

OMAHA

REAL PRODUCERS.®

CONNECTING. ELEVATING. INSPIRING.

LINDSAY
HOLLINGSWORTH

BUILDING ON
HER DREAMS

SEPTEMBER 2024





CHANGE THE WAY YOUR CLIENTS DO MORTGAGE!
A Full-Service Bank with In-House Financing

Specialty Loan Options Available!
Bridge Loans | Low Down Payment Loans
Mortgages for Self-Employed Clients & More!



BRIAN HART
Mortgage Manager | NMLS #494732
bhart@premierbankne.com
C: (319) 538-8968



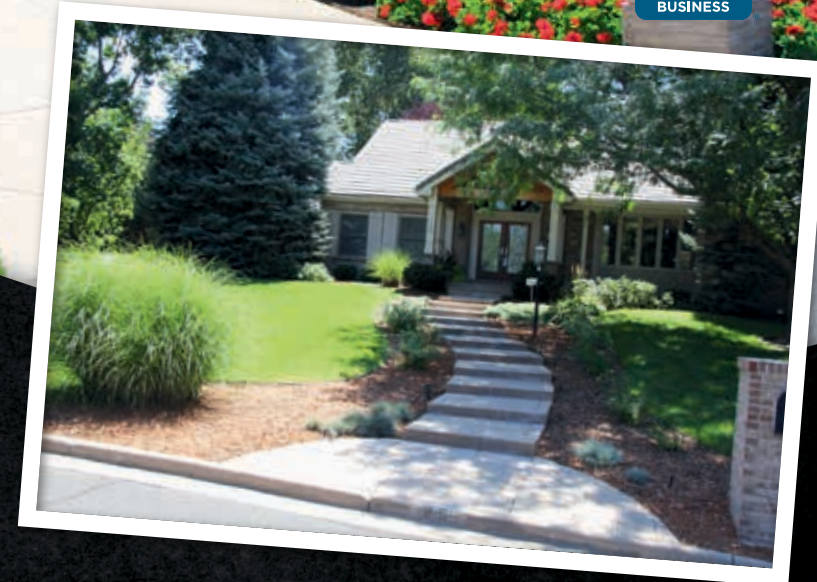
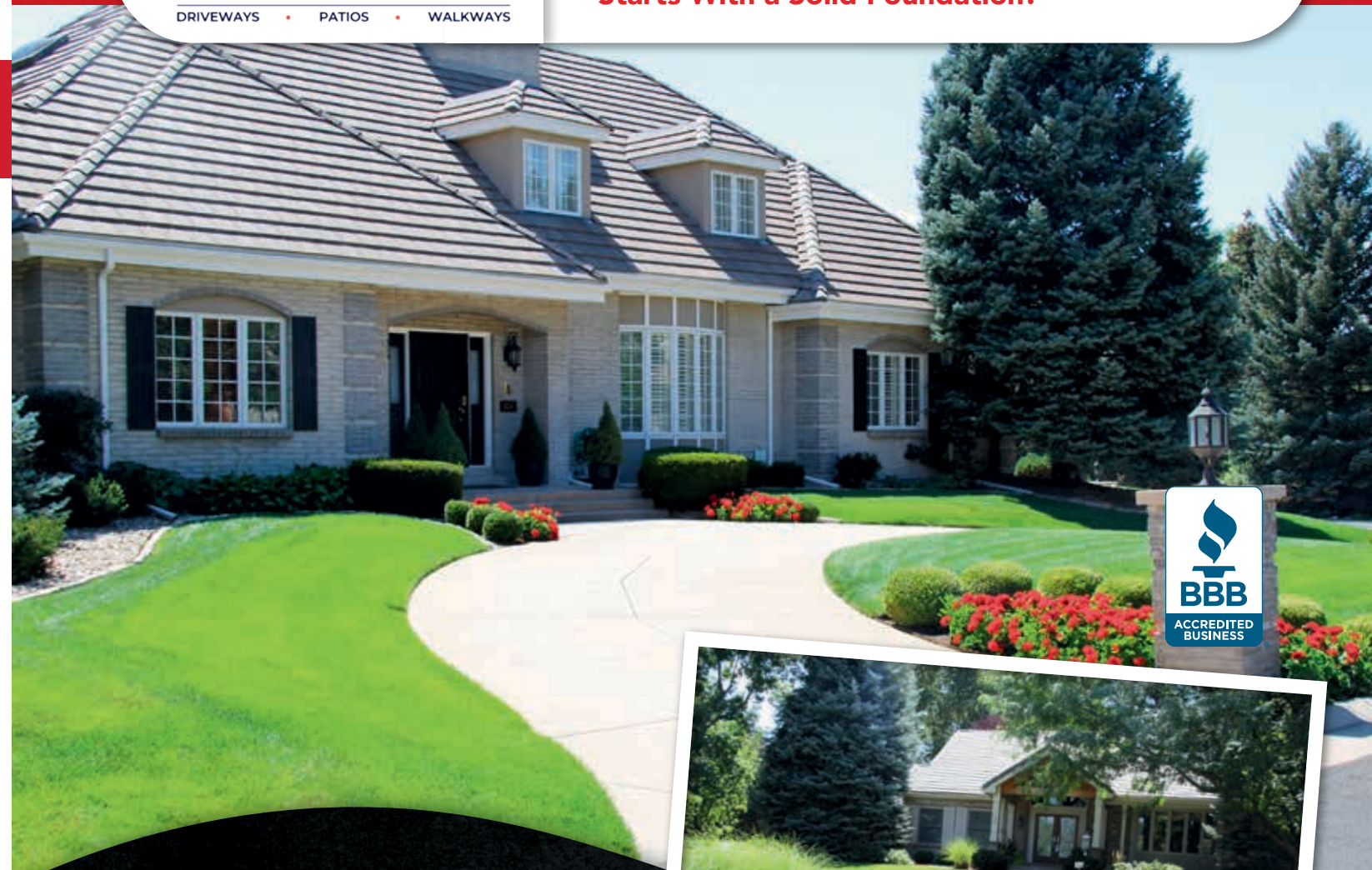
CHRIS ELLIS
Mortgage Financing | NMLS #1482248
cellis@premierbankne.com
C: (402) 641-0906



PremierBankNE.com
16802 Burke St.
Omaha, NE 68118



Every Great Listing
Starts With a Solid Foundation!



Invest in beauty and benefits that last!

"Sam the Concrete Man was very professional, easy to communicate with, timely, and the price was fair! I would highly recommend them!"

- STACEY PENROD

Call or Text for a free estimate.

402-265-0044

aksarben.samtheconcreteman.com

RESIDENTIAL CONCRETE SERVICES

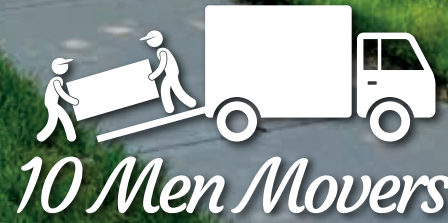
Patios • Driveways
Walkways • Much More...

WE SEND *More* MOVERS
TO GET THE JOB DONE *Faster!*



Why Choose 10 Men?

We Have The Man Power & Equipment to Get the Job Done Fast & Efficiently Offering A Less Stressful Moving Experience for Your Clients.



10 Men Movers

402.860.2774 | 11717 South Plaza B-6 Apt 302, Omaha

Scan to schedule our team today!



TOOLS YOU DIDN'T KNOW
YOU NEEDED



SIMPLENEXUS

- Mobile co-branded app
- You will have the ability to monitor the loan status.
- You will have the ability to see who has applied or sent documentation.
- You will have the ability to share a cobranded application link to the borrower to complete an application and get pre-qualified with me.
- Every potential borrower will see your logo and headshot - keeping buyers tied to you!

FREE

TotalExpert

As a preferred Realtor Partner you will have access to:

- Create professional-quality Single Property Sites in less than 10 minutes using your MLS#.
- Open House and program flyers.
- Create your own lead capture sign-in forms for your open houses and events.
 - Contact management.

FREE

homebot

- Empowers customers to build wealth through homeownership.
- An easy way to stay connected with your past clients and prospects.
- A personalized monthly email that helps homeowners make educated home wealth decisions about their investment.
 - Branded to you so that you stay top of mind.
- They can track their current home value, understand their equity position, calculate the trade-up potential, and so much more.

\$25 per month with a one time set up fee of \$50.

You've got a whole home to cover -
We've got whole home solutions!



Visit our showroom conveniently located at 204th & Blondo Parkway in Elkhorn!



Discover Solutions!



