial Property Assessments | Radon Testing | Mold & Air Quality Testing | Carbon Monoxide Testing | Lead-Based Paint Testing | Septic Testing | Pool & Spa Inspections | Stucco Inspections | Sewer Line Video Inspections And More

[info@AllAtlantaInspect.com](mailto:info@AllAtlantaInspect.com) [www.AllAtlantaInspect.com](http://www.AllAtlantaInspect.com)

# MANGESH SAPATNEKAR

## CREATING WAVES OF TRUST AND SUCCESS

In the real estate industry, where trust and transparency often take a back seat, Mangesh Sapatnekar stands out as a beacon of ethical practice and client-centric service. Born and raised in India, Mangesh's journey from an engineering graduate to a top-producing Realtor® in Atlanta is a testament to his unwavering commitment to doing things differently and always in the best interest of his clients.

Mangesh's journey began in his homeland, India, where he pursued a degree in Electronics and Telecommunications Engineering. Graduating in 2002, he embarked on a career in software engineering, eventually transitioning into sales compensation. However, it was Mangesh's innate passion for connecting with people and a keen sense of identifying market needs that led him to make the leap into the world of real estate.

"I felt like there was a need in the market for realtors to stand out and do things differently in the customer's best interest," he explains. "And, of course, going out in the field and meeting new people every day appealed to me."

His real estate journey officially began in 2019 when he received his real estate license. From the outset, he chose to forge his path as an independent agent, a decision that reflects his commitment to authenticity and integrity. Mangesh's journey was not without its challenges, especially considering the unexpected hurdles posed by the COVID-19 pandemic shortly after he entered the real estate arena.

It has been quite a fascinating journey," Mangesh reflects. "From the inception of the business and navigating through the challenges of the Covid lockdowns

to experiencing a sudden boom, it's been a truly unique path."

Despite these challenges, Mangesh persevered, consistently going above and beyond to meet his clients' needs. His dedication paid off, earning him recognition as a top producer both within his brokerage and the Atlanta Realtors Association (ARA).

When asked about his career volume, Mangesh modestly states, "Last year alone, he achieved a total volume of over more than half of his career volume individually." The numbers speak volumes about his success and dedication to his clients, as he's consistently delivered outstanding results.

But what truly sets Mangesh apart is his commitment to personal growth and his ability to overcome obstacles. "I have overcome my own fear of asking tough questions to clients to challenge them," he reveals. This willingness to push boundaries and engage with clients on a deeper level is a testament to his dedication to their best interests.

Today, Mangesh's passion lies in growing his business and helping other agents succeed. "Using tech to help educate my clients and be their guide and trusted advisor" is his vision for the future of his real estate career.



“ I have overcome my own fear of asking tough questions to clients to challenge them. ”



“  
Put in  
the effort,  
and this  
business will  
reward your  
hard work.”

In addition to his professional pursuits, Mangesh is deeply committed to giving back to the community. He proudly supports the American Red Cross, highlighting his dedication to making a positive impact beyond the real estate world.

Family plays a significant role in Mangesh's life, and he enjoys spending quality time with his wife, Madhura, and their two daughters, Ananya and Anika. They are a family of adventurers, often traveling both domestically and internationally. Locally, they explore the beauty of Atlanta by hiking its trails and visiting attractions like Zoo Atlanta, Fernbank, and the Atlanta Botanical Garden whenever they get spare time.



When asked what advice he would give to up-and-coming Realtors®, Mangesh's response is simple but profound: "Put in the effort, and this business will reward your hard work." It's a testament to his own dedication and work ethic that has led him to the pinnacle of his profession.

Mangesh has a clear message he wants to convey through his work and his life: "Be ethical, transparent, and work for the client's best interest." These are not just words but principles that guide his every action and decision.

Ultimately, when asked what he wants to be remembered for, Mangesh's answer is a reflection of his character: "Being a good guy." In the competitive world of real estate, where ethics and transparency can be rare commodities, Mangesh Sapatnekar is indeed a good guy making a lasting impact on the industry and his client's lives.



▶ announcement

# FOLLOW US!

Be sure to follow us on Facebook and Instagram to find out who is being featured, check out upcoming events and much more!

**@greateratlantarealproducers**

We're focused on growing the personal and professional lives of top real estate agents while connecting them to top affiliates in the area so that the best of the best can grow their businesses together. We're telling the true stories of real estate agents in the top markets around the country.



## Atlanta Top Producers' *Trusted* Legal Partners for Real Estate Transactions

Residential Closings | Investor Services  
Short Sale Negotiation | REO Seller Representation  
Default Services | Commercial Closings

*DocuSign, Virtual Closings, & Mail Away Options Available!*



We want to help you close *more* transactions, *faster!*

**PARKWAY** LAW GROUP  
REAL ESTATE ATTORNEYS

**Parkway Law Group, LLC**

Attorneys at Law

404.719.5155

ParkwayLawGroup.com

Facebook.com/ParkwayLawGrp

# Is Now the Time to buy? YES!

**Congratulations  
New Homeowners**

**All in On  
Purchase Business**

*While other lenders are chasing refinances, we have been perfecting our purchase process.*

*Joe Trovato*  
**JOE TROVATO**  
ATLANTA MORTGAGE ADVISORS, LLC

PERSONAL NMLS 256911 • GRMA 26970 • COMPANY NMLS 1863962  
404.375.0779 | 401 MACY DRIVE STE B, ROSWELL, GA 30076



## DON'T ALLOW A CRAZY INSURANCE MARKETPLACE IMPACT YOUR 'CLEAR TO CLOSE'...

Team up with Nick THEInsuranceGuy Stevens to find the right Home Insurance solutions to hear those 3 beautiful words, 'Clear to Close'!

