

OMAHA

APRIL 2026

REAL PRODUCERS[®]

AMBER TKACZUK

Holding Herself
Accountable

AGENT FEATURE
JAMIE HUNSBERGER
ASHLEY CHERNEY

PARTNER FEATURE
MORGAN AND
KARLA FELIX
OF THE TAILORED ROOM
SERVICES (TTRS OMAHA)



MORTGAGES THAT CLOSE DEALS!



Team Up with a Lending Company with a Proven Track Record
of Success to Close Your Transactions Quickly

Mortgage Lending



Brian Hart
NMLS: 494732
402.715.4696

bhart@premierbankne.com



Chris Ellis
NMLS: 1482248
402.715.4693

cellis@premierbankne.com

Construction Loans



Brandon Mitzel
NMLS: 1807349
402.715.4668

bmitzel@premierbankne.com

PremierBankNE.com | 402.558.8000

BEST CHOICE FOR HOME INSURANCE!



BOBBY JAFFERY
Vice President of Sales
Insurance Advisor
bobby@jafferyinsurance.com

AHMAD JAFFERY
President of Operations
ahmad@jafferyinsurance.com

CYRUS JAFFERY
Founder | CEO
Insurance Advisor
cyrus@teamcyrus.com



JAFFERY INSURANCE
& FINANCIAL SERVICES

402.451.2500 | JafferyInsurance.com

Get a
Home/Auto
Quote in 30
Seconds!



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

We're Starting a Powerful New Chapter

Same Trusted Team,
Same Unmatched Commitment.

OG ONE GOAL
— MORTGAGE —
POWERED BY NEW AMERICAN FUNDING



Rachel Pierce
Producing Area Sales Manager
NMLS# 623836
712-355-2040
Rachel@OneGoalMTG.com
NAF.com/RachelPierce



Meggan Jensen
Home Mortgage Advisor
NMLS# 521199
402-630-6828
Meggan@OneGoalMTG.com
NAF.com/MegganJensen



Kelli Lichty
Home Mortgage Advisor
NMLS# 2557223
402-378-1470
Kelli@OneGoalMTG.com
NAF.com/KelliLichty



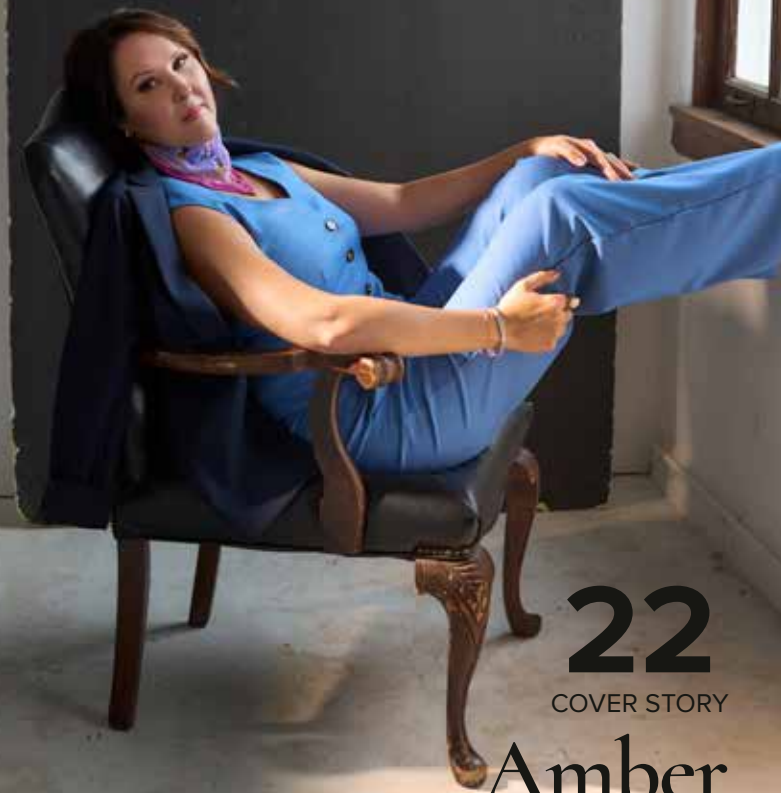
Sammie Pierce
Production Assistant



Krystal Arneson
Licensed Loan Officer Assistant
NMLS# 1920591

Grounded Guidance for Every Chapter

Contents



22
COVER STORY
**Amber
Tkaczuk**

PROFILES



30 Jamie Hunsberger



46 Ashley Cherney



38
Morgan And Karla Felix of
The Tailored Room Services (TTRS Omaha)



IN THIS ISSUE

- 8 Index of Preferred Partners
- 10 Meet the Team
- 12 Want To Be Featured In The Magazine?
- 14 Publisher's Note
- 15 FAQ About This Magazine
- 20 By The Numbers
- 22 **Cover Story:** Amber Tkaczuk
- 30 **Featured Agent:** Jamie Hunsberger
- 38 **Partner Spotlight:** Morgan and Karla Felix of The Tailored Room Services (TTRS Omaha)
- 46 **Featured Agent:** Ashley Cherney
- 52 Print Me More



Become the Voice of Your Local Market!

WHAT A PODCAST DOES FOR YOUR BUSINESS

- Positions you as the local real estate authority
- Builds relationships with referral partners
- Creates endless social media content
- Generates trust before a client ever meets you
- Keeps you top-of-mind with your community

FREE PODCAST STRATEGY SESSION

- We'll help you plan:
- Your show concept
- Your first 10 episode ideas
- A guest list of local partners
- A simple recording setup
- A content system that fuels your marketing

CONTACT

- (402)513-9208
- www.localstreammedia.com
- kyle@localstreammedia.com



If you are interested in nominating people for certain stories, please email us at: Stacey.Penrod@n2co.com.

Preferred Partners

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!

APPLIANCE REPAIR

ServiceOne
(260) 519-5266
ServiceOne.com

BLINDS/WINDOW TREATMENTS

Accent Window Fashions
(402) 690-5498
omahawindowcovering.com

CARPET/FLOORING

FLOORfashions
(402) 597-3161
floorfashionsomaha.com

CLEANING

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

CLEANING & PAINTING

The Tailored Room Services
(402) 885-0544

CLOSETS & STORAGE

Closet Factory Nebraska
(402) 657-1721
closetfactory.com

CONCRETE FLOOR COATING

RSW Floors & More
(712) 898-9027
rswfloors.com

CONCRETE LEVELING & REPAIR

EverLevel Concrete Repair
(402) 677-0188
everlevelconcrete.com

CONSTRUCTION/GENERAL CONTRACTING

Mike James Renovation
(402) 806-9011
mikejamesrenovation.com

Streamline Services

(402) 690-6154
streamline370.com

ESTATE SALES

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

FITNESS STUDIO / LIFESTYLE FITNESS

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

HANDYMAN

Streamline Services
(402) 690-6154
streamline370.com

HOME INSPECTION

Inspectix Home Inspections
(402) 506-5711
inspectixusa.com

One Stop Home Inspection

(402) 513-9858
ospsrvs.com

HOME STAGING

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

Set The Stage

(402) 915-1325
wesetthestage.com/locations/
sts-omaha-metro/

HOME WARRANTY

ServiceOne
(260) 519-5266
ServiceOne.com

HVAC SERVICES

Official Services
(402) 960-4089
officialheatingservices.com

ServiceOne

(260) 519-5266
ServiceOne.com

Skradski Heating & Cooling

(402) 333-2928
heatomaha.com

INSURANCE

AXNT Insurance
(402) 380-5318
axntinsurance.com

First Priority Insurance

(402) 218-1069
firstpriorityinsure.com

INSURANCE - LIFE, HEALTH, SUPPLEMENTAL

Health Markets Insurance
(402) 517-0732
healthmarkets.com

INSURANCE/FINANCIAL SERVICES

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

INVESTMENT PROPERTY MANAGEMENT

Investment Property Exchange Services
(312) 520-0897
www.ipx1031.com/fair

JUNK REMOVAL & HAULING

Prairie Pick Up Co.
(402) 409-0744

MORTGAGE LENDING

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

Fairway Independent Mortgage Corporation
Francisco Serrano
(402) 208-0248
fairway.com/branch/
omaha-ne-11422-68154-805

Flat Branch Home Loans
(402) 250-9530
flatbranchhomeloans.com

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

Guild Mortgage
Lisa Brodersen
(402) 689-1523
www.guildmortgage.com/
lisabrodersen