Locally Owned & Operated

Top-of-the-line customer service from start to finish
Integrate blinds or shades with other smart home systems
Seamless transitions from room to room

(402) 390-2667 | OmahaWindowCovering.com

SCAN HERE
TO START CO-BRANDING
ON SIMPLENEXUS NOW!



EMILY ZACH

Residential Mortgage Loan Originator

402.403.3213

ezach@peoplesmortgage.com



17330 WRIGHT ST. SUITE 200, OMAHA, NE 68130

LO Licensing: FL-LO61973 GA-464868 IA-27768 IL-031.0052518 NE OK-MLO24480 SD-464868.MLO TX NMLS-464868 Company Licensing: Peoples Mortgage Company, A DBA of Moria Development, Inc. FL-MLD1223 GA-42496, Loan Officers licensed in GA are Georgia Residential Mortgage Licensees IA-2014-0040 IL-MB.6760899 For licensing information, go to: nmlsconsumeraccess.org NE-NE6274 OK-ML010188 SD-ML.05091 TX.peoplesmortgage.com/license NMLS-6274 | Equal Housing Lender

TABLE OF CONTENTS



08

Index of Preferred Partners



10

Meet the Omaha Real Producers Team



12

Publisher's Note: Fall Success Strategies



14

Tribute to Candi Troia



20

Cover Story: Lindsay Hollingsworth



28

Partner Spotlight: Misty Hemphill-Wilson, Guaranteed Rate



34

Rising Star: Delaney Vogt



42

Nebraska Realty's New North Omaha Office



48

Luxury Property Spotlight: Luxurious Living in Bennington

Cover photo courtesy of Natalie Jensen Photography.



If you are interested in contributing or nominating REALTORS® for certain stories, please email us at Stacey.Penrod@n2co.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 *Omaha 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.



PROTECTING YOUR MOST VALUABLE ASSETS:
HOME | AUTO | LIFE



CYRUS JAFFERY
FOUNDER & CEO
CYRUS@TEAMCYRUS.COM
402.213.9890



BOBBY JAFFERY
VP OF SALES
BOBBY@JAFFERYINSURANCE.COM
402.718.5206

JAFFERYINSURANCE.COM



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!

AUTO DETAILING

Owner's Pride
(402) 715-9749
ownersprideclub.com

CARPET/FLOORING

Floor Source
(402) 590-2626
floorsourceomaha.com

CHARCUTERIE BOARDS & GRAZING TABLES

Graze Craze
(531) 999-1293
grazecraze.com/
omaha-ne-midtowncrossing

CLOSETS & STORAGE

The Closet Factory
(402) 697-3600
closetfactory.com

COMMERCIAL & RESIDENTIAL CLEANING

Canoc Complete Cleaning
(402) 706-9345
canocompleetcleaning.com

CONCRETE SERVICES

Sam the Concrete Man
(402) 265-0044
aksarben.samtheconcreteman.com

CUSTOM CABINETS

Cabinet Design Studio
(531) 301-9550
cabinetsomaha.com

ESTATE SALES/ ONLINE AUCTIONS

Twist of Fate Estate Sales
(402) 510-8509
twistoffateestatesales.com

ESTATE/CLEANOUT COMPANY

Forever Yesterday Exchange
(402) 281-4679
foreveryesterdayexchange.com

EXERCISE/FITNESS

The Exercise Coach
(402) 875-6596
exercisecoach.com

GENERAL CONTRACTOR

Streamline Services
(402) 690-6154
streamline370.com

HANDYMAN

Streamline Services
(402) 690-6154
streamline370.com

HEALTH & WELLNESS

Elevate
(402) 250-3388
elevatestudios.com

HOME STAGING

Rearranged for Change
(402) 981-3509
rearrangedforchange.com

HVAC

Haines Climate Control
(402) 981-4131
hainesclimatecontrol.com

Skradski Heating & Cooling

(402) 333-2928
heatomaha.com

INSURANCE

American Family Insurance
Terri Scholting
(402) 234-2504
tscholtingagency.com

First Priority Insurance

(402) 218-1069
firstpriorityinsure.com

My Insurance

(402) 991-6688
myinsuranceomaha.com

SWAGG Insurance

(402) 592-0900
swagginsurance.com

INSURANCE/FINANCIAL SERVICES

Jaffery Insurance & Financial Services
(402) 213-9890
jafferyinsurance.com

MORTGAGE LENDING

Barrett Financial Group
(402) 316-8176
LizSchreiber.com

Charter West Bank & Mortgage Center

Francisco Serrano
(402) 339-2700
charterwest.com

CMG Home Loans

Stacy Thorne
(402) 871-8128
cmghomeloans.com

Core Bank

(402) 898-3328
corebank.com

Guaranteed Rate

Misty Hemphill-Wilson
(402) 708-0976
rate.com

Northwest Bank

(402) 334-0300
bank-northwest.com

Peoples Mortgage

Emily Zach
(402) 403-3213
ezach.loans.
peoplesmortgage.com

Premier Bank

(402) 715-4691
PremierBankNE.com

Results Mortgage

Cindy Kinsler
(402) 542-5825
cindykinsler.com

U.S. Bank

Brittany Green
(402) 289-9021
USBank.com

Wilhelm Mortgage

(402) 210-8352
jeremywilhelm.com

MOVING COMPANY

10 Men Movers
(402) 860-2774
10menmovers.org

Firefighters on the Move

(402) 850-0145
firefightersonthemove.com

PHOTOGRAPHER

Natalie Jensen Photography
(402) 505-0522
nataliejensen
photography.com

PRINTING / PROMOTIONAL

Digital Express
(402) 614-0047
digxprint.com

PROPERTY MANAGEMENT

NHS Commercial Property Management
(402) 512-3525
heartlandforrent.com

REAL ESTATE PHOTOGRAPHY/ VIDEO/MATTERPORT

Amoura Productions
(402) 991-2095
amouraproductions.com

ROOFING & EXTERIORS

Red Rhino Roofs
(402) 502-4270
redrhinoroofs.com

Thompson Roofing

(402) 733-0981
thompsonroofingomaha.com

TERMITE & PEST CONTROL

Lien Termite & Pest
(402) 397-8884
lienpestcontrol.com

WATER SOFTENING/ WATER SYSTEM

Clean Water Guys, Inc.
(402) 330-6440
cleanwaterguys.com

WINDOW TREATMENTS/ CUSTOM

Accent Window Fashions
(402) 390-2667
omahawindowcovering.com



Local Loans for Your Greatest Goals

Whether you are building a new home or purchasing an existing one, West Gate Bank can help you to finance the home of your dreams.

Ready to get started? Contact a Lender Today!

Steve Kucirek
US Navy Veteran
Mortgage Lending Team
402.292.1948
skucirek@westgate.bank
NMLS# 1734948

Tyler Peterson
Mortgage Lending Team
402.758.8716
tpeterson@westgate.bank
NMLS# 406012

Guthrie Steen
Mortgage Lending Team
402.758.8727
gsteen@westgate.bank
NMLS# 400111

Michael Bittner
Residential Construction Lending
402.758.8730
mbittner@westgate.bank
NMLS# 408474

WEST GATE BANK. | westgate.bank | 402.434.3456
Our interest is you
Member FDIC

Forever Yesterday Exchange

From Clutter to Closing
Is the Junk Slowing Your Sale?

Call, text, or email Forever Yesterday Exchange for your FREE consultation!

402-218-0912 | ForeverYesterdayExchange.com | sales@foreveryesterdayexchange.com

CONTACT US TODAY!

