

TAMPA BAY

FEBRUARY 2026

REAL PRODUCERS[®]

Kseniya
Korneva

Featured Agent
JON DEBELLEVUE

Broker Spotlight
**FIVE STAR
REAL ESTATE**

One to Watch
GINA BEFUMO



POP SERIES

PHOTO CREDIT:
ALLIE SERRANO OF
ALLIE SERRANO
PORTRAITS, LLC

CONNECTING. ELEVATING. INSPIRING.

Integrity

Safer Lawns and Homes

Personal service. Trusted results. Family Owned.

Thoughtfully Green Solution Options

Termites

WDO Reports & Treatment

General Pest Control

Professional Pest Control Services



813-526-2638
SafeLawnsAndHomes@Yahoo.com
LIC#JB178602

We help real estate pros attract more high-value partnerships —

by transforming their brand into a magnet with bold storytelling, future-forward design, and content that builds trust at scale.



Learn More

Trevor Collinson, CEO

MDRN

INSURANCE



DAN DAVIADOWFF
Taking care of the insurance needs of real estate agents and their clients to ensure smooth and timely closings.

813.725.6445

TAYLOR OLIVERI
Peace of mind for your clients' largest and most important transactions with service that goes above and beyond.



813.280.1920



DIGITAL TITLE
SOLUTIONS

TWO GREAT COMPANIES TOGETHER,
HERE TO HANDLE ALL YOUR CLIENTS' NEEDS!
607 W Horatio St Tampa, FL 33606



Learn More



Quickly Get Homes Market-Ready.

Life transitions are *hard*, we make it **easy**.

- Home Clear Outs
- Painting
- Carpet & Flooring
- Landscape Clean Up
- Move Out Cleans

Get in touch.

📞 727-902-4452



Mark Snyder, Owner



Carrie Snyder, Owner

We specialize in making real estate transactions seamless. With access to more than 40 + A-rated carriers, we secure the best coverage at the best price for your clients—while delivering white-glove service and ensuring they get to the closing table on time.

HARRISON FROID

(727) 914-9775

License #W097900

9500 Koger Boulevard North,
Suite 215

St. Petersburg, FL 33702

harrison.froid@goosehead.com



ANNIEMAC
PRIVATE
EQUITY

Cash2Keys

WIN MORE
OFFERS

with AnnieMac's
Cash2Keys!

Help your clients stand out
in a competitive market with
all-cash solutions that sellers
can't resist. Our unique
programs provide the edge
they need to secure their
dream home.

Ask me about Cash Offer
and Buy-Now-Sell-Later.



ANNIEMAC
HOME MORTGAGE

NMLS#: 338923

Partner with me to make your clients'
dream home a reality!



Katie Weldon
Branch Manager
NMLS #: 1094433
(978) 751-1934
katie@annie-mac.com
www.teamkatie.com

AnnieMac Home Mortgage, 411 Apollo Beach Blvd Suite 700, Apollo Beach FL 33572. • American Neighborhood Mortgage Acceptance Company LLC (dba AnnieMac Home Mortgage, OVM with AnnieMac Home Mortgage, Family First A Division of AnnieMac Home Mortgage) Georgia Residential Mortgage Licensee #41523, NMLS 338923, 700 East Gate Drive, Suite 400, Mount Laurel, NJ 08054. • "The C2K Cash Offer" and "Buy Now, Sell Later" and "Cash Bridge" programs are fulfilled by AnnieMac Private Equity Cash2Keys (Cash2Keys), an affiliate of AnnieMac Home Mortgage (AnnieMac). Cash2Keys is not a financial institution and does not originate or issue loan commitments. You must be pre-approved by Cash2Keys for the Cash Offer program's income and collateral requirements. Once approved, the offer and purchase will be in the name of Cash2Keys. You must then purchase the home from Cash2Keys within 180 days. You are required to pay all transfer taxes associated with the purchase of the home. Visit annie-mac.com/cash for terms and conditions on Cash Offer. For complete licensing information, please visit: www.annie-mac.com/page/licensing



“

"SCM Roofing was amazing and much faster than the others I called.. " -Wesley Chapel Homeowner

"Professional. Quick & Easy. Would definitely use again." -Tampa Homeowner

"Very Professional. Knowledgeable guys and zero trash was left behind!." -Tampa Homeowner

”



SCM ROOFING is a GAF MasterElite Roofing Contractor

By focusing on roofing we are able to offer a competitive price, exceptional customer service and outstanding quality!

- Free consultations
- Our GAF lifetime roof system includes a 25 year workmanship warranty.
- Locally owned and operated with 30+ years of combined experience.
- Veterans, Active Duty Military, First Responders and Teachers Discounts.

855-SCM-ROOF
scmroofingfl.com

Licensed Florida Contractor #CCC1331132

comfortable closings

Your nationwide
mobile notary service

With over 40,000 TRAINED AND VETTED notaries and attorneys across the USA we have been able to take the stress out of the once feared 'mobile closing!'. Our online portal makes scheduling a mobile notary seamless and efficient. Our goal is to make your life easier.

Services:
Buyer-side transactions
Seller-side transactions
Deed signings
POA signings
Buyer/seller (together) transactions
HELOC
Refinances
Construction loans
Remote online notarization
and more

We take the stress
out of mobile closings

team@comfortableclosings.com | www.comfortableclosings.com



Maximize
MARGINS

TURNKEY
RESULTS

Don't Leave Money
on the Table

Call for details
813.784.3389

www.stagedtoselltb.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!

AI BUSINESS OPERATIONS

Stellar AI Solutions
(850) 266-3417
stellaraisolutions.com

CLOSING/LISTING SERVICES

Comfortable Closings
(813) 725-5453
comfortableclosings.com

CONTRACTOR / REMODELING

Level Construction & Design
(727) 475-1509
levelcd.com

CUSTOM BUILDER

Gilk
gilk.com

HOME INSPECTION

A Radiant Property Inspection
Hank Lobdell
(813) 839-8416
Radiantinspect.com

Get the Facts Home Inspection

(813) 785-4620
getthefactshomeinspection.com

Home Integrity LLC

(727) 284-6784
homeintegrityllc.net

NextGen Inspections

Curtis Antoine
(407) 801-2682
nextgeninspectors.com

Paramount Home Inspectors

(813) 616-1399
paramountinspectors.com

HOME RENOVATION

On Point Construction Services, Inc
(866) 487-6676
www.itsonpointconstruction.com

HOME SERVICES

HOMEstretch
(727) 902-4452
home-stretch.com/
stpetersburg-clearwater

HOME STAGING

Olive Leaf Staging
Rita Oliva
(813) 336-1426
oliveleafstaging.com

Staged to Sell Tampa Bay

(813) 784-3389
stagedtoselltb.com

Sublime Staging

(813) 546-2503
sublimestaging.com

HOME WARRANTY

Fidelity National Home Warranty
Tara Davis
(813) 904-0253
www.homewarranty.com

First American Home Warranty

Dominic Rock
(813) 344-7525
firstamrealestate.com

Home Warranty of America

Tina Romanik
(727) 340-3737
hwahomewarranty.com

INSURANCE

Goosehead Insurance
(727) 914-9775
froidinsgroup.com

MDRN Insurance

(813) 725-6445
mdrninsurance.com

OneGroup

Jeremiah Flynn
(813) 602-9650
onegroup.com

Triton Insurance

(813) 967-3220
tritonagency.com

LOCKBOX / ACCESS MANAGEMENT

SentriLock
Jocelyn Hodson
(937) 956-4505
SentriLock.com

MARKETING

Casker Creative
(727) 207-2738
caskercreative.com

MORTGAGE BROKER

Bock Mortgage Group
Michael Bock
(727) 457-6498
bockmortgage.com

MORTGAGE LENDER

Bay to Bay Lending
DJ Rondeau
(813) 251-2700
BaytoBayLending.com

Cross Country Mortgage

Ryan Boyd
(727) 742-7966
BoydHomeLoanTeam.com

CrossCountry Mortgage

(Sam Gay)
Sam Gay
(813) 692-3423
crosscountrymortgage.com/
Tampa-FL-3495/Samuel-Gay/