One Goal Mortgage
(712) 355-2040

Premier Bank
(402) 715-4691
PremierBankNE.com

Results Mortgage

Cindy Kinsler
(402) 542-5825
cindykinsler.com

Supreme Lending

Stacy Thorne
(402) 871-8128
StacyThorne.Supreme
Lending.com

Veridian Credit Union

(402) 609-5928

West Gate Bank

(402) 490-0509
westgate.bank

Wilhelm Mortgage

(402) 210-8352
jeremywilhelm.com

MOVING COMPANY

10 Men Movers
(402) 957-0242
10menmovers.org

Firefighters on the Move

(402) 850-0145
firefightersonthemove.com

Movers and Shakers

(712) 899-6265
moversandshakersne.com

ORGANIZING / DECLUTTERING

Simply Sorted Omaha, LLC
(402) 915-0603
simplysortedomaha.com

PARTY RENTALS

Mr. Picnic
(402) 670-5995
mrpicnicomaha.com

PHOTOGRAPHER

Natalie Jensen Photography
(402) 505-0522
nataliejensenphotography.com

Stacy Ideus Portrait

(308) 440-8043
stacyideus.com

PLUMBING

ServiceOne
(260) 519-5266
ServiceOne.com

PROPERTY MANAGEMENT

NHS Commercial Property Management
(435) 512-5455
heartlandforrent.com

REAL ESTATE ORGANIZATIONS

Omaha Real Producers - RP Promotion
(402) 899-0053

ROOFING & EXTERIORS

Golden Exteriors
(515) 402-1865
goldenext.com

Red Rhino Roofs

(402) 502-4270
redrhinoroofs.com

SquareUp Exteriors

(402) 369-1512
squareupexteriors.com

Thompson Roofing

(402) 733-0981
thompsonroofingomaha.com

TERMITE & PEST CONTROL

Lien Termite & Pest

(402) 397-8884
lienpestcontrol.com

TRANSACTION COORDINATOR

Mirato Co.

(402) 677-9320
miratoco.com

VIDEOGRAPHER

TaleSlate Agency
(402) 810-0970
taleslate.agency



Your client's journey toward buying a home starts with West Gate Bank®

Our local lenders are here to help your clients every step of the way.

Michael James
Mortgage Lending Team
O: 402.291.9595
C: 402.660.8483
mjames@westgate.bank
NMLS# 491134

Tyler Peterson
Mortgage Lending Team
O: 402.758.8716
C: 402.657.9849
tpeterson@westgate.bank
NMLS# 406012

Guthrie Steen
Mortgage Lending Team
O: 402.758.8727
C: 402.490.0509
gsteen@westgate.bank
NMLS# 400111

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



westgate.bank | member FDIC

NMLS# 292134

Meet the Team



Stacey Penrod
Publisher
stacey.penrod@n2co.com
402-677-7744



Phylicia Bova
Editor



Sarah Cosentino
Ad Strategist
OmahaNE.ads@n2co.com



Dave Danielson
Writer



Jess Wellar
Writer



Natalie Jensen
Photographer
nataliejensenphotography.com



Stacy Ideus
Photographer
StacyIdeus.com



Kyle Ranney
Videographer
TailSlate Agency

Have an Idea?



Want to pitch, nominate or share a really cool story with our readers? Scan the QR code to share with

our publisher or email
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 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.

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

Scan to learn more!

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

RPAC CE DAY

\$50 / CLASS | \$85 / BOTH
(INCLUDES LUNCH)

05 . 07
2026

OABR EDUCATION CENTER
11830 ST. OMAHA, NE 68102

GO FORTH & SIN NO MORE: THE CODE OF ETHICS

(#1411R)

Designed to meet the NAR Code of Ethics training requirements, this course is Ethics as only Trista can teach it. Examining how the NAR Code of Ethics intersects with state and federal law, this course provides a new perspective on the Code and risk management in the practice of real estate. Providing adequate time for class participation and discussion, this course asks "what would you do?" and applies the answers to current case studies and examples. (3 Hours of CE Credit)

9:00 AM - 12:00 PM

INSTRUCTED BY: TRISTA CURZYDLO

HOW'S THAT WORKING OUT FOR YOU? HOT LEGAL ISSUES IN REAL ESTATE

(#1596)

Is your smart home or office culturally sensitive? Are your seller clients recording showings with nanny cams? Are your drone property videos going viral? This class covers Trista's Favorite Five: ADA compliance for websites and apps, new FAA rules for drones, property showing recordings, Fair Housing Act implications for technology, and the intersection of state cannabis decriminalization and federal Controlled Substances Act enforcement in real estate. (3 Hours of CE Credit)

1:00 PM - 4:00 PM

INSTRUCTED BY: TRISTA CURZYDLO

REGISTER NOW! omaharealtors.com/ce_day_2026

Investments are not deductible for federal income tax purposes. Investments to RPAC are voluntary and are used for political purposes. The amounts indicated are merely guidelines and you may invest more or less than the suggested amounts. The National Association of REALTORS® and its state and local associations will not favor or disadvantage any member because of the amount invested or decision not to invest. You may refuse to invest without reprisal. 85% of each investment is used by your state RPAC to support state and local political candidates; 15% is sent to National RPAC to support federal candidates and is charged against your limits under 52 U.S.C. 30116.



WANT TO BE FEATURED IN THE MAGAZINE?

Nominate Yourself or Someone You Know



Omaha Real Producers Is Accepting Nominations!

Cover Stories:

- In the top 75 agents in Omaha for revenue
- Committed to giving back via mentoring and/or charity
- Has an inspiring story

Rising Stars:

- Less than 5 years in the business
- At least \$3 million in sales in one calendar year
- Active on social media



We also regularly run “Giving Back” features on agents who are actively making a difference in the community and “Inspiration” features on agents who have a particularly inspiring story to share.

For more information, to nominate an agent or to request to be featured yourself, please email stacey.penrod@n2co.com.





HAVE INVESTOR CLIENTS? WE SPEAK THEIR LANGUAGE

Why Realtors & Investors Choose DSCR Financing

- No personal income verification required (qualification based on rental income)
- Streamlined process designed for faster, more confident closings
- Eligible for single-family homes, 2-4 unit properties, condos, and non-warrantable condos
- Ownership in an LLC allowed for added privacy and liability protection
- Interest-only and adjustable-rate options available
- Cash-out refinance options to access equity for future investments
- First-time investors welcome

Stacy Thorne | Producing Branch Manager | NMLS 228625 | Direct: 402.871.8128 | Email: stacy.thorne@supremelending.com

CURB APPEAL

-SELLERS NEED IT
-BUYERS WANT IT!






FAMILY OWNED & OPERATED
General Contracting | Handyman Repairs

402.690.6154 | STREAMLINE370.COM

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.

closetfactory.com

402-697-3600

VISIT YOUR LOCAL SHOWROOM AT:
14639 Grover St
Omaha, NE 68144

OMAHA'S FINEST MOVERS!





LICENSED & INSURED

402.850.0145

FirefightersOnTheMove.com



A BADGE OF HONOR



Cheers to all of Greater Omaha's outstanding realtors who are part of the 2026 Real Producers community!

Whether this is your first time receiving the publication or you've been with us for years, we're honored to recognize you. If this is your first issue, congratulations — you are being recognized as part of the top 10% of realtors in the Omaha community based on your production. That is no small accomplishment. Real Producers exists to celebrate that success, highlight your stories, and connect you with other high-performing professionals. This is truly a badge of honor, and you should be proud to be part of this exclusive, invite-only community.

Our platform is built on relationships, and one of the most meaningful ways we feature agents is through peer nominations. If there's someone in the industry you admire — whether for their business success, character, or impact — we would love to hear about them. Please feel free to reach out to me directly at stacey.penrod@n2co.com with your recommendations.

We also understand schedules can be busy, and if you weren't able to attend our recent "Toast to the Top" celebration, we hope to see you at a future event. These gatherings are designed

to bring this community to life, and they're something we truly look forward to sharing with you.

This publication is made possible by our incredible Real Producers partners — and what makes them truly special is that 100% of them have been vetted and recommended by you. That distinction places them in an exclusive category right alongside this community of top agents. When you see them, please take a moment to thank them, and more importantly, keep them in mind for any of your real estate needs.