MEET THE OMAHA REAL PRODUCERS TEAM



STACEY PENROD
 Publisher
 Stacey.Penrod@n2co.com
 402-677-7744



ELLEN BUCHANAN
 Editor



SHENIA SCHLOSSER
 Ad Strategist
 OmahaNE.ads@n2co.com



DAVE DANIELSON
 Writer



JESS WELLAR
 Writer



NATALIE JENSEN
 Photographer
 NatalieJensenPhotography.com



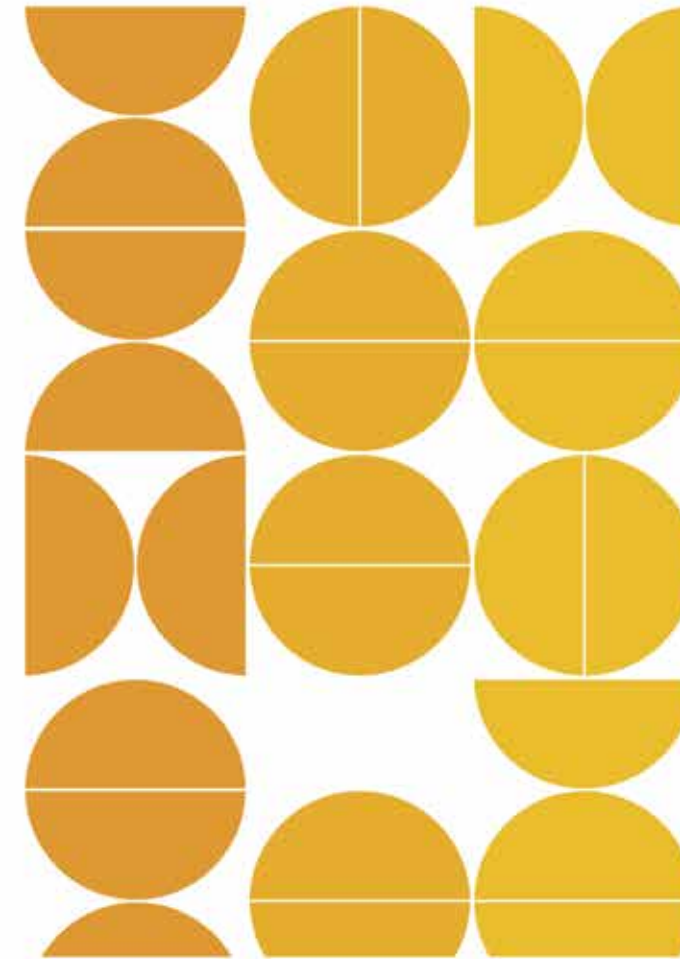
MARGARET WOLF
 Social Media Manager
 mwolfphotography.com



AUSTIN HALL
 Videographer
 GloryVisuals.com
 hello@gloryvisuals.com



DARREN CLAUSEN
 Videographer
 GloryVisuals.com
 hello@gloryvisuals.com



Stay Safe, Sell Smart

Essential Safety Strategies for REALTORS® (#9999t)

Participants will learn about personal safety techniques, risk assessment, and strategies for conducting safe showings and open houses. Whether you're meeting new clients, showing vacant properties, or closing deals, this course will help you navigate the complexities of the real estate market with confidence and peace of mind.

Join us to build a safer, more secure career in real estate and ensure that every sale is a smart and safe one that guarantees your safe return home to your loved ones. 1 Hour Commission Approved Training



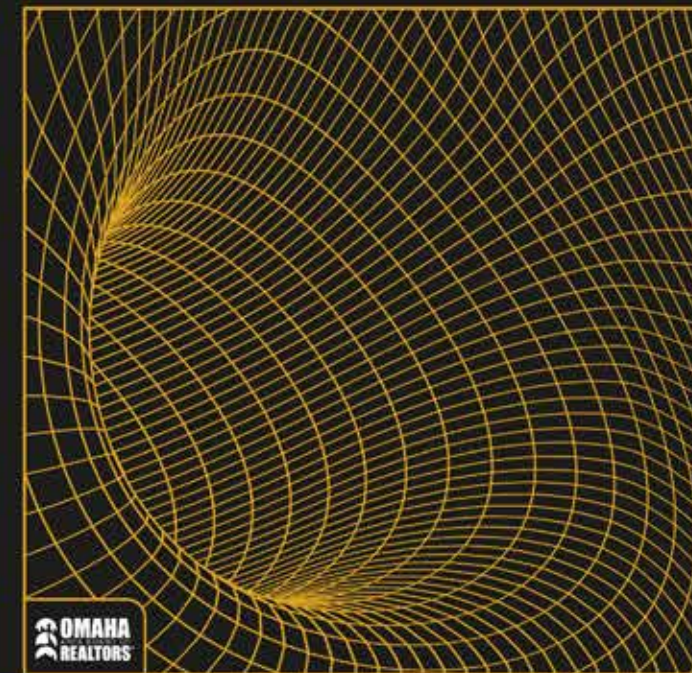
Speaker: Dave Legaz, Retired NYC Sergeant

11:30 AM - 1:00 PM

OABR Education Center
 11830 St. Omaha, NE 68154

Register at omaharealtors.com/stay_safe_sell_smart

SAVE THE DATE



TECH SUMMIT



▶ publisher's note

Fall Success Strategies: TOOLS FOR THE OFF SEASON

Dear Real Producers of Omaha,

As we transition into the fall and winter seasons here in Omaha, we understand that the real estate market often shifts into a relatively slower pace. This period, while quieter, presents a unique opportunity for REALTORS® to enhance their strategies and prepare for the next upcoming spring surge.

Fall and winter are perfect times for Realtors to focus on building and nurturing relationships with clients. Use this season to reconnect with past clients through personalized outreach — whether it's a thoughtful note, a phone call, or a seasonal gathering. These touches can reinforce your value and position you as a trusted resource when they're ready to enter the market again.

Additionally, this quieter period is ideal for refining your marketing materials and strategies. Consider updating your website, revamping your social media presence, or creating new content that highlights your expertise and showcases the unique charm of Omaha's neighborhoods during the colder months. Engaging content that speaks to the benefits of buying or selling in the off-season can set you apart and attract prospective clients who might be considering making a move.

Also, take advantage of this time to deepen your knowledge of the local market. Attend industry seminars, engage in professional development courses, stay informed about market trends, and host informative client events. This will not only keep you sharp but also prepare you to offer valuable insights to your clients as the market picks up.

Finally, embrace the season by hosting community events or contributing to local causes. Being an active presence in the community can strengthen your reputation and establish you as a go-to expert in real estate.

While the pace may slow, the opportunity to build lasting relationships and prepare for future success remains vibrant. Let's use this time wisely and continue to make an impact in Omaha's real estate market.

Warm regards,



Stacey Penrod

Owner/Publisher
Omaha Real Producers
402-677-7744
Stacey.Penrod@n2co.com

SEE YOU THERE!

OMAHA Real Producers'

SELLING SUNSET III



THURSDAY, SEPTEMBER 19, 2024
3:30 PM – 7 PM

20220 Sheffield Circle, Bennington, NE 68007

As summer comes to a close, *Omaha Real Producers* is excited to invite you to our third Selling Sunset celebration! Join us on Thursday, September 19, 2024, at 20220 Sheffield Circle

in Bennington, where Kim Hoffart (BHHS Ambassador Real Estate) will host us in her stunning luxury listing.

Discover more about this extraordinary property on pages 48 to 50 in this issue.

If you haven't RSVP'd yet, please check your inbox and secure your spot today. We can't wait to see you there!



SPONSORED BY  Flat Branch HOME LOANS

For information on all Omaha Real Producers events, please email Stacey.Penrod@n2co.com.



Photos by Margaret Wolf Photography

A TRIBUTE

CANDI J. TROIA

February 27, 1956 – July 11, 2024

Our Omaha real estate community mourns the loss of a true legend, Candi Jo Troia, who passed in July after a 15-year battle with Stage IV lung cancer. Known for her indomitable spirit and unwavering determination, Candi earned the nickname “Prize Fighter” for her courageous fight against the disease, despite never having smoked a day in her life.

Candi was celebrated not only for her professional achievements as a

dedicated REALTOR®, but also for her selfless dedication to others. Her servant heart shone brightly as she consistently went above and beyond to help those she loved and even strangers in need. She remained passionately committed to her work as your “Realtor for Life,” continuing to sell homes and discuss real estate until her very last breath.

In addition to her real estate career, Candi was deeply involved in the

community. She devoted six years to supporting the Ronald McDonald House and maintained her role as a server at Brother Sebastian’s Steakhouse even as she faced the challenges of her illness.

Although doctors initially gave her less than a year to live, Candi was blessed to have an inspiring 15 years. Her legacy is marked by the hope, faith, and love she shared with everyone around her. Candi’s impact on our community is profound, and she will be deeply missed.