JC Sommer - Movement

Mortgage
JC Sommer
(727) 244-1278
jcsommer.com

Jen Martinez Mortgage Team

Jennifer Martinez
(813) 480-4747
jenmartinez.com

Lincoln Lending Group

Frank Coto
(813) 765-1239
lincolnlend.com

Matek Mortgage Powered

by Mpire Financial
(407) 619-2488
matekmortgage.com

NEXA Mortgage

(801) 604-5878

Team Katie the Mortgage Lady

Katie Weldon
(978) 751-1934
teamkatie.com

PEST CONTROL

The Rodent Professionals
Dalton Ohara
(727) 922-4637
therodentprofessionals.com

PHOTOGRAPHY

B Lively Images
Barry Lively
(813) 477-3398
LivelyListings.com

PHOTOGRAPHY / PORTRAIT

PHOTOGRAPHY

Allie Serrano Portraits, LLC
(813) 501-7250
allieserranoportraits.com

Thomas Bruce Studio

(727) 577-5626
thomasbruce.com

REAL ESTATE

PHOTOGRAPHY/VIDEOS

NTP 2 Photography
Eric Bunch
(813) 545-7569
ntp2.com

ROOFING

Magnum Restoration
(813) 606-4414
magnumrestoration.com

SCM Roofing

Shawn Alverson
(239) 339-7756
scmroofingfl.com

TERMITE & PEST CONTROL

Integrity Safer Lawns and Homes
(813) 526-2638

TITLE COMPANY

Blue Brick Title & Escrow
(727) 441-8880
bluebricktitle.com

Coastal Title Solutions

Jennifer McAlpine
(831) 760-9459
coastaltitlellc.com

Digital Title Solutions

(813) 280-1920
digitaltitlesolutions.com

Enterprise Title

(813) 961-3391
etotb.com

Red Door Title

Katelyn Taylor
(813) 420-5612
reddoortitlegroup.com

Stewart Title

Mary Mohr
(813) 294-3066
stewart.com

University Title Agency

Lori LaCoppola
(813) 422-1328
u-titleagency.com

UTILITY CONCIERGE

Utility Helpers, LLC
utilityhelpers.com

VIDEOGRAPHER

AB 3 Visuals, LLC
(727) 203-4223
ab3visuals.com

Impressive Perspective

(813) 842-4597
impressiveperspective.com

YACHT BROKER

J. Brothers Yacht Sales
(312) 890-6385
jbrothersyachtsales.com



Nominate Your Favorite Vendors

Just Scan The QR Code!



NOMINATE YOUR FAVORITE VENDORS



JC SOMMER

BRANCH LEADER NMLS #1588030



WE KEEP YOUR DEALS MOVING

LET'S CONNECT

727.244.1278
JC.SOMMER@MOVEMENT.COM



MOVEMENT

MORTGAGE

FROM THE FIRST CONVERSATION TO THE FINAL SIGNATURE, I'M HERE TO SUPPORT YOU AND YOUR CLIENTS WITH PERSONALIZED LOAN SOLUTIONS AND PROACTIVE COMMUNICATION.



RED DOOR TITLE

RED DOOR TITLE IS PROUD TO BE PART OF BRINGING YOUR CLIENTS home!

RedDoorTitleGroup.com





WHAT sets us apart?

- No Wire Fees
- Wire at Closing
- Covered Mobile Closer Fees
- Emergency Access on Nights and Weekends
- Attorney on Standby
- 1 on 1 Relationship with your Rep
- Geo-Targeting Tools
- Print Marketing Tools
- Palm Agent App & Listing 2 Leads

TAKE ADVANTAGE OF OUR free resources!

PalmAgent ONE

Our free marketing app will give you access to **branded net sheets**, REFI quotes, buyer estimates, TONS of calculators, & so much more!



KATELYN DAX
BUSINESS DEVELOPMENT

813-420-5612
katelyn@reddoortitlegroup.com
RedDoorTitleGroup.com



Work Like a Top Producer.

AgentOS is a full operating system with built in AI agents that answers every call, books appointments with buyers and sellers, handles warm transfers, and automates your entire follow-up process so your business runs efficiently around the clock.

What You'll Get

- 24/7 AI voice agents that answer calls, qualify leads, and do warm transfers
- Automated appointment scheduling for buyers and sellers
- CRM and pipeline management
- Conversational AI for SMS, website chat, and lead capture
- Instant CMAs and AI-powered property valuations
- Instant contracts, offers, and LOIs generated in seconds

Learn More

Our Website: <https://stellaraisolutions.com/agentos>








YOUR COMPREHENSIVE SOLUTION



PHOTOGRAPHY SERVICES

Interior, exterior, twilight, virtual staging, & virtual twilight



PROFESSIONAL VIDEO

HD walk through, vertical follow-through, narrative, & more.



AERIAL SERVICES

Sky-high images and video set your listing apart from the crowd!



3D PROPERTY TOURS

Full service Matterport or Zillow home tours, 2D & 3D floor plans.



SOCIAL MEDIA MANAGEMENT

Let us handle your Online presence while you focus on what you do best!

WHY CHOOSE AB3 VISUALS

Unlock the full potential of your real estate listings with AB3 Visuals, where storytelling meets state-of-the-art technology.

From high-definition video tours to immersive 3D walk throughs, we deliver the creative edge you need to stand out in today's competitive market.

At AB3 Visuals, we understand that every property has a unique narrative waiting to be told, and our expert team is dedicated to crafting visually stunning content that captivates and converts.

Trust AB3 Visuals to elevate your brand, showcase your properties in the best light, and drive results that exceed expectations. Choose us, and watch your listings come to life.



AERIAL + VIDEOGRAPHY + PHOTOGRAPHY

info@ab3visuals.com

727.203.4223

www.ab3visuals.com

 @ab3visuals
 @ab3visuals
 @ab3visuals
 AB3Visuals

Meet The Team



Don Hill
Area Director



Elizabeth McCabe
Director of Business
Development



Dave Danielson
Writer



Megan Sullivan
Client Experience Director



Julisa Luciano
Event Coordinator



Brandon Sabbag
Account Executive



Lori LaCoppola
Client Relations Director



Carol Walker
Professional Photographer
Thomas Bruce Studio



Allie Serrano
Professional Photographer
Allie Serrano Portraits, LLC



Barry Lively
Professional Photographer
B. Lively Images



Gerardo Luna
Photographer



Rob Horne
Videographer



Eric Bunch
Event Photographer

RP 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've got Florida covered coast to coast for:
HOME | AUTO | WATERCRAFT | UMBRELLA | BUSINESS



MELBOURNE



BOCA RATON



NAPLES



TAMPA

Providing the real estate industry with education about carriers, their appetite for various property conditions, and ways to mitigate the volatility to help streamline home selling and buying. We're here to help you!



Jeremiah Flynn, Producer
P 813-436-3996 C 813-602-9650
Email: JFlynn@OneGroup.com
www.OneGroupFL.com
324 S. Hyde Park Ave., Tampa, FL 33606



Scan the QR code for more information and my contact information.



ANCHOR UP

LUXURY YACHT SALES AFFILIATE PROGRAM

REALTORS, Double Commissions with One Client
Add Yacht Sales to Your License with No Fee

JBROTHERS
YACHT SALES AFFILIATES
www.JBrothersYachtSales.com

Scan For More Details
or Text "Anchor Up"
to 727-228-2627

HOME INTEGRITY

YOUR TRUSTED HOME INSPECTION TEAM

727-284-6784

COMPLETE HOME INSPECTIONS
LISTING & PRE INSPECTIONS
PRE- DRYWALL, NEW CONSTRUCTION
LIGHT COMMERCIAL, SEWER SCOPE, MOLD & WATER TESTING
LUXURY HOMES, DOCK & SEAWALL, POOL & SPA, HOME WARRANTY

WOMEN / VETERAN OWNED & OPERATED
HOMEINTEGRITYLLC@GMAIL.COM



PEST CONTROL SERVICES

If you have a rodent or wildlife issue at home, or if you just need some reassurance, give us a call today to schedule a **100% free inspection!**

Our Services Include :

- ✓ Trapping
- ✓ Repellents/Deterrents
- ✓ Sanitation
- ✓ Home Exclusion
- ✓ And More!

CONTACT US!

DALTONOHARA@THERODENTPROFESSIONALS.COM
727-922-4637

600 CLEVELAND STREET SUITE 374
CLEARWATER, FL 33755

The Rodent Pros Offer rodent trapping, rodent removal, rodent exclusion, rodent sanitation and rodent remediation services to all cities within a 50 miles radius of Tampa Florida.



REMEMBER BAY TO BAY LENDING FOR YOUR CLIENTS HOME BUYING NEEDS!!

- Residential and Commercial Loans
- Bank Statements/DSCR/No Ratio Loans Available
- Quick On-Time Closings
- Seven Days a Week Loan Officer Sales Support
- Loan Officer Presence at Public and Brokers Open Houses
- Refinance Loans



Call us...We are here for you! Llámanos... ¡Estamos aquí para ti!