As always, this publication is about more than just production numbers. It's about the people behind the success — the stories, the relationships, and the inspiration that fuels this industry. We're grateful to play a role in recognizing and connecting such an incredible group of professionals.

Thank you for being part of Real Producers. We're excited for everything ahead!

With heartfelt appreciation,

Stacey Penrod
Publisher, Omaha Real Producers

FAQ

ABOUT THIS MAGAZINE



BY STACEY PENROD, OWNER/PUBLISHER



If you just made the 2026 Top-Producing Agents in Greater Omaha and are new to our publication, you may be wondering what it's all about. "FAQs About This Magazine" answers the most commonly asked questions around the country regarding the Real Producers platform. My door is always open to discuss anything regarding this community — this publication is 100 percent designed to be your voice and to connect, elevate the industry, and inspire!

Q: WHO RECEIVES THIS MAGAZINE?

A: The top 10 percent of agents in Omaha. We pulled the MLS numbers (by volume) from January 1, 2025, to December 31, 2024, in Greater Omaha and, based on the year's sales performance, our new 2026 distribution list was born. This magazine is free exclusively to the top agents in the area each year. This year, the minimum production level for our group was \$8 million, based on data reported to MLS.

Q: WHAT IS THE PROCESS FOR BEING FEATURED IN THIS MAGAZINE?

A: It's really simple — every feature you see has been chosen based on production numbers and/or nomination. You can nominate other REALTORS®, affiliates, brokers, owners, or even yourself! Office leaders can also nominate Realtors. We will consider anyone brought to our attention because we don't know everyone's story, so we need your help to learn about them.

A nomination currently looks like this: You email us at stacey.penrod@n2co.com with the subject line, "Nomination: (Name of Nominee)," and explain why you are nominating them to be featured. It could be 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. The next step is an interview with us to ensure it's a good fit. If it all works

out, we put the wheels in motion for our writer to conduct an interview and for our photographer to schedule a photo shoot.

Q: WHAT DOES IT COST A REALTOR®/TEAM TO BE FEATURED?

A: Zero, zilch, zippo, nada, nil. It costs nothing, my friends, so nominate away! We are not a pay-to-play model. We share real stories of Real Producers.

Q: WHO ARE THE PREFERRED PARTNERS?

A: Anyone listed as a "Preferred Partner" in the front of the magazine is a part of this community. They will have an ad in every issue of the magazine, attend our quarterly events, and be a part of our online community. We don't just find these businesses off the street, nor do we work with all businesses that approach us. One or many of you have recommended every single Preferred Partner you see in this publication. We won't even meet with a business that has not been vetted by one of you and "stamped for approval," in a sense. Our goal is to create a powerhouse network, not only for the best Realtors in the area but the best affiliates, as well, so we can grow stronger together.

Q: HOW CAN I RECOMMEND A PREFERRED PARTNER?

A: If you have a recommendation for a local business that works with top Realtors, please let us know! Send an email to stacey.penrod@n2co.com.

YOUR OMAHA Home Inspector.

WHY CHOOSE ONE STOP?

- Backed by the InterNACHI Buy-Back Guarantee
- Certified, Insured & State Registered Professionals
- Fast, Clear Reporting
- Professional Communication & Reliability



Dilon Rader
Inspector



BOOK NOW!
402.513.9858
osprvs.com

Your One-Stop Shop for Event Rentals.

Tables, Chairs, Tents, Bars, Drink Machines & More!



RENT | DELIVER | SET-UP

Servicing personal, corporate, and educational events!

MR. PICNIC
OMAHA
PARTY & EVENT RENTALS

402.670.5995
MrPicnicOmaha.com

WHAT'S A PROMO?

A Promo is a unique promotional piece created for agents featured in the pages of Real Producers. A previously printed Real Producers article is transformed into a four-or eight-page leave-behind, laid out like the original article with limited customization.

WHY DO TOP AGENTS LOVE THEM?

A Promo is a one-of-a-kind marketing tool that highlights your personal brand and legitimizes you as an agent worth profiling. Use them to:

- Impress during listing appointments
- Send to past clients, friends, or family
- Include with holiday cards
- Attract top talent (brokers love this!)
- Farm your favorite neighborhoods



If you've been featured in Real Producers and want to make the most of your story, reach out to the publisher of this magazine for a Promo.



Envelope & Letter



Fold & Tab



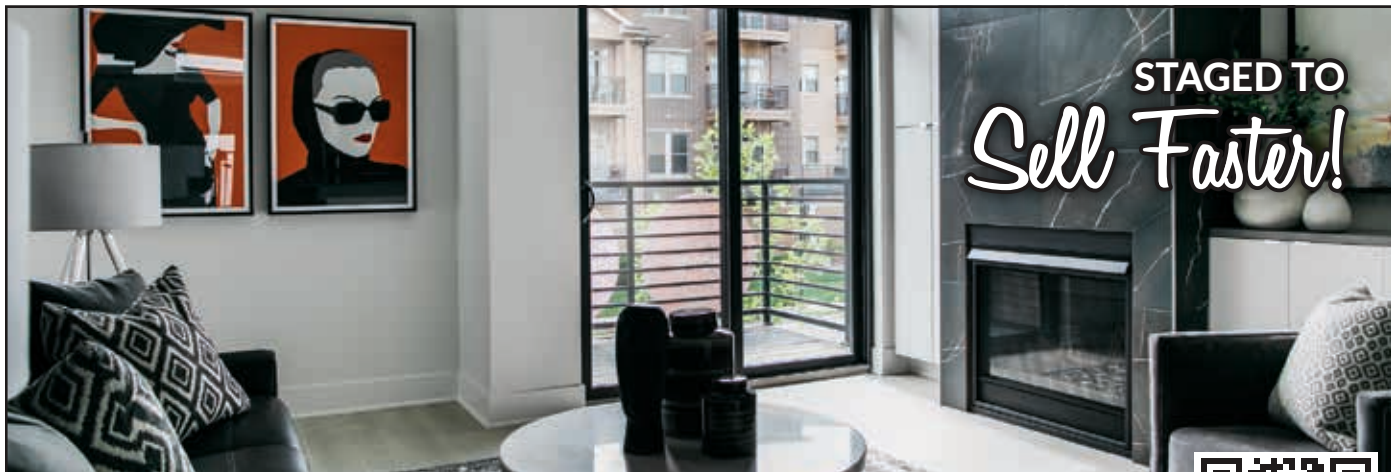
ENHANCE PROPERTY VALUE WITH EXPERT EXTERIOR REMODELING

Trusted by Real Estate Agents for Over 10 Years - Premium Roofing, Siding, and Gutter Solutions That Maximize Curb Appeal and Protect Your Investment in Nebraska & Iowa

CONTACT US TODAY FOR A FREE ESTIMATE!

Nebraska: 402.208.7733 • Iowa: (515) 402-1865

Dayanar@goldenext.com • Jose@goldenext.com • GoldenExt.com



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



402.981.3509

RearrangedForChange.com

Increase your sales. Partner with us now!



Gabe Kopun
Senior Mortgage Banker
NMLS: 1049369
gkopun@fbhl.com
402.250.9530

DRIVING YOUR DEALS TO SUCCESS!

Brad Dombrosky
Senior Mortgage Banker

NMLS: 404109
brad.dombrosky@fbhl.com
402.512.0041



Aaron Onufrock
Senior Mortgage Banker
NMLS: 623661
aonufrock@fbhl.com
402.960.0346

402.581.9283 | FlatBranchHomeLoans.com | 541 N 155th Plaza

A division of Flat Branch Mortgage, Inc. Equal Housing Lender. NMLS: 224149 (nmlsconsumeraccess.org)



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.**





2025

BY THE NUMBERS

HERE'S WHAT OMAHA'S TOP AGENTS SOLD...

10,261



TOTAL TRANSACTIONS

AVERAGE TRANSACTIONS PER AGENT



34.2



SALES VOLUME

\$4.1 Billion



AVERAGE SALES VOLUME PER AGENT

\$13.6 Million

Information is based on residential sales in 2024 in Greater Omaha by the top 10% of agents by sales volume.

WILHELM
MORTGAGE

STRATEGIC LENDING FOR GENERATIONAL WEALTH.
TURNING LUXURY HOME DREAMS INTO LASTING LEGACIES.