Six years ago, Candi Troia was nominated by Tim Reeder as an “Inspiration” feature for our magazine. He shared the story of how she was given a short amount of time to live due to her Stage IV lung cancer diagnosis, yet she had (at the time) survived many years beyond expectations. Candi was featured in our very first launch issue in July 2018. Since that time, she became a dear friend and a constant source of inspiration to me and so many others. I have never seen someone fight so fiercely for everything — her life, her family, real estate, everything. She also fought hard for *everyone else*, helping strangers in need, helping others with cancer diagnoses, fundraising for cancer patients, and so much more. Candi lived every moment of her life with hope, humor, passion, love, and drive. I have never met anyone like her. Her impact on so many is deep and vast, and yet to be fully realized. Rest in peace, Candi. May you look down from the heavens and know — it was a job very well done and a life well lived, my friend. —**Stacey Penrod**

Candi’s infectious, positive attitude and sheer determination was a constant inspiration to me and everyone in the real estate industry who knew her. I cannot imagine anyone battling through her circumstances for as long as she did with more grace and sheer will. She was a mentor to so many people and always willing to give of her time, whether it was for real estate or just to encourage someone who was going through difficult circumstances. She always made my day a little bit better when I interacted with her through her smile and positive outlook on life. Her faith and positivity were contagious, and she was definitely a light in my life as she was for so many. She will be sorely missed but never forgotten and will continue to serve as an inspiration for years to come. As a company, we are going to honor her memory by maintaining the “Prize Fighter” parking spot at our office that we have had for her for years. It will go to someone who shows the kind of motivating spirit that she brought to this world. —**Andy Alloway**

Candi texted me “Happy Father’s Day” on June 16, and I thanked her and asked when she would be in Okoboji, as we share a love for Boji. She said July 13 to July 20, but sadly, she didn’t get there this year. I have saved a phone message that Candi left me on April 21, 2017. At the time, I was training new agents for Nebraska Realty and Candi was one of my go-to agents for having newbies shadow

her at open houses and listing appointments. Prior to her message, I had assigned Candi an open-house shadow, and the rumor was that the new agent was a past Playgirl model. She thanked me repeatedly for the assignment. I believe this was why she left me the following message over seven years ago: “Hey, Chuck, it’s Candi. I’ll be happy to take somebody with me on my listing appointment Sunday. I just have one request. If it’s a guy, can he be hot — some nice eye candy? I’m kidding. No, I’m not. Thanks. Bye.” Classic Candi, and it made me laugh. Not sure why I saved it, but I’m glad that I did. —**Chuck Burney**

Candi had an amazing mindset that I aspire to achieve. Candi knew the Lord and always put others first, no matter what she was going through. She once called me on the way to the operating room to ensure a client’s needs were met. Talk about determination. She made sure her grandchildren were cared for and was driven by family and friends. She thought about them, not her own pain, which pushed her forward for years. I knew Candi for many years and grew closer to her when she joined my team. I miss those days; we were a great team. I was amazed she continued working at Brother Sebastian’s when she was worn out. I’ll never forget when she was at Mayo deciding whether to get a pacemaker. She traveled between Phoenix and Omaha, hating flying but doing it for family and friends. Even when weak, she kept going. I told her God isn’t done with you yet. We must trust God and his timing. Keep moving forward is one of my favorite sayings. Candi wants us to be kind, and if you don’t know Jesus ... learn and walk with him. One day, you will see Candi again. —**Cindy Andrew**

Like a lot of us, I first met Candi through real estate. We knew each other professionally, but not much more than that. Later, after both being diagnosed, we became each other’s cheerleaders. For 14 years, after being diagnosed with Stage IV and told to go home and get her affairs in order, I watched Candi endure battle after battle with this incredible will to live, bolstered by her infectious, positive attitude. During this same period, Candi was always on the alert to help someone else. Once, she brokered a group of us to help furnish a used car for a family in Beatrice. Again, throughout it all, Candi continued one of her favorite hobbies, when time and health permitted, of waiting on tables at Brother Sebastian’s. She listed and sold real estate almost to the end! In my opinion, Candi lived two to three lifetimes compared to the average individual. She seemed to overcome so many

new diagnoses, so many times, that it led to me say to her at one point, "I don't know what's going to get you, but it won't be cancer." Turns out, I think I was right! —**Corky Grimes**

Candi and I go back about 15 years to when she was with Deeb Realty — a pure firecracker from the minute I met her working on a real estate deal together. I learned quickly that she possessed unmatched conviction and a desire to help people; she could be helping her clients buy or sell a home ... but more importantly, she simply loved to help everyone in any way possible. I was still learning my way around the real estate finance world back then and am a perfect example of someone she took under her wing to help promote. I will always be indebted to her, and our friendship grew over the years. Loved having our lunches at Blue Sushi to catch up on business, but we talked mostly about our families and life. She would even bring her assistant (what she called her grandson Ryker) occasionally, which was awesome. She had a way of making everyone around her smile and, even if for a few moments, reduce the troubles and stress in their lives! Candi always said to thank God for waking up that day and to make the most out of your life. I plan to honor that and make her proud. Rest in heaven to truly one of a kind! —**Robert Vobejda**

I had the pleasure of knowing Candi for 30-plus years. Candi was my first real estate agent relationship and will forever be my favorite. She took me under her wing when I first got in the business and was a big part of my initial success. Her positive attitude, drive, and care for others was infectious. Aside from our business relationship, more importantly, she was a valued friend that I could always count on. Candi was always focused on the needs of others before herself, and that was evidenced with the time that she took with my mother-in-law, who battled the same cancer that Candi suffered from. The time she took stopping by, calling weekly, recommending doctors/treatments, and overall positive support in a tough time for our family will never be forgotten. Thank you for making the world a better place, Candi. You will be dearly missed. —**Scott Hove**

Candi and I became friends during junior high. Although we hadn't been in touch for years, when I needed help pricing a family property, I remembered she was in real estate. I called her to ask if she would do a CMA for me. She immediately came to my office and was eager to help. During our chat, I mentioned



Candi Troia (d. 2024)

considering getting my real estate license. She encouraged me, so I proceeded. After passing the exam, I called her. She was thrilled and said, "Come with me," and what a great ride it's been. We started partnering up and selling. She taught me everything she could and was the greatest mentor, the hardest-working, most selfless, and giving friend. She excelled in real estate and life. Many of our texts and calls were about her cancer. In her words, "Cancer Sucks" and "Chemo Brain." Her favorite quote was, "You can have everything in life you want if you just help other people get what they want," by Zig Ziglar. She loved God, family, friends, her profession, and her life. The last words we exchanged were "I love you." —**Terri Scholting**

SAVE UP TO 23% WHEN YOU BUNDLE HOME AND AUTO!*



Terri Scholting, Agent
Terri Scholting Agency, Inc.
tscholti@amfam.com
(402) 234-2504

Scan the QR code or call to get a quote today.



AMERICAN FAMILY INSURANCE

*Customers who bundle auto and home insurance policies may save up to 23% on both policies together (as of July 2022). Discounts may vary by state, property, policy form and company underwriting the auto and/or home policy. Discounts may not apply to all coverages on an auto or home policy.
American Family Mutual Insurance Company, S.I. & its Operating Companies, 6000 American Parkway, Madison, WI 53783
©2023 21885 - 5/23 - 20562813



CONNECT WITH US



STREAMLINE SERVICES

UNLOCK THE POTENTIAL OF YOUR LISTINGS

YOUR ONE STOP SOLUTION FOR:

- Handyman Repairs
- Electrical & Plumbing
- Carpentry & Drywall
- Flooring & Painting
- Siding & Gutters
- Decks & Fences
- Concrete & Driveway Caulking

402.690.6154 | streamline370.com

Freedom From Cleaning... ... it's a Fabulous Feeling!

- ★ Move-In/Move-Out Cleaning
- ★ One-Time Deep Cleaning
- ★ Carpet Cleaning/Floor Maintenance
- ★ Window Cleaning
- ★ Routine Home Cleaning
- ★ Commercial Cleaning



(402) 706-9345 • canocompletecleaning.com

Scan For Scheduling Information!



HEATING & COOLING



APPLIANCES



ELECTRICAL



PLUMBING



Cody Bousema
Ready to Order:
(402) 597-2169
Questions:
(402) 306-6319




For just **\$550**, protect yourself and your clients with our **12-Month Home Warranty.**



RECEIVE UP TO
\$1,000
OFF CLOSING COSTS!

Apply today!



Get pre-qualified with our
Northwest Bank Mortgage App!



NORTHWEST BANK



Will DeRosear
402-689-8410
NMLS#639430

Sam Hamrick
402-536-0636
NMLS#885700

Ryan Schlabs
531-301-2093
NMLS#720173

14320 Arbor St, Omaha | 9719 Giles Rd, La Vista
3333 N 168th Ct, Omaha | NW.bank

*Credit score of 720 or greater on primary residence purchase loans only. Receive \$1,000 off closing costs with a loan amount greater than or equal to \$150,000 or \$500 off closing costs with a loan amount of \$50,000-\$149,999. Funds cannot be applied towards down payment, prepaid interest, etc. Offer valid for secondary market loans only. Available to applications dated January 2 - December 31, 2024. Property insurance is required. An open and active Northwest Bank Compass Rewards, Compass Relationship, Compass Digital, Compass Cash or Compass Free Checking Account is required. \$10 minimum to open checking account. Member FDIC | Equal Housing Lender | NMLS#486668.

LET US HANDLE YOUR CLIENTS' HVAC NEEDS!