(813) 251-2700 • 326 S. Hyde Park Ave., Tampa, FL 33606
BayToBayLending.com • info@BayToBayLending.com • NMLS ID #4102

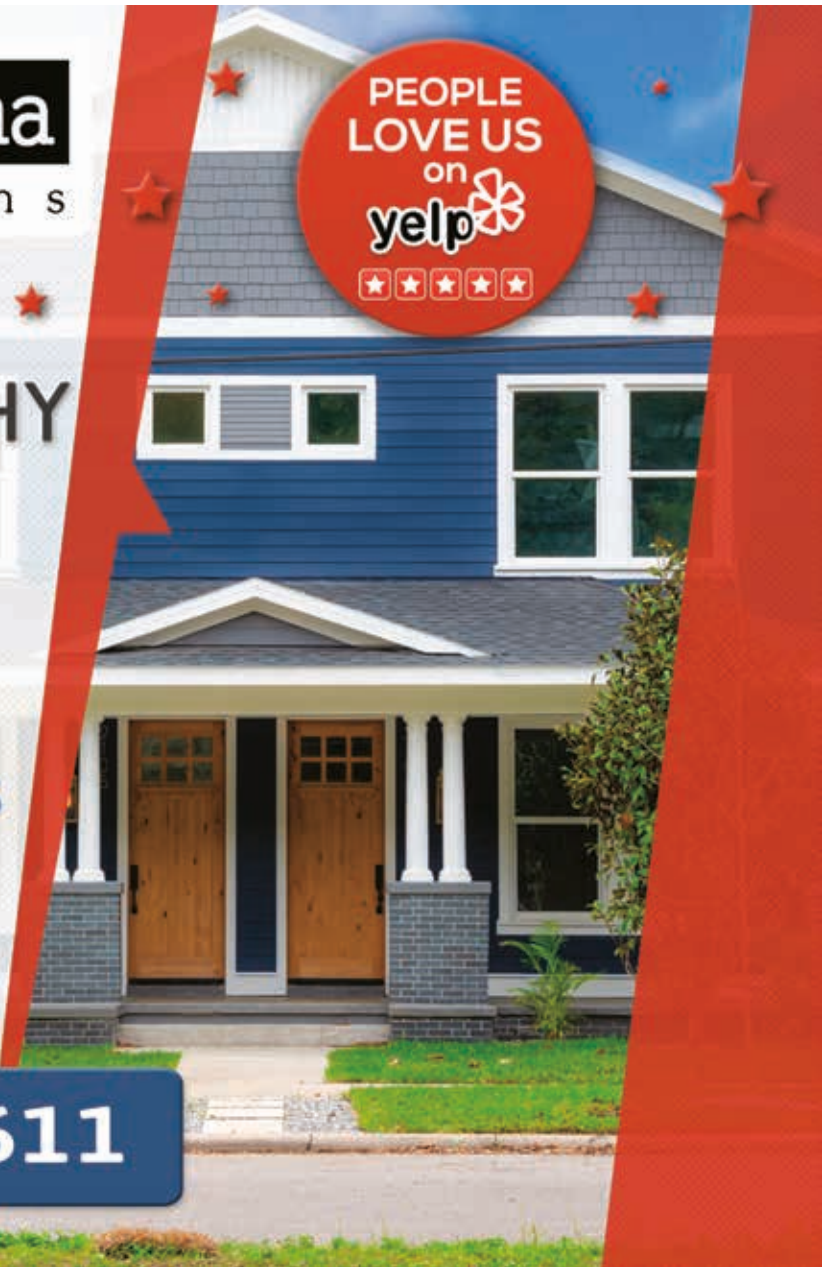


Gerardo Luna
p h o t o g r a p h s

REAL ESTATE PHOTOGRAPHY SOLUTIONS

- Videography
- 360 tours
- Drone 107 Pilots
- Floorplans
- Portraits

813-640-2611



Samuel Gay
Producing Branch Manager
Retail NMLS #1510991



Let's keep the lines of communication open!

218.340.6474

1208 E Kennedy Blvd,
Office 231 Tampa, FL 33602

samuel.gay@ccm.com

I'll ensure you're always informed throughout your mortgage journey, from start to finish, and I'm here to answer any questions you have along the way. Whether you're buying, refinancing, or renovating, count on me for a friendly and top-notch home loan experience tailored just for you!



Kseniya Korneeva

Is Living the American Dream

“I wanted a career where I got to be creative and constantly learn and grow as a person.”

Meet Kseniya Korneva, a dynamo Tampa Bay real estate agent, social media maven, and proof that the American Dream is alive and thriving. Kseniya’s story starts far from Florida’s sun-drenched beaches: she was born in Russia and immigrated to the U.S. at just five years old, not knowing a word of English. Watching her parents work tirelessly to make ends meet taught her one lesson early on: hard work and big dreams pave the way to success.

Since then, Kseniya has made a name for herself by boldly embracing change. “I’ve moved to three cities where I didn’t know anyone,” she says. “Each time, I had to learn to adapt quickly.” From New Jersey to South Carolina, Seattle, and finally Tampa, Kseniya has almost hit all four corners of the U.S. She jokes she’s just missing Arizona or California.

A Leap of Faith (and Sunshine)

After earning her civil engineering degree and working in the field, Kseniya realized she wanted something different. “I wanted a fun job without a boss,” she laughs. She debated between becoming a yoga instructor or a real



estate agent, and real estate won out. “I never thought about the business side of things because my family was all in science and academia,” she explains. But after shadowing some generous agents and seeing the possibilities, she took a leap. Kseniya got her real estate license in Seattle, packed her bags, and moved to Tampa sight unseen, drawn by the city’s booming market, sunny weather, and vibrant culture. Her husband, Tyler (a PhD physics student), joined her four months later.

Five years later, Kseniya is thriving at REAL Broker, LLC, where last year she sold 52 units totaling \$25.3 million in volume.

Secrets to Her Success

Kseniya built her business the old-fashioned way: open houses. But when COVID shut down in-person events, she pivoted fast, turning to Instagram. “Social media skyrocketed the rest of my growth,” she says. “The number of eyes on a post is way more than you can

“I’ve moved to three cities where I didn’t know anyone. Each time, I had to learn to adapt quickly.”





“It’s about happiness, health, wealth, and freedom — *the freedom to travel and do as I please.*”



reach with postcards or cold calls. Even a small video can get 10,000 views. You can’t call that many people in a day!”

Now she blends both worlds, focusing on unique properties, promoting her listings, and creating engaging content that draws in crowds. She’s mastered the art of knowing what will perform well, but admits she sometimes feels a little let down when there’s nothing “cool” on the market to tour.

Staying Grounded

Kseniya’s secret weapon? Perspective. “The biggest lesson I’ve learned is to step away,” she says. “Real estate can feel urgent and chaotic, and you think you have to solve everything immediately. But if you step back, things often work themselves out.” She also embraces technology, using AI tools to plan showings, map routes, and communicate with clients (complete with emoji-packed messages).

When she’s not closing deals, Kseniya enjoys life with Tyler and their dog, soaking up Tampa’s foodie scene, hitting the beach, reading, and — no surprise — making content videos about local restaurants. “It’s part hobby, part business,” she says with a smile.

Looking ahead, Kseniya has big dreams: she plans to launch a digital mentorship program for aspiring agents, grow her business to \$50 million in sales, hire a buyer’s agent, and maybe even write a book. Personally, she hopes to travel more, spend time with loved ones, and carve out space for hobbies.

A Millennial Advantage

As a millennial, Kseniya feels uniquely positioned for success. “We grew up with technology but also remember a world without it,” she reflects. “It’s allowed us to connect to both older and younger generations. And it has taught us to think on our feet and be more self-reliant.”

For Kseniya, success isn’t just about numbers. “It’s about happiness, health, wealth, and freedom — the freedom to travel and do as I please.”

With her optimistic spirit, relentless drive, and passion for people, Kseniya Korneva is not just chasing the American Dream, she’s living it, and lighting the way for others to do the same.



PARAMOUNT
HOME INSPECTORS

Roses Are Red,
Violets Are Blue...
A Safe Home is the
Best Gift for
Your Clients!

Info@paramountinspectors.com | **813.616.1399** | Paramountinspectors.com



Resources to Grow Your Real Estate Business

With 130 years of experience, Stewart has the knowledge, financial strength and tools to help grow your business. We provide education, strong customer relationships and digital tools to give you an advantage in the Tampa Bay area – Hillsborough and Pinellas counties.

Call me to learn more.



Stewart Title Company
Mary Mohr
Business Development Officer
813.294.3066 cell
Mary.Mohr@Stewart.com

Tampa
3402 W Cypress St
Tampa, FL 33607
813.872.9898
stewart.com/tampa

St. Petersburg
4134 Central Ave.
St Petersburg, FL 33711
727.895.3664
stewart.com/stpetersburg



130
YEARS

Successful Past. Inspired Future.

stewart
TITLE

© 2024 Stewart. All rights reserved. | 363550
The information provided here is for general informational purposes only, should not be relied upon, and is subject to change without notice.



NATIONAL
ASSOCIATION OF
REALTORS®
REALTOR BENEFITS® PROGRAM
PROUDPARTNER

THE SENTRILOCK DIFFERENCE

Fall in Love with Convenience and Reliability

As the official lockbox solution for the National Association of REALTORS®, SentriLock has enabled more than 10 million home sales for 500,000+ agents with a 96% customer support satisfaction rating. With our **SentriKey Showing Service®** now included for all current and future lockbox customers, REALTORS® can spend more time helping clients achieve their real estate dreams.



