Marketing and Social Media 101:

- Or – "If I Can Do It – Anyone Can!"



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Overview

- Why its important to be active in social media?
- How to develop a strategy to define your brand?
- Twitter Learn the basics and how to use it effectively
- LinkedIn How to use it effectively
- AIC resources that can help
- Q&A



How Canadians and the Real Estate Industry are Connecting Online

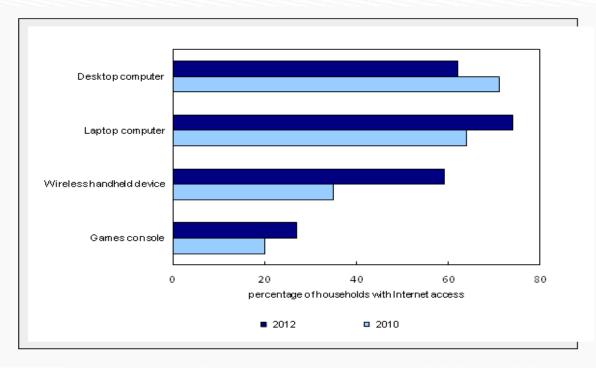


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Canadians are connected like never before

- In 2012, 83% of Canadian households had access to the Internet at home, compared with 79% in 2010.
- Growth in laptop and wireless devices



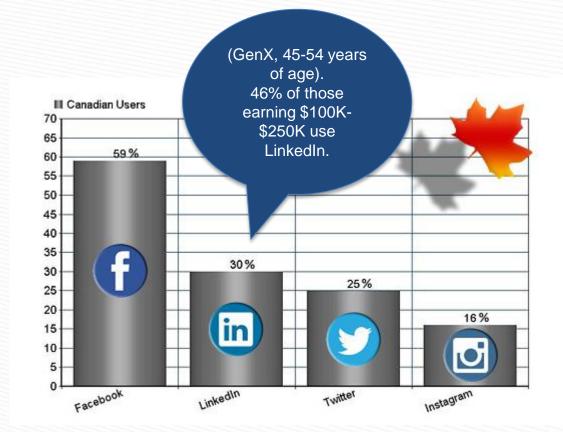
Source: http://www.statcan.gc.ca/daily-quotidien/131126/cg-d001-eng.htm



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Canadians are on social media



Source: <u>http://canadiansinternet.com/2015-canadian-social-media-usage-statistics/</u> A January 2015 study conducted by Forum Research



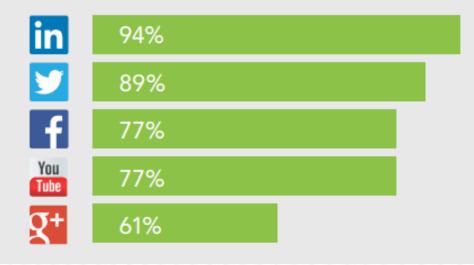
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LINKEDIN is key for B2B

LINKEDIN IS THE #1 CHANNEL TO DISTRIBUTE CONTENT

Percentage of B2B marketers who use various social media sites to distribute content



Source: https://business.linkedin.com/content/dam/business/marketing-٠

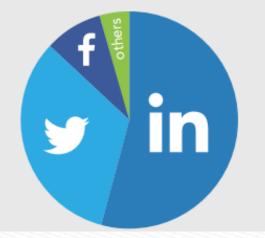


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LINKEDIN is key for B2B

LINKEDIN DRIVES MORE TRAFFIC TO B2B BLOGS & SITES

90% of the social traffic was driven by the big three networks, with half of it coming from LinkedIn





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LINKEDIN is key for B2B

LINKEDIN CONSIDERED MOST EFFECTIVE FOR B2B LEAD GEN

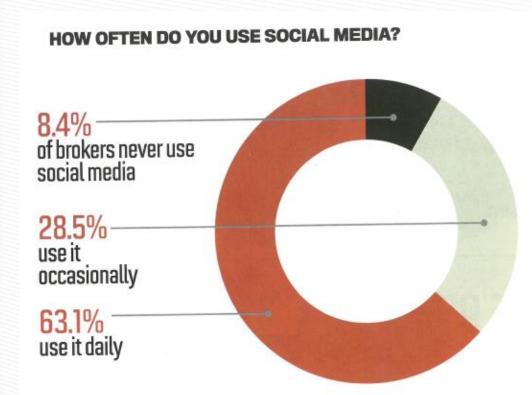
80% of social media B2B leads come from LinkedIn





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Real Estate Industry is Connected



"Social media is a new venue for reaching people, and it's exploding. If you're not involved with social media, you are behind the times"

Debbie Hanlan, Debbie Hanlan Real Estate, St. John's

*Real Estate Professional, Issue 1.03, 2015



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Why bother?



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Grow your business

- Your clients are expecting you to be on social media
- You don't want to be behind your competitors
- You can facilitate people finding you online
- You can find people online



Enhance relationships

- Your relationships can be enhanced, especially with newer generations
 - Face-to-face is still important but online will complement this
- It is more convenient for you to obtain information about the industry, trends, business opportunities
- It helps to advance your image and the whole profession



3 Steps to Building <u>YOUR</u> Online Profile



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Step 1: What are YOUR Objectives?