We Can Help Your Buyer/Seller Clients With:

- Air Conditioner Clean & Checks
- Furnace Clean & Checks
- Air Conditioner Repair & Installation
- Furnace Repair & Installation
- Heat Pump Repair & Installation
- Indoor Air Quality



Family Owned & Operated for 70+ Years!

Let us take care of your clients' HVAC needs so you can focus on selling!

402.858.0734 • HeatOmaha.com








Get in touch with us today!

Your Client's Luxury Flooring Destination.

- All types of flooring
- Free Estimates within 24 hours
- Price matching

9757 S 140th St., Suite 9 | Omaha
402.590.2626 | FloorSourceOmaha.com



LINDSAY HOLLINGSWORTH



BUILDING
ON HER
DREAMS

Photo by Natalie Jensen

▶ cover story

By Jess Wellar



Twin sisters Lesley Clark (left) and Lindsay Hollingsworth (right) with their mother, Roxanne Andriik (center)

Lindsay Hollingsworth doesn't just sell homes; she helps build entire communities. As part of the RL Group Partners in Real Estate, a powerhouse team she formed with her mom and sister at Berkshire Hathaway HomeServices Ambassador Real Estate, Lindsay combines her deep industry knowledge with a personal touch that makes her a standout in Omaha.

"I have a genuine love for real estate. It is not just about helping people buy and sell properties; it's about the connections and relationships I build along the way," Lindsay affirms.

FAMILIAL FLAIR

The RL Group is more than just a team — it's a family endeavor that thrives on close bonds and complementary strengths. This synergy is evident in their daily operations, where they leverage their individual skills to provide top-notch service to their clients.

"My mom, sister and I all have a close bond — we talk multiple times a day," Lindsay shares. "So we're always in sync and up-to-date on everything."

In 2003, Lindsay's mother, Roxanne Andriik, set the stage by obtaining her real estate license, inspiring Lindsay to follow suit after graduating from UNO, where she was on the cheerleading squad. The family tradition continued with Lesley Clark, Lindsay's identical twin sister, joining

their ranks in 2019. By April 2022, the trio formalized their partnership under BHHS, creating a powerhouse team that has garnered accolades such as the Charmain Circle Platinum award for two consecutive years, as well as Top Partners in Oracle Production.

Their dynamic partnership allows them to cover all aspects of real estate with finesse. Lindsay excels in paperwork and negotiations, Lesley shines in marketing and social media, while Roxanne brings her interior design background to staging and preparing listings. Together, they create a seamless experience for their clients, ensuring every detail is meticulously handled.

Last year alone, Lindsay personally closed \$19 million over 50 transactions. In 2020, she received BHHS' Leading Edge Award and the following year, the prestigious President's Circle Award. She credits her emphasis on communication and relationships for her accomplishments over the past 19 years.

“I make myself available 24/7 and prioritize clear and effective communication, ensuring that my clients are well-informed and supported throughout the entire process,” Lindsay explains. “That would also be my advice to up-and-coming producers! This means promptly answering calls, texts, and emails, as most people expect quick responses in today’s fast-paced world.”

“It is also important to be respectful of other agents as they are also your clients. By providing them a positive experience and treating them with professionalism, it increases the likelihood they will want to work with you again in the future.”

CRAFTING DREAMS

Lindsay’s role as a listing agent for The Home Company adds another layer to her impressive portfolio. The Home Company, a semi-custom builder, specializes in a wide range of homes, from townhomes priced between \$225K to \$300K to single-family homes ranging from \$350K to \$700K. With approximately 150 homes built each year, Lindsay is one of three listing agents responsible for bringing these dreams to life.

“My husband and I built a home with them two years ago, so I can personally relate with my clients after my own deep dive! It really helps to be knowledgeable on the entire process,” Lindsay explains.

Her hands-on experience and deep involvement in every step of the building process, from initial consultations to the completion of the home, ensure her clients receive exceptional service and guidance throughout the endeavor.

When it comes to traditional listings, Lindsay also prides herself on her ability to have a house looking its very best before it hits the market.

“ I MAKE MYSELF AVAILABLE 24/7.”



Photo by Natalie Jensen



Lindsay and Jeff Hollingsworth with their children, Hudson and Hayden. (Photo by Natalie Jensen)

“I understand the significance of preparing a home for sale. Alongside determining the right pricing, I place emphasis on ensuring it is in the best possible condition with a wide network of reliable contractors and staging services,” she notes.

Reflecting on her career, Lindsay credits her late mentor, Ralph Marasco, who played a pivotal role in shaping her as an agent.

“Working alongside Ralph as his licensed assistant for seven years was immensely valuable,” she recalls. Ralph’s mentorship provided Lindsay with firsthand knowledge of the industry, participating in listing appointments, showings, and mastering the necessary paperwork. His influence is a cornerstone of her success, even after his passing in 2020.

FAMILY FIRST

Beyond the office, Lindsay is deeply rooted in her personal life and community. Married to her high school sweetheart, Jeff, for 18 years, they have two wonderful children, Hudson and Hayden. They keep their schedules busy with Hudson’s hockey and Hayden’s volleyball.

In her precious downtime, Lindsay enjoys spending quality time with family and friends, indulging in her “guilty pleasure” with a good reality TV binge.

Her commitment to her community is evident through her involvement in numerous school and community events over the years.

“I was heavily involved in the PTA when the kids were in elementary school and was president for four years. I like to stay busy... I’m always trying to organize something!” she laughs.

“Just this month, I’ve raised over \$1,250 in sponsorships and raffle tickets for my son’s hockey team’s

Lindsay Hollingsworth’s twin sister, Lesley (left), obtained her own real estate license in 2019. (Photo by Natalie Jensen)





From left to right, Lesley Clark, Roxanne Andriik, and Lindsay Hollingsworth form RL Group Partners in Real Estate at BHHS Ambassador Real Estate.

golf outing fundraiser. I love to help and will support people in any way; it doesn't have to be specific — I am always mindful about giving. It brings me joy and fulfillment.”

As Lindsay continues to thrive in her career, her focus remains on spending precious time with her children before they leave the nest and expanding her professional horizons.

“I hope to maintain the momentum I have with my builder and my sphere of clients, and I also want to continue to learn and grow in all areas of the business,” she concludes.

“The most important thing to me, though, is to keep building trust and rapport with my clients.”



Photo by Natalie Jensen

SWAGG | insurance **Because Life Happens**

With over 18 years of personal real estate experience, I can ensure that you and your clients have the best coverage for all your insurance needs.

Stacey McCune, Partner 402-238-5553 • Stacey@SwaggInsurance.com • SwaggInsurance.com

GET PRE-APPROVED TODAY!

30 day closings are overrated.

We close in 22 days or less!

ELIZABETH SCHREIBER
Mortgage Loan Originator
NMLS #1447344

www.lizschreiber.com | liz@lizschreiber.com | 402-316-8176

Elizabeth Schreiber | NMLS #1447344 | Barrett Financial Group, L.L.C. | NMLS #181106 | 275 E Rivulon Blvd, Suite 200, Gilbert, AZ 85297 | NE | Equal Housing Opportunity | This is not a commitment to lend. All loans are subject to credit approval. | nmlsconsumeraccess.org/EntityDetails.aspx?COMPANY/181106

cleanwaterguys
WATER. PURE AND SIMPLE®

WATER SOLUTIONS YOUR CLIENTS CAN TRUST

40+ Years of Experience
B2B/Office Solutions
New Construction
Home Solutions & More

Schedule your client's complimentary water analysis today!

402-330-6440 • 800-727-0707 • CleanWaterGuys.com • 13336 Industrial Road, Suite #106

OMAHA MAGAZINE'S **Best of Omaha** 2023 Winner

This is what **organized** feels like

closetfactory

\$200 OFF
PLUS FREE INSTALLATION*

Shelby & Matt Beers
Locally Owned & Operated Since 1998

Schedule your **FREE in-home design consultation today!**

*Minimum purchase of \$2,000 required. Must be presented at time of consultation. Cannot be combined with any other offer or existing contract.

031 closetfactory.com
402-697-3600
VISIT YOUR LOCAL SHOWROOM AT:
14639 Grover St
Omaha, NE 68144

STAGED TO Sell Faster!

Staging Consultations | Vacant Home Staging | Paint Consultations | Furniture Rental

REARRANGED for change
ARRANGING AMAZING INTERIORS

402.981.3509
RearrangedForChange.com

Increase your sales.
Partner with us now!



FIREFIGHTERS ON THE MOVE

NPSC-M-14191
USDOT-1686194

YOUR TRUSTED GUARDIANS IN MOVING

Residential, Commercial & Long Distance
Piano/Gun Safes • Assisted Living & More!

402.850.0145
FirefightersOnTheMove.com



Inject confidence back into your life with *Elevate*

elevaterecoveryandmedspa.com



Winning Contracts in This Competitive Market is WHAT WE DO!