JeremyWilhelm.com

NEW ROOF

NEW ROOF

NEW ROOF

NEW ROOF

NEW ROOF

NEW ROOF

NEW ROOF

NEW ROOF

NEW ROOF

NEW ROOF

NEW ROOF

YOUR LISTING?

SCAN FOR FREE HAIL REPORT

RED RHINO
ROOFS & INSULATION



YOUR CLIENT MAY BE OWED A NEW ROOF PAID FOR BY INSURANCE...

- ✓ A roof inspection now will prevent home inspection issues later.
- ✓ Deductibles are rising – catching damage early is key.
- ✓ A new roof boosts curb appeal and makes your listing stand out.
- ✓ It can increase appraised value and attract higher offers.
- ✓ May help lower the buyer's homeowner insurance premium – a great selling point.
- ✓ Many homes have had insurance-paid roof replacements – your listing may qualify too.

Holding Herself Accountable

BY JESS WELLAR
PHOTOS BY STACY IDEUS



AMBER

Tkaczuk



“I think motivation is a myth; if I wait around to feel motivated, I’ll be waiting forever,” Amber Tkaczuk laughs. “For me, it’s about discipline ... Not the get up at 5 a.m. to workout, get my super nutritional breakfast in, and read a book all before anyone wakes up kind, but the discipline that lives in my head — where I know I have things to do, and I will get them done because I respect my commitments to myself.”

If you spend even a few minutes talking to Amber, you quickly realize she means what she says. Nearly 17 years into her career, the co-team lead of The Imagine Home Group at Nebraska Realty in Omaha isn’t waiting on inspiration. She’s built a top-producing business — nearly \$22.2 million on 66 units last year alone — on something far more reliable: follow-through.

Farm-Grown Grit

Amber grew up on a farm outside of Columbus, Nebraska, where she was the fourth of six children. After earning her Bachelor of Science in Sociology from UNO in 2002, she worked as a Research

Assistant for Dr. James Sorrell in the Psychiatry Department at UNMC and later as a Compliance Officer for the Liver Transplant Team.

Then came a season that mattered most to her — staying home to raise her four kids. Amber never expected to go into real estate, but the spark was lit by experience during that time. “After my husband and I bought our home, I kept thinking throughout the entire process how I’d like to do this!” Amber recalls. Two years later, she had her license and decided she was up for a new challenge.

“I didn’t walk into it knowing everything — far from it,” she chuckles. The contracts and negotiations were new, but working with people wasn’t. Listening, calming nerves, and helping someone think through a major life decision felt natural for Amber.

“Over time, I realized real estate isn’t really about houses, it’s about guiding people through a major life moment,” she reflects. “Once I understood that

my value was in the relationship and the problem-solving, the confidence followed.”

The Long Game

Amber went “full-time” from the start, but not in the traditional hustle-at-all-costs sense. Her kids were her top priority, and she structured her business around that reality. Growth was steady and intentional; that slow build also became her secret weapon in achieving her definition of success.

“I have been able to build my business on repeat and referral business,” Amber explains. “When someone comes back years later or trusts me enough to send a friend or family member, that tells me I did my job well.”

For the past five years, she’s been a Top 10 Realtor at Nebraska Realty. But regardless of volume, Amber’s measuring sticks have always been longevity and trust.

In 2024, she co-founded The Imagine Home Group with Jennifer Weikel. The

team of five has quickly become a top team, and Amber is clear about what they look for when adding someone new: someone coachable, willing to do the work, and motivated to sell houses. It's not about personality style; it's about commitment — something she takes very seriously.

Discipline Over Hype

In an industry saturated with productivity hacks and morning routines, Amber refuses to pretend she's someone she's not. Her days aren't broken into perfect 30-minute increments. Instead, she operates with adaptable discipline: everything lives in her calendar, priorities are clear, and responsibilities are handled.

"I keep my commitments to myself, I follow up, I respond, and I do what I say I'm going to do," she says simply. "Success doesn't have to look like the version you read about in business books."

For moms and professionals juggling multiple roles, she believes there is room for a different model, one that includes rest, family dinners, and weekly pickleball.

"My favorite question to ask myself right now is, 'Am I enjoying this?'" she shares. That question keeps her grounded and reminds her that success isn't a rigid routine or a color-coded calendar, it's personal alignment.

Her advice to new agents reflects that same refreshing honesty and pragmatism.

"You have to spend money to make money," Amber emphasizes. "If you aren't ready to do that or can't afford to do that, this may not be the career for you."

And as a professionally trained salesperson through the Brian Buffini Organization, she believes in investing early and setting the structure up front.

"I would 100% hire a coach right out of the gates and get systems set up,"



"Real estate isn't really about houses, it's about guiding people through a major life moment."

AMBER TKACZUK



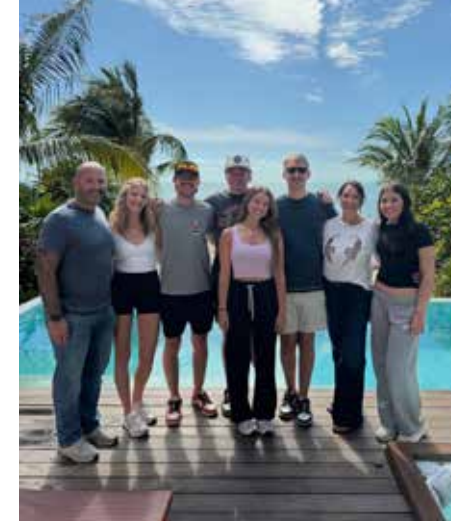
she adds. "Lay the foundation, get the business, and let it ride!"

Family Fun

Beyond helping clients, Amber's life revolves around her loved ones. She and her husband, Jeremy, have four children: Loden, Max, Thea, and Olivia, along with two dogs, Beau (a Lab mix)

and Mae (a goldendoodle). Annual family trips are eagerly anticipated, with Turks and Caicos being their latest adventure and the next destination still up for debate.

Amber and a few friends have been playing weekly pickleball for nearly three years now, a hobby she admits



Amber with her husband, Jeremy, and their children, Loden, Max, Thea, and Olivia.



Beau and Mae, the Tkaczuk family dogs.



“Motivation is a myth. Discipline is what actually gets things done.”

AMBER TKACZUK



she’s “obsessed” with. Giving back matters deeply, too. The Tkaczuks proudly support Diamond Willow in South Dakota, an organization serving families and community members on the Crow Creek Sioux Reservation.

“They are amazing people doing incredible things,” Amber says of the founders, Rod and Val. She also serves on the West Military Water Association board and volunteers with Campus Life/ Youth for Christ.

Always one to stay busy, Amber and her husband launched Cup & Cone in Bennington in 2022, serving coffee and custard as a gathering place for their community. She notes it was possibly one of the hardest things she’s ever done — “learning from scratch, wanting to quit more than once” — but the challenges reinforced what she already knew: discipline outlasts doubt. As for what’s on the horizon, Amber’s not overly scripted about it.

“I have no idea what the future holds, but I cannot wait to see what happens,” she concludes with a grin. “I have a feeling I’ll always have a foot or two in the real estate world, but I hope someday I’m mentoring other mom real estate agents.”



SUCCESS STARTS WITH THE RIGHT LENDING PARTNER!

25 Years of Experience | Personalized Mortgage Solutions
Integrity | Speed | Unmatched Care

FAIRWAYNOW
by Fairway Independent Mortgage Corporation | NMLS# 2289

402.208.0248 | francisco.serrano@fairwaymc.com

FRANCISCO SERRANO
Sr. Mortgage Advisor | NMLS# 766820




Add Value. Add Beauty. Add Us to Your Team.

RESIDENTIAL · COMMERCIAL · PATIO

ACCENT WINDOW FASHIONS
CUSTOM BLINDS

Why Partner with Us?

- Convenience
- Exceptional Service
- Quality Products
- Locally Owned & Operated

Visit Our Showroom!





LOCALLY OWNED AND OPERATED
402.390.2667 · OmahaWindowCovering.com · 2611 N. 204th St., Ste. 105 | Elkhorn



TAKE YOUR DEALS TO THE CLOSING TABLE WITH

Military Precision!

WHY PARTNER WITH ME?
 Veteran Specializing in VA Loans | Customer-First Approach
 Committed to Helping You Achieve Your Goals

I am authorized to do business in the states of Nebraska, Iowa, Wyoming, and Florida. Guild Mortgage company is an Equal Housing Lender, Company NMLS ID 3274 (www.nmlsconsumeraccess.org). All information, loan programs and interest rates are subject to change without notice. All loans subject to underwriter approval. Terms and conditions may apply.