SCAN TO LEARN MORE



SENTRIKEY® SHOWING SERVICE
BASIC PLAN NOW INCLUDED
FOR ALL LOCKBOX CUSTOMERS





YOU NEED A trustworthy partner who understands your needs

How can we make your life easier?

- One single point of contact
- Full service on every transaction
- Timely and accurate title commitments
- Superior communication
- Knowledgeable and professional staff
- Contract upload capability or drop off



Lori LaCoppola
813-422-1328



UNIVERSITY
TITLE AGENCY
(813) 906-2810

Our experienced team has successfully handled thousands of closings. We're here to ensure a smooth and professional process



A HOME WARRANTY HOMEOWNERS TRULY LOVE

TRANSPARENT COVERAGE. RESPONSIVE SERVICE. REAL SUPPORT.

With 13-month protection, seller coverage options, and hands-on claim support, HWA delivers a better home warranty experience than any other company. It's protection today's buyers appreciate, and today's agents trust.

SET YOUR CLIENTS UP WITH COVERAGE THAT WORKS!



13mo. WARRANTY

TINA ROMANIK
Account Executive
727-340-3737
Tromanik@HWAHomeWarranty.com




WHEN IT COMES TO MORTGAGES, IT'S NO TIME TO THINK OUTSIDE **THE BOCKS.** THAT'S OUR JOB!


Ask us about our **Luxury Buyer Boost!**

MICHAEL BOCK
NMLS #1749855
michael@bockmtg.com

THERESA BOCK
NMLS #1996065
theresa@bockmtg.com



BOCK MORTGAGE GROUP
NMLS #2504921
bockmortgage.com
727-457-6498



Jon DeBellevue

From Makeup Artist to Making It Big in Real Estate

WRITTEN BY ELIZABETH MCCABE
PHOTO CREDIT: ALLIE SERRANO OF
ALLIE SERRANO PORTRAITS

Nominated Best of Tampa Bay two years in a row. Featured in national digital publications twice. Before real estate, Jon DeBellevue built a successful career in the world of color, contour, and creativity: the beauty industry. Jon made his mark as a creative cosmetologist, master makeup artist, and educator.

“While I loved the creative side of that work, I realized my deeper purpose wasn’t just transforming appearances — it was transforming lives. That realization, paired with my natural drive to help others achieve their dreams, inspired my transition into real estate,” he says. On June 2, 2201, he proudly followed in his mother’s footsteps into real estate. She had been licensed since 2000 and Jon was eager to follow her lead.

Why real estate? “I became a REALTOR® first and foremost to help others,” says Jon, “and to build a better future for my family while carrying on my mother’s legacy.”

Helping people navigate complex challenges and create real, lasting solutions is what he does best. “My real estate journey started as a referral-based opportunity during my time in cosmetology, but it quickly evolved into a lifelong passion.”

“As both a REALTOR® and active real estate investor, I love empowering clients, friends, and family to build wealth and equity — no matter their starting point. My own investment experience allows me to guide others with authenticity, strategy, and firsthand insight.”



Florida Roots

A fifth-generation Floridian, Jon comes from a deep agricultural lineage rooted in cattle and citrus. His great-grandfather, Lamarcus Edwards, holds a place in the Florida Citrus Hall of Fame, a legacy that even lives on in Jon’s middle name. His family helped start Pasco Packing Company and played a role in pioneering the industrial pasteurization and bottling

of orange juice, including innovative uses of citrus byproducts for feed products. That legacy of ingenuity, land stewardship, and value creation runs straight through Jon’s work today.

Jon’s creativity and hustle have roots that run deep. Raised on Anna Maria Island, Florida, he grew up surrounded by artistry and community. “Creativity,





proud to share my story and inspire others to turn their challenges into stepping stones toward success.”

And he’s had plenty of challenges. “Like anyone, I’ve faced my share of obstacles — both external and internal,” he says. “There were seasons of my life marked by hardship: homelessness, substance struggles, and legal battles that could have taken me down a very different path. But instead of breaking me, those experiences built me.”

“They became the foundation of my strength, discipline, and compassion. They remind me every day that no matter where you start, you can always rebuild — brick by brick, choice by choice. My story isn’t one of perfection; it’s one of perseverance and purpose.”

Jon’s drive now is laser-focused on growth for himself and his clients. “I’m passionate about cultivating strong client relationships and expanding our network through repeat and referral-based business — the foundation of any thriving real estate career.”

He’s also blending construction and creativity

into something new. “Now that I’ve earned my Certified Residential Contractor license, I’m passionate about educating clients on land value, design potential, and the art of building new homes with timeless character and modern resilience.”

A New Chapter

Drawing on five generations of Florida heritage, Jon founded *Glades & Bay Construction* to bring a higher standard of craftsmanship, sustainability, and design to Florida’s diverse landscapes. From full-scale remodels and infill development to ground-up construction and value-driven renovations, Glades & Bay was built to offer clients a true start-to-finish experience. With in-house design, construction, and project management, Jon is able to guide clients seamlessly, whether they’re renovating a home, developing land, or repositioning a property for maximum return. The mission is simple and uncompromising: build value, build relationships, and build legacies that last.

Jon’s personal life reflects the same depth and authenticity. “I’m married to my incredible partner of

over six years, Nery, who’s been my rock through every transition and triumph,” he shares. “He challenges me, supports me, and reminds me daily of the importance of gratitude and growth.”

His mother, Ann, remains a guiding force after 25 years in real estate, while his brothers, Christian and Brian, are his two closest friends. Their family circle includes Bella, a gentle Saint Bernard, and Luci, a playful Chocolate Lab. “We love spending time outdoors, exploring Florida’s beaches and springs, kayaking, boating, and soaking up the sunshine together.”

Even off the clock, Jon can’t sit still. “I love analyzing deals, sketching design ideas, and exploring investment opportunities. But when I truly unplug, you’ll find me outdoors — golfing, playing tennis, swimming, kayaking, paddleboarding, boating, or fishing.” Cooking, working out, and creating art also keep his energy sharp and his creativity alive.

Overcoming Adversity

In 2015, Jon faced the kind of wake-up call that shifts a life’s trajectory. “I was in a life-changing motorcycle accident that nearly cost me my life. The crash shut down the intersection overnight, and news reports said I was thrown through the air like a rag doll,” he recalls. “That experience changed everything. It taught me that every day is a gift — and that we have the power to rise stronger than our circumstances.”

Faith fuels that fire. “I’m a baptized Episcopalian Christian and a person of

“That experience changed everything. It taught me that every day is a gift — and that we have the power to rise stronger than our circumstances.”

strong faith. While I don’t always broadcast it publicly, my faith is a cornerstone of who I am and how I lead my life and business.”

Words of Wisdom

His advice for new REALTORS® hits straight to the point: “Education is everything — knowledge

truly is power. Find your niche, master it, and tune out the noise. Stay curious, stay humble, and never stop learning. Success will naturally follow when your focus is on service, growth, and consistency.”

Jon’s guiding philosophy mirrors his life’s mission:

“You will get all you want in life if you help enough other people get what they want.”

Driven by creativity and grounded in purpose, Jon DeBellevue is building dreams, one brick, one choice, one client at a time.



TAMPA BAY AREA LICENSED INSPECTION EXPERTS



Zero Upfront Cost:

With our pay at close option
which ensures you pay nothing
upfront!

Our team of experienced
inspectors are capable of home
inspection, insurance reports,
sewer scope, pool inspections and
lots more.

We back everything up with a
125 day warranty.

813.785.4620



REPORTS WITHIN 24 HOURS | OFFICE HOURS 7 DAYS A WEEK | ONLINE ORDERING | AND SO MUCH MORE.

MATEK
MORTGAGE
BRANCH NMLS # 2623316

AT MATEK MORTGAGE,
we offer tailored mortgage solutions,
from competitive purchase rates to
refinancing and reviews. Trust us
to guide you with expertise
and personalized care on
your homeownership journey.



Logan Ware
NMLS #2104273

SERVICES WE OFFER

- ➔ Self-Employed
- ➔ Conventional
- ➔ USDA
- ➔ FHA
- ➔ VA

Greg Matthews
NMLS #1544066



BOOK A FREE CONSULTATION

(407) 619-2488

info@matekmortgage.com

2450 Maitland Center Pkwy,
Unit 200 Maitland, FL 32751

ON POINT
CONSTRUCTION SERVICES, INC.

Transform Your Space
With Our Expert Home Remodeling Services

At **On Point Construction Services**, we
turn your vision into reality with creativity and
exceptional service.

Residential Construction
New Home Construction
Bathroom Remodeling
Kitchen Remodeling
Garage Conversion
Second Story Addition
Room Addition
And More!





1-866-ITSONPOINT

*No time to update your team photo
or individual headshots?*

No problem! Let us come to you!