WILHELM MORTGAGE

1974080, 10197

Jeremy Wilhelm
(c) 402-210-8352
Jeremy@JeremyWilhelm.com
JeremyWilhelm.com
NMLS: 10197

- Partner with Us for Unbeatable Results.
- 1% Down Conventional Loans.
- Below Market Interest Rates
- Efficient & Quick Turnaround Times for You & Your Clients.

MISTY HEMPHILL-WILSON

GUARANTEED RATE



Photo by Natalie Jensen

▶▶ partner spotlight

By Jess Weillar



Photo by Natalie Jensen

THE COMPASSIONATE LENDER

MISTY HEMPHILL-WILSON'S path to becoming a successful mortgage lender and producing branch manager with Guaranteed Rate began with a personal struggle that turned into a lifelong passion. At 23, she faced rejection from a skeptical lender who doubted her creditworthiness.

Undeterred, Misty found a new lender willing to help her understand credit and eventually secure her first home. This transformative experience sparked her fascination with the lending process, leading her to a fulfilling career in the industry when that same lender later hired her to work the front desk.

"I was devastated when the first lender laughed at me, but it only made me more determined," Misty recalls with a chuckle. "I believe everyone deserves to own a home, and if you're willing to put in the effort, so am I."

EXPERTISE IN LENDING

With 28 years of experience in the mortgage industry, Misty has done it all — reception, loan processing and underwriting, while steadily building a reputation for her

compassionate approach with helping clients achieve their homeownership dreams.

"Underwriting was my least favorite role, though. I didn't like just doing paperwork — I missed interacting with people," Misty shares frankly.

Based in Chicago but operating nationwide, Guaranteed Rate is known for its exceptional service, and Misty's four-person team in Omaha exemplifies this ethos.

"We handle the Better Homes and Gardens account and work with many other real estate agents in the Omaha/Council Bluffs area," Misty offers. "Our business is constantly changing and adapting to market conditions with innovation."

What sets Misty and her team apart is a refusal to give up on clients, regardless of their current circumstances.

"I don't ever tell anyone no. I may have to say 'not right now' or 'we have some work to do first,' but I'm absolutely committed to helping people achieve their goals," she explains.



Misty Hemphill-Wilson is a mortgage lender and producing branch manager with Guaranteed Rate.

NAVIGATING A CHANGING MARKET

Throughout her career, Misty has witnessed significant changes in the mortgage industry, from the housing bubble and foreclosure crisis to the recent fluctuations in interest rates. Despite the challenges, she remains an eternal optimist about the future of home buying.

“When rates went from 3 percent to 6 percent, it made the market less favorable, of course, but people are starting to get comfortable with those rates,” Misty notes.

“I think this fall we’re going to get busy again. No matter what, people are going to keep buying houses, and I’ll be here to help them navigate the process,” she adds.

One of Misty’s greatest joys is working with first-time homebuyers. She loves educating and supporting them every step of the way, ensuring they feel confident and informed throughout the journey.

“They are probably a lot more work, but their excitement is contagious,” Misty smiles. “Helping them achieve their dream of homeownership is incredibly fulfilling to me.”

FULL HOUSE

When she’s not busy helping clients, Misty enjoys spending time with her ever-expanding, blended family. She and her husband Matthew have six daughters between them: Michele, Samantha, Kallie, Jainia, Nicole, and Tera. The couple also has five grandbabies to dote on, with two more on the way soon.

“Happiness is something you have to choose, and once you choose it, it holds tight to your soul.”



Between them, Misty Hemphill-Wilson and her husband Matthew (center rear) have six daughters and five grandchildren with two more on the way.

“We love to be at the lake, and we also hold family dinners a few Sundays a month. When all our girls, their significant others, our grandbabies and our parents are here, it is pure chaos — and I love it!” she declares.

Misty is also a travel enthusiast, recently purchasing a place in Florida that she’s getting ready to Airbnb soon and planning a return trip to Belize in December.

Misty’s story hasn’t been without its hardships, though. She lost her first husband to cancer and faced significant financial challenges herself, including medical financial bankruptcy. Despite these setbacks, she fought to rebuild her life and provide a positive example for her children.

“You can do anything you set your mind to,” Misty concludes. “I had no idea what credit was or how to buy a house, but I persevered. Happiness is something you have to choose, and once you choose it, it holds tight to your soul.”

If you or your client wants to own a home and are willing to work for it, make an appointment with Misty Hemphill-Wilson today. Email her at Misty.HemphillWilson@rate.com or call 402-708-0976.



Photo by Natalie Jensen

“No matter what, people are going to keep buying houses, and I’ll be here to help them navigate the process.”



The next time your client needs a new roof or repairs,

trust our locally and family-owned company to complete your project

to perfection.



402.733.0981

THOMPSONROOFINGOMAHA.COM
BTHOMPSONROOFING@COX.NET



We Handle the **STUFF**, You Handle the **SALE**.
Your Partner for Smooth Transactions!

TF
TWIST OF FATE ESTATE SALES

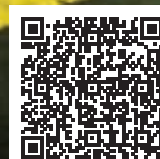
Scan to learn more!

High End Estate Sales • Staging for Showings 402.510.8509 • TwistOfFateEstateSales.com

TOP PRODUCERS, TOP RESULTS:

Guaranteeing Your Clients' Financial Success

guaranteedRate



READY TO ELEVATE YOUR MORTGAGE GAME?

100% SATISFACTION GUARANTEED
SAME DAY MORTGAGE
LOAN LENDER

Misty Hemphill-Wilson, Branch Manager
NMLS #324285
1210 N. 205th Street, Elkhorn, NE 68022 | C: (402) 708-0976
misty.hemphillwilson@rate.com | rate.com
760 W Gold Coast Rd #109, Papillion, Nebraska 68046

Why Pre-Inspect?

Save Time, More Money, Less Stress.

We offer reduced rates for buyers to walk them back through the home, put report and warranty in their name and stand behind it for 1 year from date of inspection.



\$100 OFF
PRE-INSPECTIONS
WHEN YOU MENTION THIS AD

NEBRASKA'S MOST EXPERIENCED INSPECTION TEAM



402-506-5711

INSPECTIXUSA.COM
OFFICE@INSPECTIXUSA.COM



Table, Chairs, Tents, Bars, Drink Machines AND MORE!



MR. PICNIC
— OMAHA —
RENT | DELIVER | SET-UP



Servicing personal, corporate, educational events!
(402) 670-5995 | MRPICNICOMAHA.COM

▶▶ rising star

By Dave Danielson
Photos by Natalie Jensen



DELANEY

VOGT



BRINGING HOSPITALITY HOME

In the competitive realm of real estate, professionals face significant pressure and stress while striving to help clients achieve their dreams. Clients seek a level of service and dedication that sets their experience apart from the rest.

Delaney Vogt, a REALTOR® with Berkshire Hathaway HomeServices Ambassador Real Estate, stands out in this demanding field. Her approach brings hospitality home for her clients every day.

FINDING HER PATH

Delaney's path to real estate was anything but conventional. She earned a degree in hospitality management and initially set her sights on a career in hotel management. Her journey began in Breckenridge, Colorado, where she aimed to become a hotel manager or owner. However, her experience didn't match her vision, so she made the decision to change her career direction a bit.

An important turning point came when one of her contacts from the hotel industry transitioned into real estate. Staying in touch with him, Delaney was encouraged to explore this new field.

"He mentioned that real estate wasn't all that different from hospitality — that it was about helping people make significant life decisions," Delaney recalls. Intrigued by this perspective and her desire to connect with people, she decided to take the plunge.

Her move to Denver, Colorado, saw her managing staff at the Westin Hotel near the airport. Despite her success, Delaney felt a strong pull toward something that allowed for deeper personal connections. Real estate, she realized, could offer that opportunity.

FINDING NEW OPPORTUNITY

As she began to contemplate a career shift, the COVID-19 pandemic hit, complicating her plans to obtain a real estate license in Colorado. Faced with this obstacle, she and her husband made the decision to return to Nebraska, where Delaney could finally start her real estate journey. Obtaining her license was the beginning of a new chapter.

"Once I got my license, the real challenge was learning the ropes," Delaney explains.

She joined the Elite Nebraska Real Estate Team, where she benefited from extensive shadowing and hands-on experience. This foundational period was crucial for her growth.

"The team was incredible," she says. "I learned a lot by observing others and gradually built my own approach to the business."

SIGNS OF SUCCESS

Delaney's first year in real estate was impressive by any measure. In 2021, she closed \$6 million in sales volume, a remarkable achievement for someone new to the industry. Her second and third years saw consistent growth, each year achieving \$10 million in sales volume. Her dedication and hard work were recognized with the Young Gun Award from Berkshire Hathaway.