Guild mortgage



Lisa Brodersen
 Senior Loan Officer
 NMLS# 1181672

402.689.1523

Realtor Exclusive

In-stock carpet, pad & installation available at \$2.00, \$2.50, and \$2.75 per sq ft

FAST SERVICE, STUNNING FLOORS



Carpet, Luxury Vinyl, Sheet Vinyl, Countertop Formica, and Ceramic for Kitchen Backsplashes, Showers, Fireplaces, and Floors.

Welcome Realtors!
 Join Us For a Personal Tour and Learn About Our New Real Estate Program!
 Call **402-203-7966** to schedule your personal tour.



ff FLOORfashions
 FLOOR COVERINGS

VISIT OUR SHOWROOM TODAY
 floorfashionsomaha.com · 11339 P Street, Omaha

YOUR PARTNER IN SELLING HOMES FASTER!



SET THE STAGE.
 OMAHA NE 68104

Professional Home Staging That Makes Your Listings

TAND OUT.

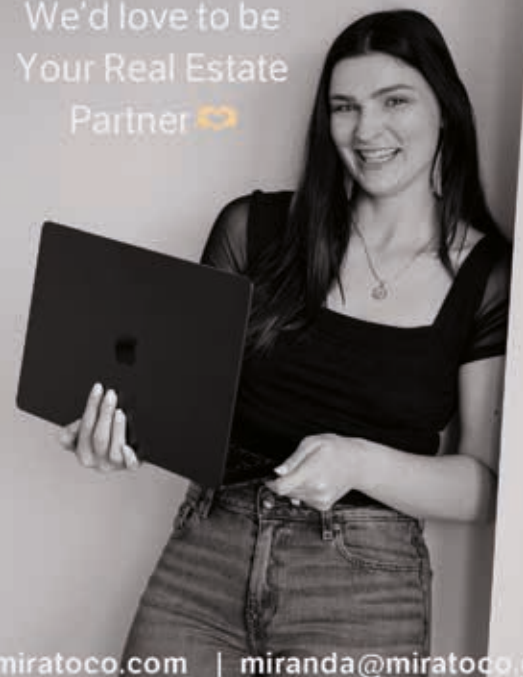


Angela Markham
 Owner & Operator

Contact us today!
 402.915.1325

2026 is
YOUR
 year!

We'd love to be
 Your Real Estate
 Partner



miratoco.com | miranda@miratoco.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 | 1805 N 169th Plaza, Suite B
 Shane.Myers@FirstPriorityInsure.com | Omaha, NE 68118





Jamie HUNSBERGER

An Unexpected Invitation

BY DAVE DANIELSON
PHOTOS BY NATALIE JENSEN

When Jamie Hunsberger looks back on how her real estate career began, it still feels a little surreal. Real estate wasn't a lifelong plan—it was an invitation that arrived at exactly the right moment. After her husband, Bryan, made a job change that ended years of constant travel, Jamie found herself with space to consider returning to full-time work. At the time, she had already spent nearly 15 years in interior design, helping clients bring vision and warmth into their homes.

That experience became the unlikely bridge into real estate. While assisting a design client at a Woodland Homes model, Jamie spent hours walking through finishes, layouts, and possibilities. A real estate professional (Mark Ciochon) who happened to be there noticed something different. He watched how Jamie connected, how naturally she guided her client, and later reached out with a question that would change everything: Have you ever thought about real estate?

Jamie had—quietly. And after a walk filled with prayer and reflection, the invitation felt less like a coincidence and more like a direction. Within months, she earned her license in September 2020 and stepped fully into a new chapter.

Building a Business from the Ground Up

Jamie began her career on a team, spending many weekends hosting open houses at model homes. Those Saturdays and Sundays became her classroom. Buyers walked in curious and left informed, often choosing to work with Jamie because she listened first and advised second. Open houses quickly became her “bread and butter,” a place where her background in design and her natural ability to connect created trust from the start.

After a few years of steady growth, Jamie reached a point where she knew she was ready to branch out independently. Her business had grown organically, fueled by relationships and referrals rather than



- K. Carol Leisey 2025 Award winner
- Distinguished Service Award Nominee- 2025
- Oracle Production Award Nominee- 2025
- Shooting Star Transaction Award Nominee- 2025



“
It wasn’t about
proving anything to
anyone else. It was
about reminding
myself that I could
keep going.”

Jamie Hunsberger

The Year Everything Changed

In August of last year, Jamie’s life shifted again—this time in a way no one had anticipated. She was diagnosed with cancer.

The news came on a day that looked like any other. Jamie was out showing homes, knowing a call was coming but choosing to stay present with her clients. She finished the showings, went home, sat down with Bryan, and heard the full diagnosis.

What followed was a season marked by surgeries, chemotherapy, and a personal move—all happening at once. Yet through it all, Jamie kept showing up. She scheduled treatments around work, continued hosting open houses, and



Jamie and her husband, Bryan, on her last day of Chemo

fewer days on the market, stronger offers, and less stress for her clients.

A Family Business, Built Together

As Jamie’s business grew, so did the need for support. Two years ago, she turned to Bryan with a choice: hire an assistant or bring him into the business. Bryan chose the latter, earning his license and joining Jamie full-time.

Today, they work side by side, a partnership that has strengthened both their business and their family. Together, they’re raising three children—Luke, a college junior at the University of South Dakota; Sam, a senior at Elkhorn North; and Hannah, an eighth grader at Elkhorn Northridge Middle School.

Outside of work, the Hunsbergers love watching football, spending time by the pool, going out to eat, and simply being together. She enjoys attending her children’s school and extracurricular activities. It’s a close-knit family rhythm that grounds everything Jamie does.

hype. Today, she works with Berkshire Hathaway HomeServices Ambassador Real Estate, bringing a full-service approach that blends market knowledge with design expertise.

Design as a Competitive Advantage

What truly sets Jamie apart is how deeply she understands homes—not just as properties, but as lived-in spaces. With two storage units filled with furniture and décor and a truck dedicated to moving pieces in and out, she offers hands-on guidance when preparing listings.

Jamie doesn’t believe in shortcuts. She works extensively on the front end, helping sellers declutter, stage, and present their homes in the best possible light. Every detail matters—from furniture placement to what’s on the coffee table—because presentation drives results.

“If it looks professional and polished, homes sell faster and for more money,” she says. Her goal is always the same:

even timed a head-shaving appointment around a major listing presentation.

She won the listing.

“It wasn’t about proving anything to anyone else,” Jamie says. “It was about reminding myself that I could keep going.”

Faith, Focus, and Forward Motion

Jamie credits three things for carrying her through treatment: prayer, fasting,

and a determined mindset. She gathered a group of people committed to praying for her. Before each round of chemotherapy, she fasted for 72 hours, believing it helped reduce side effects. And she chose, daily, to stay positive.

A Bible verse that once anchored her when she entered real estate became her foundation during cancer as well: “For I am the Lord your God who takes hold of your right hand and says to you, ‘Do not fear; I will help you.’ Isaiah 41:13.”

That promise carried her through chemo, which she recently completed. Radiation begins soon, and while the journey isn’t finished, Jamie is hopeful and strong.

How She Wants to Be Remembered

When asked how she hopes people describe her, Jamie doesn’t hesitate. Genuine. Compassionate. Someone who truly cared.

She recently received a card from a client that said, “It’s a rare and





“I listen first and advise second.”
Jamie Hunsberger



Jamie and Bryan Hunsberger with their children, Luke, Sam, and Hannah.

wonderful thing to see when someone loves their job, cares so much, and does it well.” Those words mean more to her than any award.

Jamie knows that everyone is fighting a battle—visible or not. Her own journey has only deepened her empathy and reinforced her commitment to serve people, not just transactions.

Her story is one of faith, resilience, and connection. And while real estate may not have been the plan, it has become the platform through which Jamie Hunsberger continues to care deeply, show up fully, and move forward—one step, one home, and one relationship at a time.

Put Your Best Foot Forward

Impress Your Clients with our Expertise & Exceptional Customer Service!