On location - your office or other locale
Studio set up or environmental background
Group rates available

THOMAS BRUCE
Studio

(727) 577-5626 • www.thomasbruce.com

Carol Walker
Master Photographer
Florida Degree of Photographic Excellence
Florida Education Degree, Florida Service Award
Owner/Portrait Artist



FIVE STAR REAL ESTATE PUTS AGENTS FIRST

Making Real Estate Easier Than Before!

WRITTEN BY ELIZABETH MCCABE
PHOTO CREDIT: ALLIE SERRANO OF
ALLIE SERRANO PORTRAITS



“We believe in empowering agents to make business decisions for themselves while offering unwavering support. It’s all about putting agents first.” – Tim Miller

Real estate isn’t for the faint of heart. It’s a profession you can’t do halfheartedly, and it’s essential to have the right amount of support. That’s where Five Star Real Estate enters the picture. Tim and Danielle Miller at Five Star Real Estate in Tampa are expanding their brokerage, eager to help real estate agents become the best they can be.

From humble beginnings in Michigan to leading the growth of Five Star Real Estate in Florida, this dynamic duo is rewriting the script on how agents are supported, empowered, and inspired.

Building a Legacy in Michigan

The Millers’ real estate journey began in late 2016 when Tim earned his real estate license while Danielle worked in marketing for a brokerage. By 2019, the couple went “all in,” with Danielle earning her license and focusing their combined efforts on building a thriving real estate business in Michigan.

From 2019 to 2023, Tim and Danielle gained recognition in *Real Producers* magazine, selling 20-30 homes annually and establishing a loyal client base. “We built our business in Michigan over 10 years,” Danielle reflects. Their success was rooted in relationships, and they knew they couldn’t just walk away from what they had worked so hard to create.

“We had all these past clients and past transactions,” notes Tim. “We worked really hard to build that business. How can we get to Florida and not have to shut that down? What would it be like to do real estate in two different markets?”

Making the Move

With frigid temperatures in Michigan, Tim and Danielle really wanted to become snowbirds and expand their business in the Sunshine State. Five Star Real Estate was their answer. They researched it out and liked the agent-first philosophy, especially with its presence in both Michigan and Florida.

After conversations with Five Star’s leadership, including Greg, the founder, and Paul, the president, the Millers proposed helping to establish and grow the Florida

market. Five Star Real Estate has been in existence for almost 30 years and has established itself in the industry. By June 2024, Tim and Danielle were spearheading recruitment efforts in Tampa, and by September, they had relocated to Florida.

Starting with Airbnb, no office, but a lot of determination, their dream began to take flight. “In just six months, we built a team of 15 agents in Florida,” says Danielle. This past October, they opened a second office in St. Pete. “We have brought on 45 agents to Five Star in Florida,” they share proudly.

The Five Star Difference

Over 30 years ago, Greg Carlson began rethinking how real estate brokerages could better serve agents. As a top-





“One of the awesome things about Tampa is that there are so many coffee shops,” says Tim, who is a coffee lover. “We are still finding our favorites.” He and Danielle also love the water, going to the beach, and boating. They also love the sunsets.

Although they have dealt with two hurricanes since they moved here and 40 degree temperatures in a cold snap, at least they don’t have to shovel snow anymore!

Are they happier? You better believe it. Danielle and Tim are living their best lives here in Florida. Their two-year-old son keeps them busy, while Tim finds time to play soccer, and Danielle indulges her love of interior design. Despite the move, they remain connected to Michigan through regular trips to serve their personal clients and a thriving referral network between Five Star’s Florida and Michigan agents.

Looking Ahead

As the Millers continue to grow Five Star Real Estate in Florida, their focus remains on fostering a supportive and collaborative environment. “We want to create opportunities for agents to thrive,” Tim says. It’s not just about growing their business; it’s about helping others succeed.

With their dedication, passion, and vision, Tim and Danielle Miller are transforming the Florida real estate landscape—one agent and one sunset at a time.



“WE WANT TO CREATE
OPPORTUNITIES FOR
AGENTS TO THRIVE.”

producing agent in Grand Rapids, Michigan, Greg recognized how advancements like the internet and cell phones were giving agents more independence, yet traditional brokerages continued to take a significant cut of their income. He envisioned a different kind of brokerage—one that empowered agents to retain more of their hard-earned commissions, allowing them to reinvest in their businesses and their futures.

Today, Five Star Real Estate doesn’t just help agents save money—they provide tailored support and treat agents like the business owners they are. Acting as business consultants, they work side-by-side with agents, helping them build their personal brands, make strategic decisions, and achieve lasting success.

Greg’s vision of putting agents first remains at the heart of everything they do. With a culture of autonomy, unwavering support, and a commitment to helping agents keep more of what they earn, Five Star Real Estate is redefining what it means to empower agents to thrive. Their goal is simple: to be the most supportive brokerage on the planet.

Life in Florida

The Millers have embraced their new home in Tampa with open arms.



LOCAL ROOFING EXPERT
Specialize in Re-Roofing
All Roofing Systems



Don't lose another deal because of the age of the roof...
**ASK US ABOUT OUR ESCROW
ROOF REPLACEMENTS!!**



21129 Leonard Road | Lutz, FL 33558
tel 813-606-4414 | fax 888-773-4346
www.MagnumRestoration.com
TOP-RATED ROOFING CONTRACTOR | TOP RATED ON GOOGLE



CCC1331334

**Why Do Homeowners
LOVE Our Warranties?**

Home systems and appliances don't last forever. When they break, we step in with a budget-friendly repair/replacement solution that helps homeowners save time, money, and stress.

Contact me for details.



Your Local Resource
Dominic Rock
813-344-7525
dorock@fahw.com



Empowering agents with service
that builds lifelong clients

firstamrealestate.com
Phone Orders: 800-444-9030



©2026 First American Home Warranty Corporation. All rights reserved. FA_AD_DROCK_MRP_2_26



HAPPY VALENTINES DAY!
Cleaning is An Act of LOVE

10% OFF

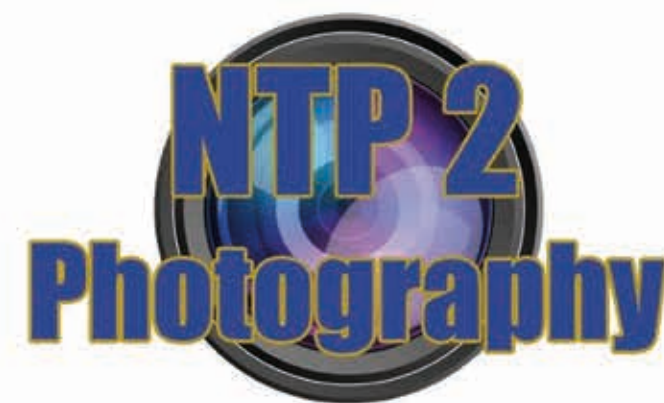
USE CODE LOVE
WHEN BOOKING ONLINE
Don't ask How, Ask **WHO**

OUR SERVICES:

- PRE-LISTING
- MOVE-IN & MOVE-OUT
- RESIDENTIAL
- COMMERCIAL
- AIR BNB

BOOK TODAY
727-418-0546
whocleaning.com





Book a
Listing &
Headshot
Session Today!

Email: contactus@ntp2.com

Phone: 813-545-7569

17401 Commerce Park Boulevard
Suite 103-1116, Tampa, Florida 33647



Gina Befumo

**Wanted to Be a REALTOR®
Since Her Childhood Days**

WRITTEN BY ELIZABETH MCCABE
PHOTO CREDIT: ALLIE SERRANO OF
ALLIE SERRANO PORTRAITS



Some people just know that they want to go into real estate. Gina Befumo was one such individual. Growing up in New York, she watched a childhood friend's family make the leap from renting to homeownership. She was hooked.

"I had a best friend who lived on my street where I grew up. She and her family had been renting for years. They finally decided to look for a home to have their own place. I thought being in real estate would be really cool," she smiles.

Her desire for homes fueled her interest to learn all about them. While other kids were playing outside, Gina was poring over the classifieds, deciphering abbreviations like "2BR/2BA" and imagining the possibilities. "Who does that as a kid?" she laughs.

"That's how I got into the mindset of real estate."

At the time, the dream stayed in the background. Gina built her early career at Morgan Stanley in investment banking, later working for the Broward County school board after moving to Florida with her first husband. Following a divorce and remarriage, she relocated to The Villages with her new husband, Dennis. Work opportunities were scarce, and it was her husband who nudged her toward real estate.

The Villages offered a Lifelong Learning College course in real estate, and Gina signed up. The month-long program required classes twice a week and all day on Saturdays. "I have never studied so hard in my life," she recalls. "If I studied like that as a kid, I'd be a doctor." Her hard



work paid off—she passed the state exam on her first try.