What drives Delaney is her love for connecting with people, particularly first-time homebuyers.

"There's something profoundly rewarding about helping someone buy their first home. It's not just a transaction; it's about giving them a space to call their own and invest in their future," she says.

Balancing her professional success with a fulfilling personal life, Delaney and her husband Cody share a love for travel. From international destinations to the rugged beauty of Colorado, they enjoy exploring new places together. They also enjoy golfing and spending time with their lizard, Henry.

"Henry is like a child to us, and many people love how crazy we are with her as we paint her nails and dress her up in outfits," Delaney says with a smile.

Hiking and snowboarding are among Delaney and Cody's favorite activities, and Las Vegas is a frequent getaway spot.

GOING THE EXTRA MILE

Delaney's approach to real estate is defined by her availability and willingness to go the extra mile.

"You need to be almost 24/7 available," she advises. "I've done open houses for other agents and covered a wide geographic area to ensure I meet clients' needs."

"There's something profoundly rewarding about helping someone buy their first home."



"I learned a lot by observing others and gradually built my own approach to the business." — *Delaney Vogt*

Rising Star Delaney Vogt is a Realtor with with Berkshire Hathaway HomeServices Ambassador Real Estate.



Delaney's clients benefit from more than just her expertise; they experience her personal touch.

"I'm very caring and go above and beyond. I might be a bit silly at times, but I genuinely care about making people feel good and ensuring they have a great experience," she points out.

Her customized closing gifts and follow-up to celebrate clients' milestones highlight her dedication to fostering lasting relationships.

Reflecting on her journey, Delaney feels a deep sense of satisfaction.

"I've always been a hard worker, and I'm grateful that real estate allows me to see the direct impact of my efforts. The level of care you provide to others truly comes back tenfold," she explains.

Congratulations to Delaney Vogt for the way she delivers a true sense of hospitality to those she serves each day ... while she helps them find the next home in their lives.

WE MAKE INSURANCE EASY



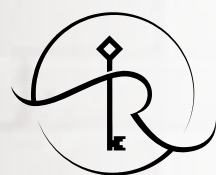
(402) 991-6688



20+ years of Mortgage Experience & 21 Recent 5-star Reviews

MORTGAGE SHOULDN'T BE ONE SIZE FITS ALL

Your Clients Deserve the **RED CARPET SERVICE** NOT the **RED TAPE**



Results Mortgage

CINDY KINSLER,
MORTGAGE & HOME LOAN SPECIALIST
NMLS ID#325905
RESULTS MORTGAGE NMLS ID #2470439
402.214.1068
10373 Pacific St
Omaha, NE 68114



Get a quote today!



One Size Does Not Fit All...



health markets

HEALTH INSURANCE
MEDICARE INSURANCE
SMALL GROUP INSURANCE
LIFE INSURANCE
SUPPLEMENTAL INSURANCE

Let Me Find Your Family the Perfect Healthcare Solution

THOUSANDS OF INSURANCE PLANS,
NATIONALLY RECOGNIZED BRANDS.

JON JACOBI, LUTCF, FSS
LICENSED INSURANCE CONSULTANT
402.517.0732
Jonathan.Jacobi@HealthMarkets.com

HealthMarkets Insurance Agency, Inc. is licensed in all states. Service and product availability varies. Agents may be compensated based on enrollment. No obligation to enroll. ©2021 HealthMarkets 46841-HM-1220



LIEN
ON US TO ENSURE YOUR CLIENT IS THE ONLY ONE MOVING IN!

- Residential & Commercial Extermination
- Specialists in Rodents, Ants, Termites, Fleas & More!

Contact us today for a free estimate!

Brad Earl,
43 Years Of Experience
402.397.8884
LienPestControl.com



Omaha's Best Pest Control!



Realtors' Storm Damage Experts



RED RHINO
ROOFS & SOLAR

GET YOUR PROPERTY INSPECTED BEFORE THE CLAIM WINDOW EXPIRES

FREE ESTIMATES
Experts in insurance claims

Home GROWN Locally OWNED



JOHN WANNINGER
OWNER

Call us at 402-502-4270 or Visit RedRhinoRoofs.com



WHAT IF YOU COULD CHANGE THE WAY YOU AGE?

YOU CAN, AND IN ONLY 20 MINUTES, TWICE A WEEK!



STRONGER MUSCLES STRONGER HEALTH STRONGER SELF

TRY 2 FREE SESSIONS **TheExerciseCoach.**
First time clients only. One promotion per person. www.exercisecoach.com

18023 Oak St, Ste B 402.875.6596 (call/text)	8716 Countryside Plaza 402.252.5944 (call/text)	3525 N 147 th Street, Ste 203 402.252.4586 (call/text)
---	--	--

CMG HOME LOANS

ON -TIME CLOSING GUARANTEE STARTS HERE



STACY THORNE
Senior Loan Officer
NMLS #228625
sthorne@cmgfi.com



Get More with CMG

402.871.8128 • CMGHomeLoans.com
4141 N. 156th Street Suite 100, Omaha, NE 68116
Branch NMLS #1651595





Angel Starks was instrumental in securing Nebraska Realty's new office location in North Omaha.

NEBRASKA REALTY'S NEW NORTH OMAHA OFFICE

COMMUNITY COMMITMENT IN ACTION

By Dave Danielson

Nebraska Realty has built a tradition of supporting communities across the state since its very beginning. That commitment recently entered a rewarding new chapter with the opening of the brokerage's North Omaha office.

The office is located in the heart of North Omaha's historic 24th Street corridor — in The Exchange building. When Habitat for Humanity moved to a new location from the building, the

opportunity was there for Nebraska Realty to open its office — a plan leaders had long envisioned putting in place.

A Vision Comes to Life

The concept of establishing a North Omaha office has been in the works for several years, according to Andy

Alloway, president and CEO of Nebraska Realty. "It's something we thought about for a long time," Andy says. "Our North Omaha branch represents a deeper commitment to the community. Angel Starks, who has been a board member of Habitat for Humanity for a long time, played a crucial role in making this vision a reality."

Angel Starks, a seasoned REALTOR® and team leader of Locale Real



Andy Alloway, president/owner of Nebraska Realty, and Sandy Spady of the Greater Omaha Chamber at the North Omaha office ribbon-cutting, June 27, 2024



Estate Group, has long championed the need for greater real estate presence and support in North Omaha. Her dedication to community empowerment is reflected in her work with Habitat for Humanity and her pivotal role in the establishment of this new office.

A New Chapter in North Omaha

The new Nebraska Realty office officially opened in July, celebrated with a ribbon-cutting ceremony attended by over 50 community members and dignitaries. This event was not just a formal opening but a demonstration of Nebraska Realty's

dedication to investing in and revitalizing North Omaha.

As Andy emphasizes, "We're committed to being advocates for homeownership and the financial benefits it brings, including generational wealth and security."



Nebraska Realty staff and members of Locale Real Estate Group at the opening of the North Omaha office

The office's location is more than just a strategic choice; it is a symbolic one.

"We want to help revitalize that community," Andy explains. "Our presence here is about more than real estate; it's about supporting community development and being a helping hand."

Community-Centric Approach

The office houses Angel Starks' Locale Real Estate Group team, alongside a few additional personnel. It also features meeting room space accessible to all 1,000 of Nebraska Realty's agents. This setup is designed to foster collaboration and provide a versatile space for community and real estate professionals to connect and engage.

The significance of this new branch extends beyond its physical presence. As Angel says, "When there's a presence of a brokerage in historically redlined areas, it brings a mindset of homeownership to those communities. It reassures residents that they

don't need to leave their neighborhood to access the resources necessary to achieve homeownership. This, in turn, supports their financial futures."

Starks' enthusiasm about the office opening is easy to see. "I'm very grateful that we have offices here to bring a commonality and a norm to access real estate throughout Greater Omaha," she says. "Nebraska Realty's decision to be part of the greater message of this building and effort is truly impactful."

A Collaborative Effort

The establishment of this office is a testament to the power of collaboration. Andy credits Angel for her integral role in the project. As he says, "Angel is a big advocate for the community. This has been a true collaboration with her. We are at this location because of her dedication and drive."

Angel's journey with Nebraska Realty began in 2011, and her experience has equipped her with a deep understanding

of the importance of representation in real estate. Her work with Habitat for Humanity and her efforts to bring Nebraska Realty to North Omaha exemplify her commitment to community service and development.