Results Mortgage
402.214.1068
 GetMortgageResults.com



NHS COMMERCIAL PROPERTY MANAGEMENT
Proudly Serving the Greater Omaha, Greater Lincoln, Seward, Auburn, Ashland, Western Iowa and continuing to expand

- Business is always referred back to the referring agent
- Clients determine their level of involvement and vendor selection
- No hidden or surprise fees
- Full service management including monthly reporting, walkthroughs and responsive communication

FEATURED PROPERTY



106 N 186TH ST ELLENDALE
 MANAGED BY DOUG TODD

CONTACT
 DEEANN ROUNDY
 BROKER OWNER
 Phone: 435-512-5455
 Email: deeann@cb-nhs.com
 Licensed Broker in NE & IA



YOUR TRUSTED PARTNER FOR COMMERCIAL AND RESIDENTIAL MANAGEMENT
WWW.HEARTLANDFORRENT.COM

Omaha's Trusted Pest Control Partner Since 1975

You Can LIEN On Us!




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




— Contact us today for a free estimate! —

402.397.8884 • LienPestControl.com

Simply Sorted omaha

Your Strategic Partner for Every Home

Professional Organizing Services that Enhance Client Experiences & Streamline Property Transactions



ASK ABOUT OUR REALTOR PACKAGES!



Allison Brown & Megan Fraber
 Professional Organizers & Co-Founders
 402.915.0603

Transform the way you age

Be Stronger. Move Better. Enjoy More.

- ✓ Coach-Guided
- ✓ Technology-Enhanced
- ✓ As little as 20 Minutes at a Time
- ✓ Private, Clean, Close to Home
- ✓ Trusted Nationwide

Scan code, call or text to claim your
2 FREE SESSIONS



Yes—I want to feel stronger!

Improved Mobility

Stretching and movement to keep you limber.

Smart Strength

Efficient muscle building with Exerbotics®.

Better Balance

Build coordination and reduce fall risk.

The Exercise Coach



8716 Countryside Plaza 402.252.5944 | 3525 N 147th St, Ste 203 402.252.4586 | 18023 Oak St, Ste B 402.875.6596

TOP PRODUCERS, TOP RESULTS:

Guaranteeing Your Clients' Financial Success

guaranteedRate



READY TO ELEVATE YOUR MORTGAGE GAME?

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



Partner with an HVAC Team That Works on Realtor Time

- Fast & Thorough!

Why Partner with Us?

Customer-First Approach

Realtor Specials

Call Us Today!

402.960.4089 | OfficialHeatingServices.com



WE MAKE MOVING FUN!

FULL SERVICE MOVES | EFFICIENT & RELIABLE
LOCALLY OWNED & WOMEN-LED



We Fetch, We Carry, and We Move so Your Clients Don't Have to!



CALL TODAY!

Kira McGahan
712.899.6265
MoversAndShakersNE.com



BETTER COVERAGE STARTS HERE.

HOME AUTO LIFE RENTALS & MORE



(402)-380-0145



AXNTINSURANCE.COM

The TAILORED ROOM SERVICES (TTRS OMAHA)

BUILDING WITH
THEIR BEST

BY DAVE DANIELSON
PHOTOS BY STACY IDEUS



What began as a simple realization—there has to be a better way—has grown into a trusted, multifaceted service company serving real estate professionals across the Omaha metro. For Morgan Felix and Karla Felix, owners of The Tailored Room Services (now rebranding as TTRS Omaha), the journey has been defined by intention, partnership, and a deep understanding of what realtors and homeowners truly need when preparing a property for market.

From Frustration to Opportunity

Morgan's path into entrepreneurship began nearly a decade ago while working as a property manager for a development company in Omaha. Day after day, he watched a revolving door of subcontractors—cleaners, painters, maintenance crews—come and go. The inconsistency in quality was striking. "At some point, I realized I could do this better," Morgan says.

With a small savings account, a contractor's license, and a willingness to bet on himself, he left his job and started by cleaning apartments for the very company he once worked for. That initial step quickly expanded into construction support services, where The Tailored Room Services spent years building relationships and refining systems across multifamily and development projects.

Over time, the company evolved—most notably in the past year—as Morgan recognized a growing opportunity within residential real estate. Realtors needed more than one-off vendors. They needed a trusted partner who could handle multiple aspects of getting a home market-ready.

A Strategic Expansion—and a New Partner

In 2023, the business took another significant step forward when Karla joined as co-owner. A veteran, a Hispanic woman, and a strategic thinker by nature, Karla brought both diversity and depth to the company's leadership.

Her arrival marked more than a partnership—it signaled a recalibration of purpose.

Together, Morgan and Karla expanded the company's focus from construction and multifamily work into residential real estate services, with a renewed commitment to community impact and job creation. Under their shared leadership, the company has grown not only in scope, but in clarity.

"We're not just providing services," Karla explains. "We're building infrastructure that supports realtors, homeowners, and the people we employ."

Different Strengths, One Vision

Ask Morgan and Karla what makes their partnership work, and the answer is balance.

Morgan describes himself as the type to "run through a brick wall" to reach a goal. Karla, on the other hand, brings a



“
OUR GOAL
IS SIMPLE.

We ease the burden for the realtor and the homeowner.”

— MORGAN FELIX



Morgan Felix co-founded TTRS Omaha after recognizing an opportunity to provide more consistent, reliable support for property managers and real estate professionals.

more analytical lens—helping slow the pace, evaluate the bigger picture, and often find a more efficient path forward.

“She helps me realize I don’t always have to run through the wall,” Morgan says. “Sometimes we can just go around it.”

That dynamic has strengthened both the business and their marriage. As partners in life and work, brainstorming doesn’t stop at the office door. Ideas are shared late at night, decisions are made collaboratively, and the line between personal and professional life is intentionally blended.

A Holistic Solution for Realtors

One message Morgan and Karla want to make clear is this: TTRS Omaha is not just a cleaning company. It’s not just a painting company either.

Their value lies in being a comprehensive, professional service partner for realtors and their clients.

Rather than coordinating multiple vendors—painters, cleaners, minor repair crews—agents can work with one trusted team capable of handling a broad scope of work. The result is less stress, fewer phone calls, tighter timelines, and more consistent results.

“We ease the burden for the realtor and the homeowner,” Morgan explains. “Instead of managing ten different people, they can run one streamlined process with us.”

Karla adds another layer of value: direct access. Realtors work directly with ownership, not a distant manager or rotating crew lead. Morgan and Karla are present, on-site, and personally accountable for the outcome of each project.

That hands-on approach has become a defining differentiator.

More Than a Transaction

At the heart of the business is a focus on relationships. Morgan and Karla hope clients describe them as helpful, resourceful, holistic—and easy to work with. But beyond efficiency, they aim to create genuine connection.



Karla Felix joined TTRS Omaha as co-owner in 2023, bringing strategic leadership and helping expand the company’s focus into residential real estate services.

“
**WE’RE
NOT JUST
PROVIDING
SERVICES.**

We’re building infrastructure that supports realtors, homeowners, and the people we employ.”

– KARLA FELIX



Ezra Felix, Morgan and Karla’s miracle baby

What clients often express, Morgan says, is a sense of comfort. The work is done well, communication is clear, and the experience feels human.

“That connection matters,” he says. “It makes people want to work with us again.”

Life Beyond the Job Site

Outside of work, life has changed in the best possible way for the Felix family. Seven months ago, they welcomed their first son, Ezra, whom Karla describes as a miracle baby and a constant source of joy.

Free time is limited in this season, but when it appears, Morgan enjoys golfing—often blending business and relationship-building on the course—while Karla

treasures time with family, friends, and creative crafting projects.

Looking Ahead

As The Tailored Room Services completes its transition to TTRS Omaha, Morgan and Karla see the rebrand as more than a name change. It’s a reflection of who they’ve become and where they’re going.

Their mission is simple but powerful: to be the one call realtors can make when they need a property to shine—handled professionally, holistically, and with care.

In an industry that thrives on trust, TTRS Omaha is building something lasting—one relationship, and one home, at a time.



THE GOLD STANDARD

IN MAGAZINE & AD DESIGN



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



 THE N2 COMPANY®



n2co.com



THE TAILORED ROOM SERVICES

- Commercial Cleaning
- Multi Unit Housing
- Carpet Cleaning
- Drywall and Repair
- Painting
- Pre + Final Construction Cleaning

(402) 885-0544
morganfelix@ttrsomaha.com
Female + Family + Latinx + Veteran Owned

The Moving Company Realtors Trust!

From packing to transport, we make home transitions effortless for buyers and sellers.