Her first brokerage was Exit Realty, where she leaned heavily on her mentor, Nick, whom she affectionately dubbed her "office son." He pushed her to think

creatively, and before long, Gina was closing deals that many new agents would find intimidating. Her second transaction? A mobile home park. “That was a turning point,” she says. “Getting that nice check made me realize—I can do this.”

From there, Gina shifted her focus to residential sales and never looked back. Launching a new career in her 50s was daunting, but she threw herself into it with a commitment to education. Negotiation certification was her first professional designation, and many more followed.

“I always believed that education is the background of anything that I do,” she says. It has paid off. “The more education I had, the more I could help my buyers and sellers. That’s what made my business skyrocket.”

Her dedication to service and learning hasn’t gone unnoticed. Gina simply goes above and beyond. Clients appreciate her tenacity, her thoroughness, and her willingness to dig up answers to any question they throw her way.

Many of those first clients are still with her today, sending repeat and referral business that keeps her pipeline strong. She credits her first broker, Marlene Meade, with instilling the value

of building lifelong relationships. “She told me, ‘If you stay on top of everything and show clients you’re there for them, they’ll keep coming back.’ She was right.”

Since moving from The Villages to Wesley Chapel, Gina has since joined LPT Realty. This was a game-changer. With the explosion of new construction and more people moving to the area proved to be a perfect move. With new communities going up all around the area, this was the perfect place to start honing in on new construction.

Gina also pours her energy into mentoring new agents. She knows how overwhelming those early years can be and makes herself available as a sounding board. “I try to answer questions right away so they can move forward with confidence,” she explains.

Outside of real estate, Gina embraces a full, family-centered life. She and her husband have four daughters between them, a blended family that includes four grandchildren (the heartbeat of her being)—two boys (Matty and Dylan) and two girls (Rylee and Kali)—spread across Florida. At home, she jokingly calls herself a “part-time zookeeper,” sharing her space with two dogs, two birds, and a cat.



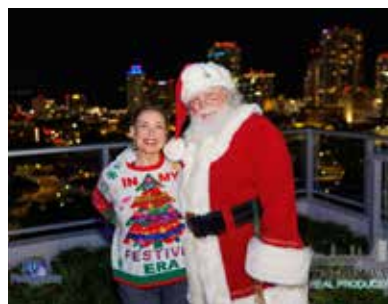
“**You’ve got to keep your finger on the pulse of what’s happening—especially with the new buyer agreements. To really keep up on trends, you have to be devoted.**”

When she’s not working or with family, Gina loves cruising, walking, reading, and shopping—her self-proclaimed “first passion” aside from real estate. She and her husband have recently started traveling more, enjoying the chance to explore new destinations.

As for staying successful in today’s ever-changing real estate world, Gina believes it all comes down to dedication. “You’ve got to keep your finger on the pulse of what’s happening—especially with the new buyer agreements. To really keep up on trends, you have to be devoted.”

And devoted she is. From studying classifieds as a child to closing multi-million-dollar deals today, Gina Befumo has proven that passion, persistence, and education are the keys to becoming a top producer. Watching her dream come to light to succeed on the Tampa Bay real estate scene has been nothing short of priceless.





HOLIDAY PARTY WAS A BLAST!

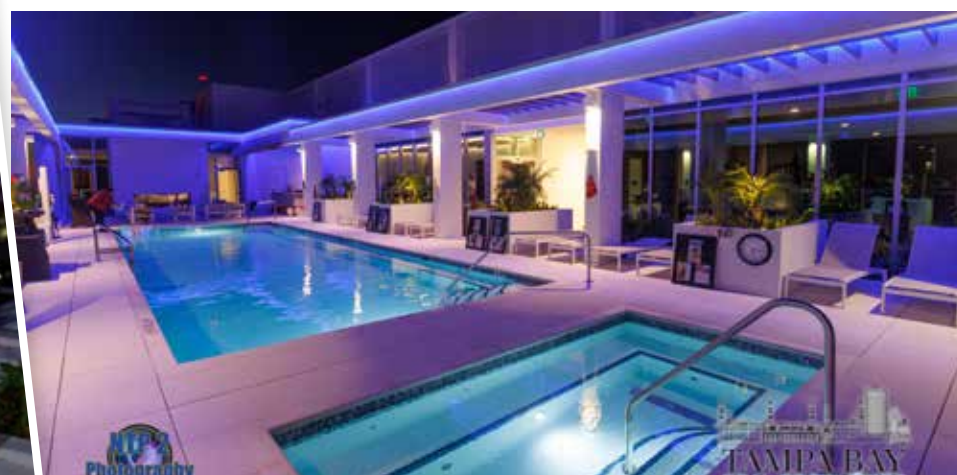
PHOTO CREDIT: ERIC BUNCH OF NTP 2 PHOTOGRAPHY

Holiday Party sponsors were:

University Title, HomeStretch, Home Integrity LLC, Triton Insurance, Goosehead Insurance, Red Door Title, Paramount Home Inspectors, First American Home Warranty









FOCUS ON CLOSING



DESTINATION CLOSING TABLE

3-D Virtual Tours
Photos
Floor Plans
Virtual Staging
Listing Website
813-477-3398



DESTINATION CLOSING TABLE

Residential/Commercial
Drone Photo/Video
Video Walk Thru
Social Media Reels
Realtor Headshots
LivelyListings.com

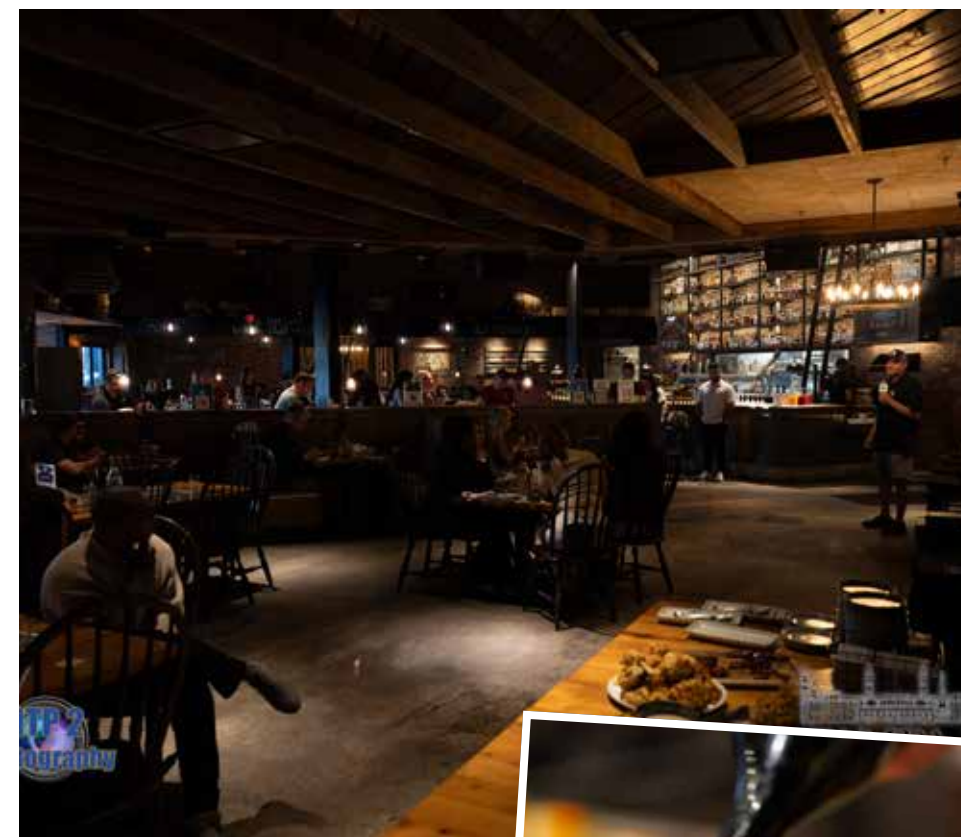


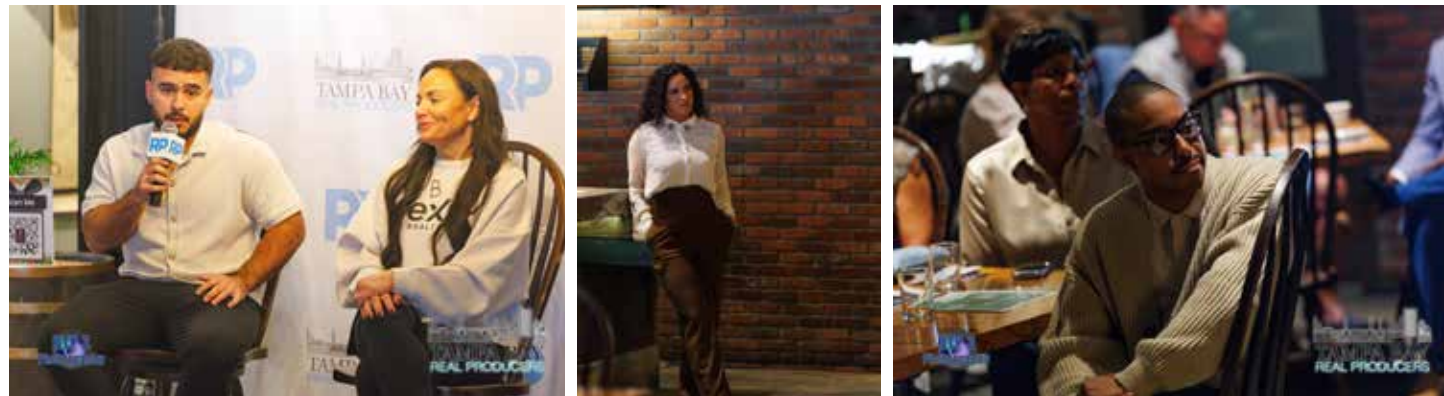
LIVELY LISTINGS

MLS · LISTING · PHOTOGRAPHY



CELEBRATE SUCCESS





Fall in Love With Fewer Surprises

A home warranty helps protect your clients from unexpected repair "heartbreaks"