Looking Ahead

The opening of the North Omaha office is just the beginning of Nebraska Realty's broader vision for community engagement and support. With 13 locations across the state, including their headquarters at 170th and Dodge, Nebraska Realty is firmly rooted in its mission to serve and uplift every part of Omaha.

As Andy points out, "We're excited to be here. This has been a longtime effort, and we are proud to be invested in North Omaha. It's a labor of love. It's not a 'have to'; it's a 'want-to.'"

Nebraska Realty is not just opening an office. They are opening doors to new possibilities.




**Leadership of a national lender.
Dedication of a local partner.**

Get the personalized mortgage service and step-by-step guidance you deserve, backed by the strength and solutions U.S. Bank offers:

- U.S. Bank lending available in all 50 states
- Loan options for your needs to buy, build or borrow
- Conventional fixed- and adjustable-rate mortgages
- Jumbo loans with increased lending limits
- FHA and VA mortgages available



Scott Hove
Mortgage Loan Officer
office: 402-963-2152
cell: 402-714-6280
scott.hove@usbank.com
NMLS # 502086



Summer Franco
Mortgage Sales Supervisor
office: 402-289-9021
cell: 402-850-9899
summer.franco@usbank.com
NMLS # 992463

Loan approval is subject to credit approval and program guidelines. Not all loan programs are available in all states for all loan amounts. Interest rates and program terms are subject to change without notice. Visit usbank.com to learn more about U.S. Bank products and services.

Mortgage, home equity and credit products are offered by U.S. Bank National Association. Deposit products are offered by U.S. Bank National Association. Member FDIC. ©2022 U.S. Bank



DIGITALEXPRESS

Digital Print, **DONE RIGHT!**

A one stop shop for all your printing and signage needs.



- Real Estate Signage
- Channel Letter Signs
- Indoor/Outdoor Vinyl Lettering and Door Graphics
- Corporate Event Materials
- Business Cards
- Letterhead and Envelopes
- Notepads and Notebooks

and that's the SHORT list!



FELICIA WEAVER
Executive Sales Director

felicia@digxprint.com
Cell: 402.321.0421

10808 Olive Street
LaVista, NE 68128
402.614.0047

our mission: To create a dynamic company, with GREAT people, UNMATCHED results and LASTING relationships.

Your New Kitchen Starts Here



14637 INDUSTRIAL ROAD | OMAHA, NE

Visit the Best Showroom in Omaha for Kitchen Design
Browse top industry products in cabinets, countertops and more.

Homeowners, builders, interior designers and the public are welcome.
Experienced designers are available to assist you.



Take a Virtual Tour of our Showroom

INFO@CABINETSOMAHA.COM | (531) 301-9550 | WWW.CABINETSOMAHA.COM

Studio appointments preferred but walk-ins are welcome.

REAL PRODUCERS PODCAST



Inspiring conversations with the nation's top real estate agents.

Same Brand, New Reach –
Tune in for free today

Listen on Apple Podcasts

LISTEN ON Spotify

Listen on amazon music



podcast.realproducersmag.com

CORE BANK
Your Trusted Local Mortgage Resource



JOE DROLLINGER
MORTGAGE LOAN ORIGINATOR

NMLS 502084 | DIRECT 402 885 6914



Scan to get started with Joe!

Loans are subject to credit and property approval. Additional terms and conditions may apply. Loan programs subject to change without notice. NMLS# 401393



MEMBER FDIC

►► luxury property spotlight



20220 Sheffield Circle, Bennington, NE 68007 | \$2,750,000

Nestled on a magnificent three-acre lot in Bennington, Nebraska, the property at 20220 Sheffield Circle stands as a beacon of opulence and refined living. Priced at \$2,750,000, this exceptional residence offers a blend of grandeur and functionality that caters to both relaxation and entertainment, making it a true gem in the luxury real estate market.

Spanning an impressive 8,515 square feet, this four-bedroom, eight-bathroom estate is designed for those who appreciate the finer things in life. As you approach the property, the sheer scale and elegance of the home become immediately apparent. The expansive lot provides privacy and space, setting the stage for an impressive array of amenities that redefine luxury living.

The home's centerpiece is undoubtedly the stunning in-ground pool, an inviting oasis perfect for summer retreats and poolside gatherings. Adjacent to the pool is a 567-square-foot pool house that adds an extra layer of comfort and convenience. This space features a fully equipped kitchen and a three-quarter bath, making it an ideal spot for hosting pool parties or enjoying a quiet afternoon. The pool area is further enhanced by recreational features, including a half basketball court, a horseshoe pit, and a putting/chipping green, ensuring that entertainment options abound for both family and guests.

Inside, the residence continues to impress with its gourmet kitchen — a chef's dream come true. Adorned with gorgeous finishes and high-end appliances, this kitchen is as functional as it is beautiful. It serves as the heart of the home, seamlessly blending style and practicality.

The primary suite is a haven of luxury, designed to offer the ultimate in comfort and relaxation. It features heated floors, a lavish soaking tub, and a walk-in shower with double shower heads. Custom-built drawers and separate his-and-her closets add a touch of elegance and ensure ample storage. Just steps away, a beautifully appointed office provides the perfect setting for those who work from home, blending productivity with tranquility.

The lower level of the home is a true highlight, offering a range of amenities designed for leisure and enjoyment. A glass wine cellar provides an elegant space for wine enthusiasts to store and display their collection. The expansive bar area, game room, and large family room create a versatile space for socializing and relaxation. For those dedicated to fitness, a spacious home gym offers the ideal environment for workouts and personal training.

Car enthusiasts will be thrilled by the property's garage, which is designed to accommodate up to eight vehicles.





This garage also features its own bar area, adding a unique touch that enhances its functionality and appeal.

Every detail of this remarkable home has been meticulously crafted to ensure a living experience that is both luxurious and practical. From the exquisite finishes to the extensive range of amenities, 20220 Sheffield Circle offers an unparalleled lifestyle for those who seek the ultimate in sophistication and comfort.

Ultimately, this property is more than just a home; it is a testament to exceptional design and luxurious living. With its expansive spaces, high-end features, and unparalleled amenities, it represents a rare find in the Bennington luxury market — a true masterpiece waiting to welcome its next discerning owner.



For more information, call Kim Hoffart at 402-689-1330 or email her at kim.hoffart@bhhsamb.com.

BERKSHIRE HATHAWAY HOMESERVICES | **AMBASSADOR REAL ESTATE**

THE SERRANO TEAM
CharterWest
 MORTGAGE CENTER

LET ME REBOOT YOUR LOANS

Just because someone told your client "no" does not mean that's a "no" forever

LET'S WORK TOGETHER TO GET THEM APPROVED!

Francisco Serrano / (402) 592-1316
 7404 Olson Drive Papillion, NE / fserrano@charterwest.com

NMLS #766820

OMAHA MAGAZINE'S Best of Omaha Best of Omaha 2022

Make A Lasting Impression...
Auto Wash • Detailing • Protection Services & more!

Scan to book your appointment today!

OWNER'S PRIDE 402.715.9749 • OwnersPrideOma.com • 13730 P St, Omaha

YOU ARE THE FACE OF YOUR BUSINESS.
Amp Up Your Marketing Game This Year!



Headshots
Branding
Lifestyle
Editorial
& More!

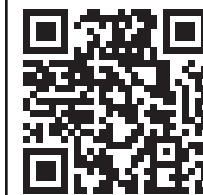
Natalie Jensen
PHOTOGRAPHY *Portrait Sessions*

Nataliejensen.photography 402.505.0522

**PARTNER WITH OMAHA'S
HEATING & COOLING EXPERTS!**

We strive to provide the best possible service to your clients.

Heating & Cooling Installation & Repair • 24/7 Emergency Services • Financing Available



*Our reviews speak
for themselves!*



JEREMY HAINES, OWNER



402.981.4131 • HAINESCLIMATECONTROL.COM

FIRSTPRIORITY
INSURANCE

PROVIDING A RANGE OF SERVICES
**AUTO, HOME, COMMERCIAL & LIFE
INSURANCE + MEDICARE**

Our clients are our FIRST priority

firstpriorityinsure.com

402-218-1069

Shane.Myers@FirstPriorityInsure.com

1805 N 169th Plaza, Suite B

Omaha, NE 68118





20 YEARS OF
THE N2 COMPANY

Enhance your brand visibility and attract more business

via an engaging, immersive experience on the new Zillow® ShowingTime+ Listing Showcase. Amoura Productions helps you boost engagement and exposure on Zillow by bringing this interactive media to life by providing high-resolution HDR images, exclusive Zillow 3D Home® tours, and floor plans. According to ShowingTime+ data, **Showcase Listings sell nearly 15% faster than comparable listings nearby.**



CONTACT US TODAY
for more details about our
Showcase Listing bundles!