10 Men Movers



10 Men Movers



10MENMOVERS.COM
LICENSED INSURED

By Sending MORE Movers,
We are Nebraska's Most Efficient
Moving Company!

402.860.2774 | Let's get Moving! ▶▶



HEALTH INSURANCE • MEDICARE INSURANCE • LIFE INSURANCE • SUPPLEMENTAL INSURANCE

health
markets.

THOUSANDS OF INSURANCE PLANS,
NATIONALLY RECOGNIZED BRANDS.

Find More Insurance Options
with Less Effort



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-MM-1220

Leave The Cleaning To Us!



Our Move Out Services:
✓ Save Time ✓ Stress-Free ✓ Ensure Home is Spotless and Sanitized for Showings

FOR EFFORTLESS CLIENT MOVES, CALL CANO TODAY!
402.706.9345 • CanoCompleteCleaning.com



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



EVERLEVEL
CONCRETE REPAIR

OMAHA'S CONCRETE REPAIR EXPERTS



WHAT WE OFFER:

- CRACK REPAIR
- LIFTING & LEVELING
- SURFACE SEALANT
- CAULKING
- EXPANSION JOINTS

SCHEDULE YOUR FREE INSPECTION!

EVERLEVELCONCRETE.COM

402-677-0188





Ashley

CHERNEY

BY DAVE DANIELSON
PHOTOS BY NATALIE JENSEN

ROOTED IN REAL ESTATE FROM THE START

For Ashley Cherney, real estate was never just a career choice—it was part of her upbringing. Born and raised in Millard, Ashley grew up riding along with her dad as he checked on residential and commercial construction projects across Omaha. Floor plans, framing, and future homes weren't abstract concepts to her; they were familiar landscapes. Her grandfather also worked in construction, laying block foundations throughout Omaha, Bellevue, and Sarpy County, further embedding the industry into her everyday life.

Even as a teenager, Ashley was drawn to homes. When platforms like Zillow first emerged, she found herself scrolling through listings late at night, imagining layouts and possibilities. Long before she had a license, she had vision—and an intuitive sense for property that would later become her greatest asset.

Finding Her Path in the Business

Ashley officially entered real estate in 2014, after passing her exam in late 2013 and activating her license that January. She came into the business with a business

"Staying positive and grateful makes all the difference — not just for me, but for my clients too."

— ASHLEY CHERNEY





and marketing degree from the University of Nebraska at Omaha, as well as behind-the-scenes experience working in real estate administration. That early admin role proved invaluable, giving her a full-picture understanding of listings, contracts, marketing, and transactions before she ever represented clients herself.

At the time, some people close to her were understandably cautious.



Ashley and her boyfriend, Scott, in Puerto Vallarta

The market had gone through difficult cycles, and real estate was often described as “feast or famine.” Ashley’s response was simple and defining: “Then I’m going to feast.” That mindset—grounded in confidence, work ethic, and belief in herself—has guided her ever since.

Today, Ashley is a real estate agent with eXp Realty and a member of the Virtue Group, where she’s affectionately known by clients as “your home girl.”

A Business Built on Trust and Referrals

Ashley’s business is overwhelmingly driven by past clients and referrals—a reflection of how deeply she values relationships. She isn’t a lead-heavy agent chasing volume. Instead, she focuses on trust,



Cabo Family Vacation 2025

communication, and guiding people through what are often the most significant financial and emotional decisions of their lives.

“I don’t take it lightly when someone chooses to work with me,” she says. “That trust means everything.”

Whether she’s helping buyers land the right home or sellers navigate timing and strategy, Ashley’s role is equal parts advisor and advocate. Many clients begin as transactions and end as friends, a dynamic she values deeply and works hard to protect.

Mindset, Positivity, and Staying the Course

Real estate is unpredictable by nature, and Ashley believes mindset is just as important as market knowledge. Years in customer service—from restaurants to bartending—taught her how to read people, anticipate needs, and remain calm under pressure. In real estate, she pairs those skills with patience, gratitude, and positivity.

Staying grounded, believing in herself, and approaching challenges with perspective are central to how she operates. “It’s stressful sometimes,” she admits, “but staying positive and grateful makes all the difference—not just for me, but for my clients too.”



The Power of a Support System

Ashley is quick to credit her family and close friends for the role they play behind the scenes. They understand her demanding schedule, the last-minute calls, and the urgency that comes with fast-moving markets. Their support shows up in big and small ways—from missed weekends to literal help on listings.

She laughs recalling times when her mom jumped in to paint a room the night before photos or her dad loaned tools to fix a last-minute issue. “They’re always there,” Ashley says. “Anything I need.”

That support has allowed Ashley to show up fully for her clients, knowing she’s never carrying the load alone.

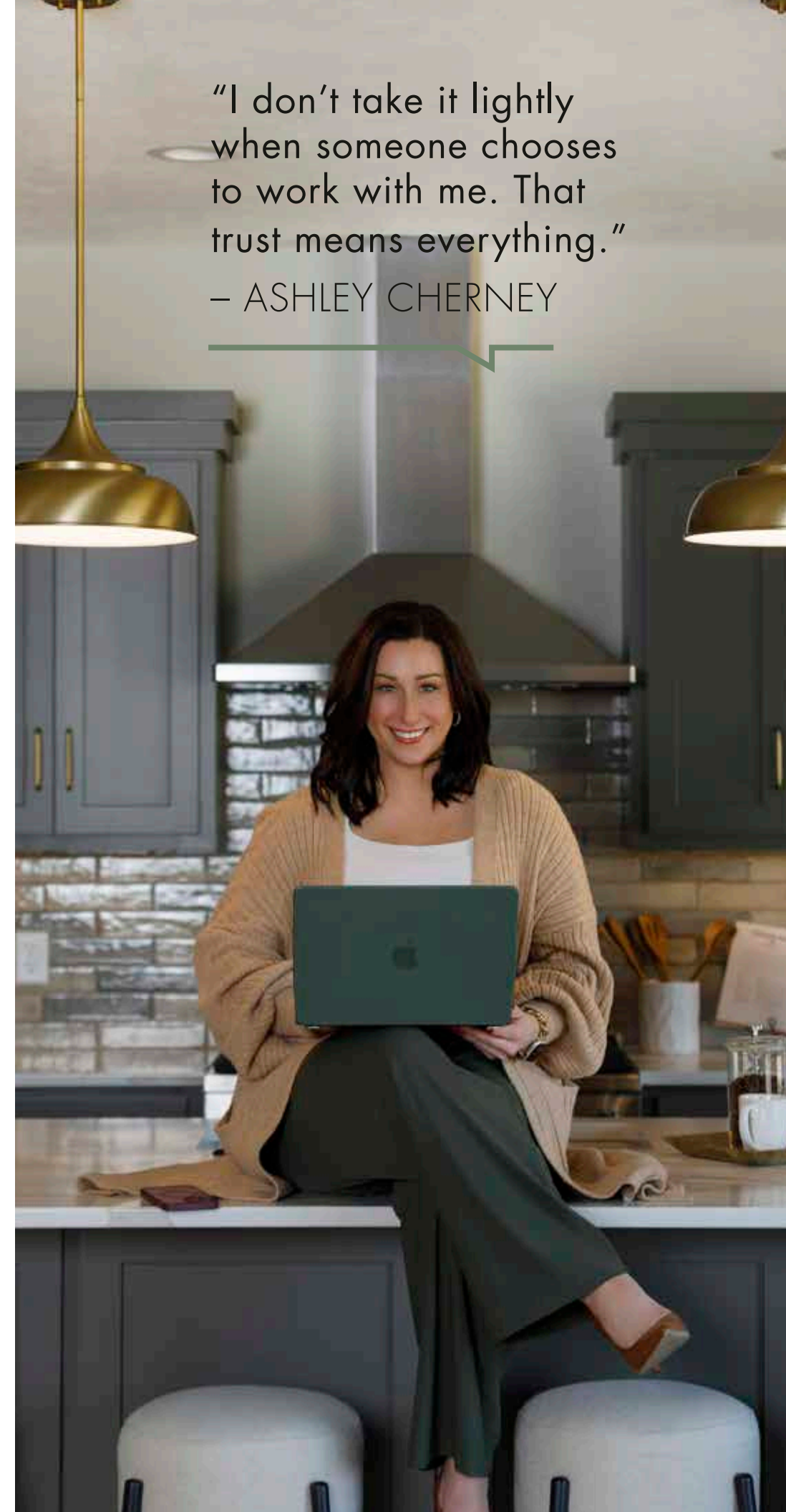
Life Outside of Real Estate

When she does find time to recharge, Ashley stays active. She’s an avid runner and completed her first half marathon last November—a personal milestone that required the same discipline and determination she brings to her career. She also enjoys golfing, working out, and spending time with friends.