TARA DAVIS
Sales Executive
813.904.0253
Tara.Davis@fnf.com

FIDELITY NATIONAL HOME WARRANTY

homewarranty.com

THE RYAN BOYD TEAM
CROSSCOUNTRY MORTGAGE™

Mortgage Executive Magazine Top 1% Mortgage Originators in America 2024



Ryan Boyd
Loan Originator • NMLS1313799
M: 727.742.7966 • D: 813.345.4378
ryan.boyd@ccm.com
BoydHomeLoanTeam.com

Equal Housing Opportunity. All loans subject to underwriting approval. Certain restrictions apply. Call for details. CrossCountry Mortgage, LLC NMLS3029 (www.nmlsconsumeraccess.org). 25LO_86b6ru7hw

Professional Escrow Agency providing Superior Service

LOCALLY OWNED & MANAGED
Over 25+ years under the same ownership.

YOUR PARTNER FROM CONTRACT TO CLOSING
Providing estimates, handling the research of property and providing solutions to ensure your client feels confident at closing.

LICENSED, EXPERIENCED STAFF
Our offices have full time licensed escrow officers to serve your customers at either location, plus an on-staff signing agent who will meet your clients at a preferred location.

INNOVATIVE LUNCH & LEARN CLASSES
We offer monthly Lunch & Learns featuring leading-edge industry experts at the Epicurean Hotel.

ENTERPRISE TITLE OF TAMPA BAY, INC.

South Tampa
3602 Henderson Blvd., Tampa, FL 33609

New Tampa
5303 Technology Drive, Tampa, FL 33647

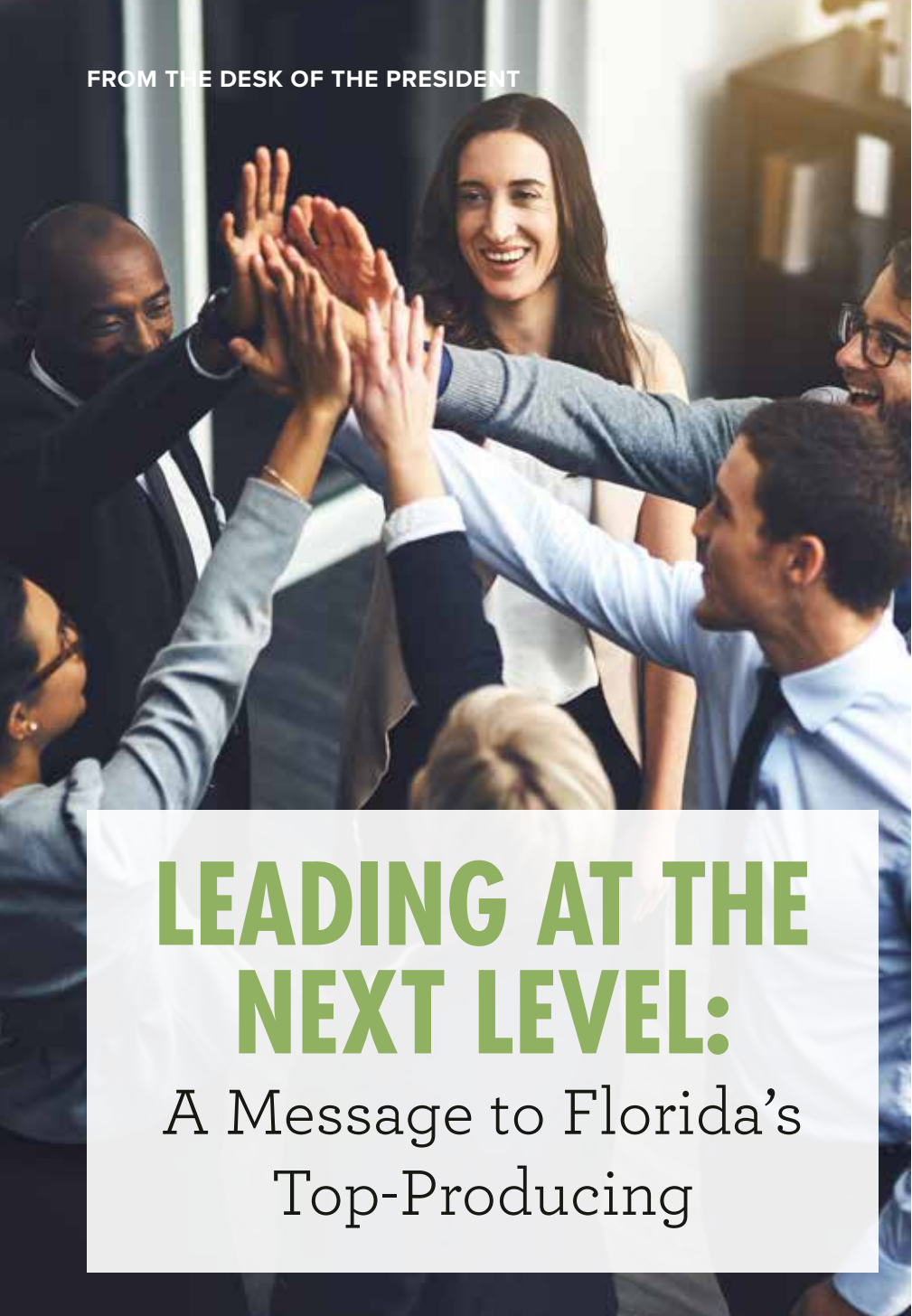
Phone: (813) 849-1400

Visit our website for an instant quote.
www.etatb.com

Follow us:







BY CHUCK BONFIGLIO JR., 2026 PRESIDENT FLORIDA REALTORS®

Top producers don't wait for change; they get ahead of it.

As we enter one of the most accelerated periods of transformation in our industry, Florida's highest-performing agents have an outsized opportunity to shape what comes next. You already know how to build a thriving business. You've mastered the fundamentals, refined your systems and navigated through a year of unprecedented industry shifts with resilience and discipline.

Now the question becomes: **What will elevate you from being successful today to being unshakeable for the next decade?** That's the heart of Florida Realtors' 2026 theme:

Your Voice. Your Business. Your Florida. This year is about empowering the leaders of our profession to build businesses that are future-ready, innovation-driven and supported by long-term wealth.

Innovation as a Competitive Edge
Top producers often adopt new strategies years before the rest of the market. In 2026, Florida Realtors® is matching your pace.

We are investing in innovation that does three things:
1. Saves you time
Streamlined digital processes, improved single sign-on, and upgraded member tools eliminate friction, so you and your team stay focused on high-value activities.

2. Expands your authority
Top agents thrive on credibility: Therefore, your trade association is working to enhance analytics, market reporting and communication tools that help you deliver the clearest, fastest, most actionable housing insights in the state.

3. Keeps you ahead of disruption
You don't need the latest fad – you need solutions that sharpen your strategic advantage. That's why the Florida Realtors Innovation Fund is centered on practical, forward-looking resources that reinforce your relevance in a rapidly evolving landscape.

For top producers, innovation isn't optional – it's leverage.

Building Wealth Beyond Your Closings
High performers understand something fundamental: Income builds your lifestyle; wealth builds your future. So many practitioners in this profession stop at income. In 2026, we are elevating financial literacy and wealth-building as core pillars of our value to members, especially the top agents who already have the means and discipline to build long-term security.

This year, Florida Realtors is focusing on helping the practitioner with:

- Investment strategies specifically for real estate professionals
- Tax-efficient growth and wealth preservation approaches
- Real estate portfolio building (not just selling homes but owning assets)

- Practical education that turns top producers into long-term wealth creators.

Top agents already help others build generational wealth every day. This is the year we make sure you build your own.

Your Voice Matters Now More Than Ever
High producers move markets. You shape consumer expectations, influence policy conversations, and help define the professionalism of our entire industry. In 2026, your voice is essential.