**NICK THE INSURANCE GUY**  
AUTO • HOME • LIFE

We find the Right Coverage for the Right Price!

- ✓ Home or Condo Insurance
- ✓ Landlord Insurance
- ✓ Commercial

470-423-8634 | Nick@NickTHEInsuranceGuy.com | 12600 Deerfield Pkwy, Ste 100, Alpharetta, GA

SCAN TO  
LEARN  
MORE



We are continually adapting with the market & adding carrier solutions to assist each client.



# Tammy Wissing

FAMILY, LEGACY  
& REAL ESTATE



In the world of real estate, change is inevitable, and for Tammy Wissing, it has become a family affair. Since her last feature as a Rising Star, the dynamic REALTOR® has welcomed her husband, James, and son, Tate, into the real estate fold, forming “The Wissing Team” under the banner of Atlanta Communities.

Tammy’s journey into real estate was marked by her husband and son’s decision to join her in the profession. “My husband, James, left his corporate job of 22 years, got his real estate license in November 2021 and has joined me as a team. My middle son, Tate, also pursued his real estate license in November 2021 and joined me on the team as well. We are The Wissing Team,” she proudly shares. This evolution has transformed her professional life, presenting new opportunities and challenges.

In the realm of personal growth, Tammy and her family have embraced change with open arms. Our youngest daughter, Lauren, has entered high school. My oldest son, Tyler, graduated from KSU with a Construction Management degree and started his career,” Tammy notes. This is indicative of a family committed to personal and professional development. In addition to real estate, the Wissing family embarked on a new entrepreneurial venture. Tammy explains, “We started up a business this year which my husband is running. It is called OMG! Floor Coatings. We customize and transform concrete floors in one day with polyurea-based flake floors.”

Tammy’s real estate journey has never been a solo endeavor. “Our team consists of me working full time in real estate, my husband working part-time in real estate, and my son Tate working part-time in real estate,” she says. This tight-knit family team’s secret sauce lies in their dedication to going the extra mile for their clients, resulting in a majority of their leads coming from referrals.

Looking ahead, Tammy envisions herself continuing to thrive in the real estate industry. “Still doing real estate and growing the new business” is her five-year plan. Her current passion lies in nurturing repeat business and witnessing her clients’ personal and professional growth. She also takes immense joy in working with first-time homebuyers, as their enthusiasm and excitement resonate with her.

When asked about her long-term dreams, Tammy reveals, “My dream would be to leave my name behind as an agent that customers/clients and agents loved to work with.” Her goal is to expand her customer and client database while nurturing both new and old relationships. On a grander scale, she aspires to acquire a lake house for use as a short-term rental and vacation home—a testament to her vision of creating lasting memories for her clients and family.

Outside the hustle and bustle of the real estate world, Tammy enjoys a diverse set of hobbies and interests. “Shopping, traveling, surfing the web, and watching my daughter play extracurricular activities” are her go-to activities for relaxation and leisure.

When it comes to offering advice to aspiring Realtors®, Tammy emphasizes the importance of seeking guidance from experienced professionals. “Talk to other Realtors®. See what they like about the business, what they don’t like about the business, how well they do in their business, and then really think about it to decide if it is a right fit,” she advises. Tammy is acutely aware that real estate is not a get-rich-quick scheme and encourages newcomers to get a long-term email address that they can carry throughout their career, irrespective of changing brokerages. She also underscores the significance



▶▶ where are they now

of continuous learning through training and classes, acknowledging that the real estate landscape is constantly evolving.

When it comes to her strengths in the real estate arena, Tammy proudly mentions her impeccable follow-up skills. “I follow up well. I stay on top of my customers/clients and their home searches. I am constantly looking on the market for them and sending them information,” she states. Her ability to maintain open lines of communication with co-op agents and attend numerous training sessions are testaments to her commitment to excellence. For Tammy, every day in real estate brings the opportunity to learn something new.

Perhaps one of the most invaluable lessons Tammy imparts to fellow Realtors® is the importance of collaboration. “How to be a team player,” she says, is what others can learn from her. In the world of real estate, where success often hinges on cooperation between various parties, Tammy’s teamwork ethic shines brightly. She believes that, together with lenders, closing attorneys, and fellow agents, they can all work towards a common goal—getting buyers and sellers to the closing table.