At home, Ashley is happiest with her two dogs: Hudson, her older boxer-lab mix and constant cuddle companion, and her

“I don’t take it lightly when someone chooses to work with me. That trust means everything.”

– ASHLEY CHERNEY





First Virtue Group Cup for Cause Golf Event

spirited three-year-old English bulldog. “With how much I’m gone, being home with them really helps me reset,” she says.

Advice for New Agents

For those just entering the business, Ashley’s advice is clear: network relentlessly and communicate exceptionally. Early in her career, she joined a young professionals networking group and eventually took over leadership when the founder moved away. That experience helped her build confidence, visibility, and a strong referral base.

“Get out there,” she says. “Attend events, agent opens, networking groups—put yourself in rooms where relationships are built.” Just as important, she emphasizes responsiveness. Many of her clients came to her after struggling to reach other agents. Answering the phone, following up, and being present still matter.

How She Hopes to Be Remembered

When asked how she hopes people describe her, Ashley doesn’t hesitate: loyal, honest, and genuinely caring. She wants clients to know she’s a resource

for life—not just when they’re buying or selling.

Early in her career, Ashley once googled “real estate agent” and was discouraged by the negative stereotypes she saw. In that moment, she made a promise to herself: she would never be that kind of agent. She would lead with integrity, transparency, and heart.

That promise continues to shape everything she does. For Ashley Cherney, success isn’t just measured in closings—it’s measured in trust earned, relationships built, and the knowledge that she showed up as herself every step of the way.



Repurposed
Special Coatings
Commercial
Residential/ New Builds

RSN
FLOORS & MORE

OMAHA'S CONCRETE FLOORING EXPERTS

Get a Quote! • 712.898.9027 • RSWFloors.com

New Name. Proven Experience. Faster Closings.

Shop Up To 50 Lenders
Closings In As Little As 15 Days
Experienced Mortgage Professionals
Competitive Products
Clear Communication From Pre-Approval To Closing

LD LENDINGRIGHT
LD Cruz | NMLS 2751065 | Lending-Right.com
402.370.8610 | ld@lending-right.com

A New Brokerage Built for Top-Producing Agents

It's better to Give & Get!

REALTORS, REFER A CLIENT AND YOU BOTH GET

\$200
IN-STORE CREDIT!

*Client minimum purchase of \$1,999

snooze
mattress

(402) 671-0107 | snoozemattresscompany.com

Beautyrest KING KOIL TEMPUR-PEDIC Sealy Serta STEARNS & FOSTER

Print Me More!

Were you, the team or your business featured in an issue of Real Producers? Want a copy of your article or full magazine that you were featured in?

Reprints!

What the heck is a reprint? A reprint is a four- or eight-page, magazine-quality-grade paper with your full article and photos and you on the **cover** of the publication.

Why do I need those?

These reprints are a professional marketing tool that can help brand you, your team and/or your business.

- Use on listing appointments.
- Send out to friends and family.
- Send to clients with your holiday greetings.
- Brokers can use as recruiting tools for capturing new talent.
- Use when farming your favorite neighborhood.

What if I changed companies or need something corrected in my article?

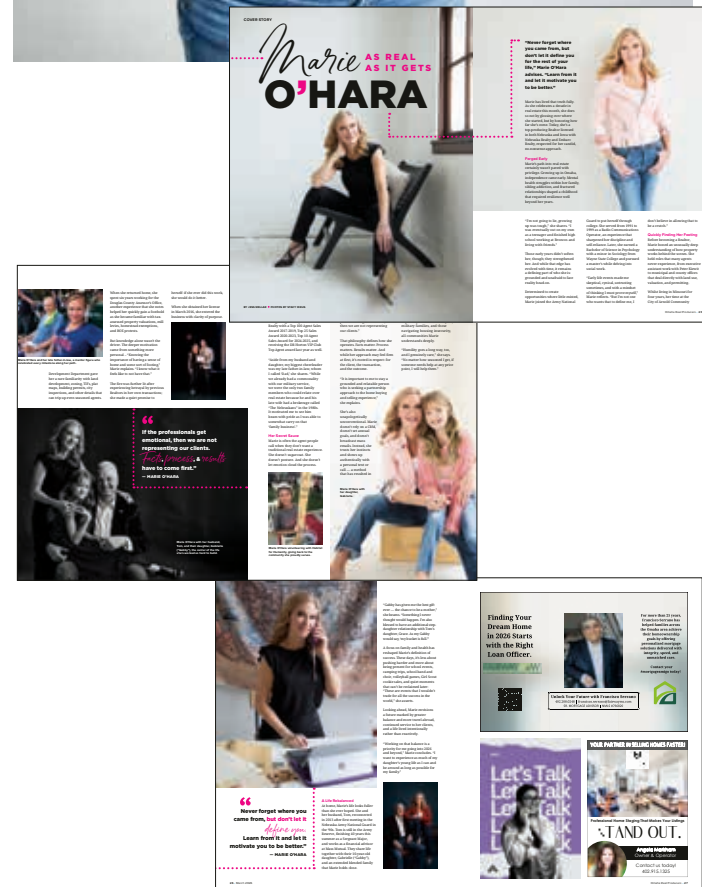
No worries! We can make any changes needed. We send you a proof, you approve, and then they are sent to you via FedEx.

Who can buy these?

The REALTOR® who was featured, the broker, our partner or family. Anyone who wants to promote you!

How do I order?

Email stacey.penrod@realproducersmag.com or give us a call at 402-677-7744.



FROM MARKET-READY TO MOVE-IN PERFECT.

Your Partner in Property Transformation!

Mike Gitt

Call Today to Schedule an Estimate!

(402) 806-9011 | mikejamesrenovation@gmail.com



MIKE JAMES RENOVATION

Home | Bathrooms | Kitchens | Basements | Flooring | Outdoor Living

Mortgages with your best interest in mind.



Lauren Nissen

402.609.5928

LaurenEN@veridianscu.org

NMLS 1941335

Veridian
CREDIT UNION



Federally insured by NCUA. NMLS ID 531586

*Loans subject to membership and approval. Rates, terms and conditions subject to change and may vary based on qualifications, including creditworthiness, loan-to-value ratio and collateral conditions. Not available in all states.

**COME
HAIL OR
HIGH WATER,**

*WE'LL GET YOUR
TRANSACTIONS
TO THE CLOSING
TABLE ON TIME!*



**Your Go-To for Storm
Restoration for Roofing,
Gutters, and Siding**



LUCAS RUWE
OWNER
402.810.0614
SquareUpExteriors.com

**1031 EXCHANGES
Increase Your
Revenue in 2026**

**CONTACT ME
TO LEARN HOW**

TC Fair
www.ipx1031.com/fair
312.520.0897



Locally Owned & Operated • Moving & Hauling • Junk Removal



**From Curb Appeal
to Closing Day,
We've Got You Covered!**



Ask About
Same-Day Hauling!
Nicholas Dembinski & Obi
402.409.0744

HEADSHOTS ARE NICE. CONNECTION IS BETTER.



STACY IDEUS.COM

Si

Featuring your family in your branding shoot shows clients the heart behind the hustle. It builds trust before you ever unlock the door. So in a world of perfectly staged listing photos real connection stands out.

Let's create branding that feels like home.

PORTRAITS & LIFESTYLE



YOUR TRUSTED HVAC PARTNER

FOR 75 YEARS!

SKRADSKI
HEATING & COOLING
EST. 1951

*Family
Owned &
Operated!*

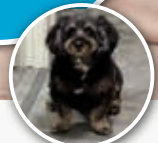
AC Cleaning & Checks - Furnace Cleaning & Checks - AC Repair & Installation
Furnace Repair & Installation - Heat Pump Repair & Installation
Indoor Air Quality - 24/7 Emergency Service

We Fix it Fast, so You Can Close Faster!

402.333.2928 ■ HeatOmaha.com



PRO
PARTNER



Boomer
President of Fun



Charlee
VP of Fun