To help elevate this voice you will see high-level advocacy briefings, direct communication channels between leadership and industry influencers, opportunities to shape association innovation and policy and improved tools to help you articulate market realities with unmatched clarity and authority. Your insights don't just

matter; they are critical of Florida's market stability and public trust.

And most importantly, bringing the association directly to you — meeting you where you work and live through expanded District Conferences that create local access to statewide leadership, resources, and real-time industry conversations.

These District Conferences will allow members across Florida — from the Panhandle to Miami — to engage with leadership, understand emerging issues, and share insights that help shape policy and innovation from the ground up. Your voice doesn't just matter — it drives stability, credibility, and long-term strength of Florida's real estate market.

A Year for Leaders to Lead
This is a defining moment for our profession, one where top performers will set the tone for how Realtors® are

seen, valued and relied upon in the years ahead.

Florida Realtors' commitment to you in 2026 is clear: We will innovate with purpose; we will elevate professionalism; we will protect your business and your clients; and we will champion your success long after the closing table. Success lifts the entire profession.





GILK DESIGN BUILD

TURN "I'M NOT SURE" INTO
"LET'S MAKE AN OFFER."

Your buyers want vision. Your listings need momentum. Gilk helps you provide both, with expert insight on feasibility, cost, and design opportunities.

Contact us to book a **free Design Insight Session** or request a **Budget Snapshot** for your client.

 (813) 538-9806

 designsolutions@gilk.com

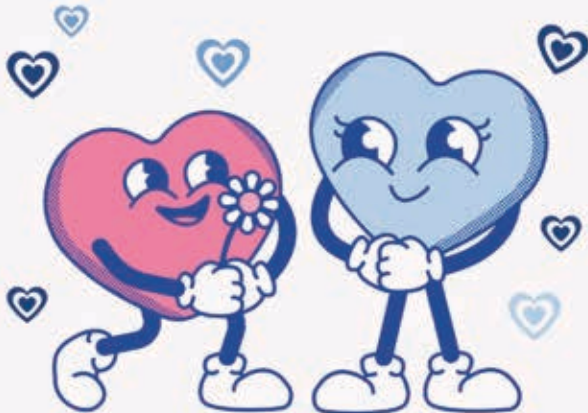
 CGC1525373



Blue Brick
Title and Escrow

The Perfect Match?
You & Blue Brick.

Your closing deserves more than a signature,
it deserves a partner.



727-441-8880 | info@bluebricktitle.com | bluebricktitle.com



PARTNERS WANTED!!!

BROKERS, AGENTS & LENDERS, JOIN US

Triton's VIP Concierge partner program means:

- ✓ Fast tracked deliverables to get properties insured
- ✓ A broad selection of quality carriers to choose from
- ✓ An impeccable reputation with > 500 five-star reviews

Now available for your home buyers: Guide to smart money decision *Secrets to saving thousands on home insurance!*

Text **SAVE** to 813-336-7283



TIFFANY FIRLIK
Trusted Insurance Advisor

Sign up today at www.tritontampa.com/vip-partners

Or call 813-948-5990

YOUR DREAM HOME STARTS WITH ARTHUR

Arthur Brown came to America from the vibrant island of Nassau, Bahamas with a singular purpose: to pursue a higher education and create meaningful impact. Upon his pursuit, he studied psychology, driven by a deep desire to uplift and empower his local community. Eventually, Arthur discovered a powerful new passion, real estate! He recognized that real estate wasn't just an industry; it was a vehicle for transformation, opportunity, and long-term stability. Today, Arthur uses his real estate expertise to help individuals and families change their financial trajectory. Whether through education, guidance, or hands-on support, he remains committed to empowering others to build generational wealth and create better futures.



Arthur Brown
813-463-3558
arthur@lincolnlend.com



FOR MORE INFORMATION



YOUR SECRET WEAPON FOR *Picture-Perfect Listings*

Top agents trust Olive Leaf Staging to make every listing shine—whether it's a luxury home or a cozy bungalow.

We bring the design, inventory, and expertise to help homes sell faster and for more.

- Vacant Staging
- Occupied Staging
- Pre-listing consultation

Because every top agent deserves a top staging team.
813-336-1426
www.oliveleafstaging.com



Now offering Pay-at-Close for homeowners and agents!



Magazine Editorial
Professional Headshots
Women Empowerment
Boudoir Photoshoot
Lifestyle Branding
Family Portraits



TAMPA BAY SHINES SO SHOULD YOU

**Allie Serrano Portraits - Portraits that Help you Shine
Look Amazing - Feel Confident - Experience You'll Never Forget**

(813) 501-7250

AllieSerranoPortraits.com

[f](https://www.facebook.com/AllieSerranoPortraits) [@AllieSerranoPortraits](https://www.instagram.com/AllieSerranoPortraits)



SELLING 100 HOMES

PHOTO CREDIT: ERIC BUNCH PHOTOGRAPHER & VIDEOGRAPHER, NTP 2 PHOTOGRAPHY

A Big Thanks To Our Sponsors: Lincoln Lending, University Title, HOMEstretch, Olive Leaf Staging, Triton Insurance, Stellar AI Solutions, NTP 2 Photography, Red Door Title, Katie Weldon, Next Gen Inspections

Thank You To Our Panelists and Everyone Who Attended!





UTILITY HELPERS makes moving easy as...

- 1 ENROLL IN OUR EASY ORDER PROGRAM
- 2 YOUR BUYER GOES UNDER CONTRACT
- 3 LET US DO THE REST!

Simplify the activation of utilities and home services for your buyers! Our concierge service is THE one-stop source for coordinating, activating and educating your buyer on all their utility & home service needs!

Over 20,000 home buyers assisted! **5 Star Google Rating!**

Jen Martinez
Your mortgage lender for life

EXTRAORDINARY LOANS, EXCEPTIONAL SERVICE

VP of Mortgage Lending
M 813.480.4747
W jenmartinez.com
E jen@jenmartinez.com

2350 E. State Road 60, Office #43
Valrico, FL 33594
NMLS3029 NMLS2072917 NMLS173516

JEN MARTINEZ TEAM
CROSSCOUNTRY MORTGAGE™

Equal Housing Opportunity. All loans subject to underwriting approval. Certain restrictions apply. Call for details. CrossCountry Mortgage, LLC NMLS3029 (www.nmlsconsumeraccess.org).

RESIDENTIAL CONTRACTOR

Specializing in New Construction, Renovations/Remodeling and Custom Finish Carpentry.

Streamline Your Real Estate Process with Our Expert Punch List Services.

We deliver punch list services for realtors and homeowners who are under contract or getting ready to buy or sell a property.

LEVEL
CONSTRUCTION & DESIGN

(727) 475-1509 | jp@levelcd.com

Coastal Title Solutions



At Coastal Title Solutions, we do more than just process paperwork — we provide support, guidance, and peace of mind from contract to close. Whether you're a real estate agent, buyer, or seller, our dedicated team ensures a smooth, stress-free closing experience.

- Personalized Support & Clear Communication
- Fast, Reliable Title & Escrow Services
- Mobile Notary & Remote Closings Available
- Residential & Commercial Transactions

We're here to answer your questions, solve problems quickly, and keep your deals on track. Close with confidence.

Contact Coastal Title Solutions today — your trusted partner in every transaction.

Jennifer McAlpine
Director of Business Development
Office # 954-519-2477
Cell # 831-760-9459
Jennifer@coastaltitlesolutions.com



CAPTURE MOMENTS. CREATE MEMORIES.

Digital Assets For Luxury Agents

Complete Photo & Video Coverage - Interior/Exterior Aerial



ADD-ONS AVAILABLE:

AGENT SPOTLIGHT - TWILIGHT EXTERIOR - 4K VIDEO -
3D EXTERIOR MODEL - SOCIAL MEDIA CONTENT



**IMPRESSIVE
PERSPECTIVE**

ROB COX

813-842-4597

ROB@IMPRESSIVEPERSPECTIVE.COM



**CALL NOW AT
(813) 829-1835**

Residential & Commercial • Sewer Scopes
WDO • Air Quality Tests • Water Quality Tests
Free Repair Estimates • Pay at Closing Options



**NextGen
Inspections**



Your Partner for Navigating the Journey to Homeownership for Your Clients

Mabey Knows the Way!

- Quick Loan Closings & Low Rates
- Fast & Responsive Communication
- Market Expertise & Education
- Streamlined Approval Options

Let's Fast-Track Your Clients to Homeownership.

Contact Lisa Today!



Lisa Mabey NMLS# 474313
Call or Text: 801.604.5878 | LisaMabeyHomeLoan.com

3100 W Ray Rd., STE 201 Office # 209, Chandler AZ 85226
NMLS #: 1660690

NEXA Mortgage



 @sublime_staging



SUBLIME | STAGING

Sublimestaging.com
Call Or Text 813-546-2503
for a quick quote