Tammy Wissing’s journey is a testament to the power of adaptability, teamwork, and dedication. As she continues to shape her legacy in the industry, her story serves as an inspiration for aspiring Realtors® looking to carve their own paths in the dynamic world of real estate. The Wissing Team is not just a family business; it’s a symbol of unwavering commitment to the profession and to each other.

# One Simple Philosophy: Do the Right Thing.

PFS Investments, Inc. offers:  
Financial Advisor,  
Managed Accounts,  
Business Retirement Accounts,  
401(k) and Cash Balance Plans



**JEFF VACH**  
Investment Advisor Representative  
2400 Herodian Way SE Suite 110  
Smyrna, GA 30080-8581  
Phone 770-933-8974  
Mobile 404-966-5883

I help clients identify strategies that align with their investment goals. I am committed to delivering financial advice and solutions with the highest integrity. I help my clients feel confident and secure by developing and executing an easy to understand investment strategy. Reach out to learn more.



Primerica Advisors  
PFS Investments Inc.

Licenses: Series 6, 63, 65

Both brokerage and advisory accounts. Representatives do not have investment discretion over any client account or assets. For additional information about the products and services available in brokerage and advisory accounts, including fees, expenses and the compensation received by PFSI and your representative, please review a copy of our Form CRS, Form ADV brochure and our informational brochure, Investing with Primerica, available from your representative and online at [www.primerica.com/pfsdisclosures](http://www.primerica.com/pfsdisclosures). Primerica and PFS Investments are affiliated companies.

**A Home Without a Good Roof  
Is Like a Pie With no Crust!**



**CALL CHRIS TO SCHEDULE A  
FREE ROOF INSPECTION**



**(678) 316-6899**

[www.georgiaselectroofing.com](http://www.georgiaselectroofing.com)  
[chris@georgiaselectroofing.com](mailto:chris@georgiaselectroofing.com)  
christheroofigeducator



**Strategic Presale Updates  
in Just Three Weeks**



*Financing available*



**LIMOR KOLT**  
RENOVATION SELLS  
ALPHARETTA & EAST COBB

(617) 833-5050  
[LIMOR@RENOVATIONSELLS.COM](mailto:LIMOR@RENOVATIONSELLS.COM)

# The Ultimate Home Inspection Experience™



Pillar To Post Home Inspection Packages include even **more exclusive and innovative features** than ever. These new services deliver speed, ease and convenience, getting you to closings faster, saving you time and delighting your clients.

## Standard with every Home Inspection:

### PTP360\*

#### Interactive 360° Visual Inspection Summary

- Brings the inspection report to life
- Includes every room and the exterior
- Accessible any time

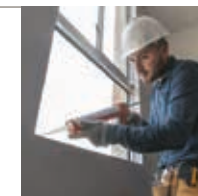


### PTPEstimates

Powered by BOSSCAT

#### Cost estimate for Inspection Summary items

- Learn what recommended repairs will cost
- Estimate based on local costs
- Request an estimate with just a click



**Get a  
Preview Here**



## Also included with Premium and Prestige Packages:

### PTPFloorPlan

#### A measured floor plan of the entire home

- Use to determine furniture fit and placement
- Share dimensions with contractors for estimating



### PTPHomeManual

Powered by Centriq

#### The digital owner's manual for the home

- Download user manuals/warranty information
- Find safety recalls on appliances
- Indicates age and useful remaining life of systems



Technology coupled with deep knowledge allows us to provide an exceptional home inspection with unique and innovative features, all delivered within a seamless brand experience. This experience, and the people who deliver it, has made Pillar To Post North America's largest home inspection company.

**Team Liz and Drew**  
**678-565-6458**  
[lizanddrew.pillartopost.com](http://lizanddrew.pillartopost.com)



**Book An Inspection Today!**

\*Where available. Not all services are offered by every office. Each office is independently owned and operated.



# Get your move on

You can't take everything with you on your move. But you can take your services. You can easily transfer your services with the Xfinity app. So it's easier than ever to get connected on the day of your move. Plus, with the Xfinity 10G Network, you get the reliable connection you need to power an entire house full of devices. That's moving made easier with Xfinity.

Connect More  
200 Mbps Internet

**\$40** per month  
for 12 months

No term contract required. Includes \$10/mo. automatic payments and paperless billing discount with a stored bank account (\$5/mo. discount applies with a stored credit or debit card). Taxes and other charges extra and subject to change.

1-year rate  
guarantee

WiFi equipment  
included



1-800-xfinity [xfinity.com/move](http://xfinity.com/move) Visit a store today

Restrictions apply. Not available in all areas. Offer expires 12/31/23. Offer requires enrollment in both automatic payments and paperless billing with bank account. Without enrollment, the monthly service charge automatically increases by \$10 (or \$5 if enrolling with credit or debit card information). The discount will appear on your bill within 45 days of enrolling in automatic payments and paperless billing. If either automatic payments or paperless billing are subsequently cancelled, the \$10 monthly discount will be removed automatically. New residential customers only. Limited to Connect More 200 Mbps Internet. **Internet:** Actual speeds vary and not guaranteed. For factors affecting speed visit [www.xfinity.com/networkmanagement](http://www.xfinity.com/networkmanagement).

xfinity 10G