- Take the time you need to determine your objectives with your online presence?
 - To promote your services?
 - To position yourself as a thought leader/knowledgeable in the industry?
 - To build and maintain relationships with your clients and potential clients in a cost-effective way?
 - Obtain "real time" information?
 - To recruit or be recruited?



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Step 2: What is YOUR identity or "brand"

- To be successful, you need to let your personality show.
 - What is that image you want to project?
 - Or...what image DON'T you want to project?
 - What is your "unique selling opportunity" What can you share or say that is unique in your space? Why would people want to connect with you?
 - OR...what are your competitor's saying or doing?
 - How can I leverage/complement my company's or professional association's activities?



Step 3: How can you "rise above the clutter"?

There is so much information...it is important to find your niche in an effective way that doesn't take too much time. So consider:

- What existing resources can you leverage?
 - Company info
 - Influencer info
 - AIC info
- What about using video, podcasts, photos, infographics?
- How can you add value to this information?



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Try it! Explore! Don't be afraid!





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Twitter: A network of concise public conversations

- A channel to monitor your industry in REAL time
- A way to share your expertise in a concise way
- One more way to reach your audience





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Getting Started: Set up a Twitter Account

Go to www.twitter.com

Enter your **name**, **email address** and select a **password** then click on **Sign up for Twitter**

Welcome to Twitter.	Phone, email or username
Connect with your friends — and other fascinating people. Get in-the-moment updates on the things	Password Log in Remember me - Forgot password?
hat interest you. And watch events unfold, in real	New to Twitter? Sign up
ime, from every angle.	Full name
	Email
	Password

Join Twitter today.	
Jennifer Teston	~
jennifer.valerie.teston@gmail.com	~
	·
☑ Tailor Twitter based on my recent website visits. Learn more.	
Sign up	
By Signing up, you agree to the Terms of Service and Privacy Policy	

By Signing up, you agree to the Terms of Service and Privacy Policy, including Cookie Use. Others will be able to find you by email or phone number when provided.

On the next screen click on Sign Up



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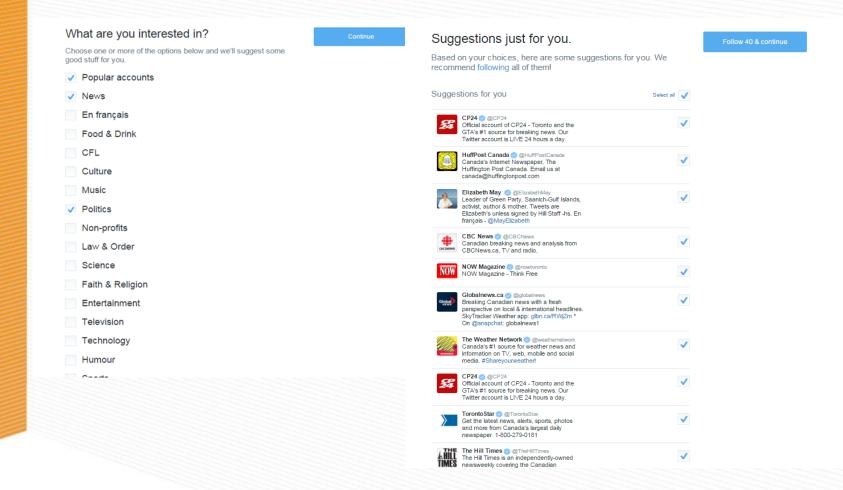
Twitter: Getting Started

- Identify your twitter handle -- @ XYZ
 - Be sure it is short, memorable relevant to your brand!
 - Take time to think about it!
 - Determine if you want the name of your company (professional, generic) vs. personal approach (your name) vs. a position
 - Examples:

@AIC_Canada @AIC_CEO



Customize your account





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Add a Photo & Header



Show your unique personality and style.





Skip this step for now

Or, connect to Facebook, and we'll import your profile photo and your header image. Don't worry - we will never post without your permission.

Connect to Facebook

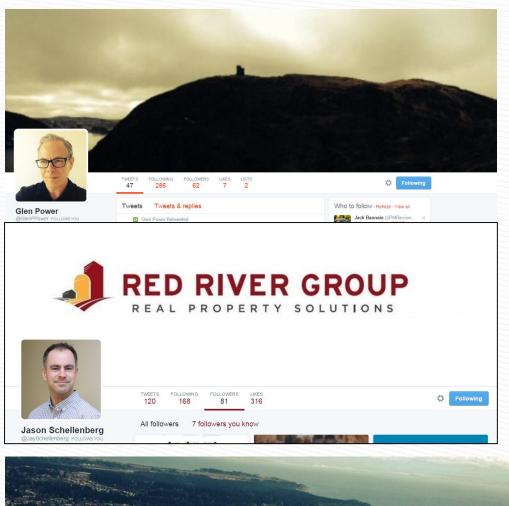


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Kesha Shah @shah_kesha...

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Add a bio

- Be sure to add a brief bio to establish your brand and personality
 - 160 characters-- Every letter count.
 - Use hashtags
 - #appraiser ; #realestateexpert
- Your bio is critical for others to see if you are professional and relevant to them



Jason Schellenberg @JaySchellenberg FOLLOWSYOU



AACI, P. App #appraiser with @RedRiverGroup located in #MB specializing in #Winnipeg and #ruralMB #valuation of #Commercial and #Agricultural #appraisals.



Steve Blacklock @cvappraiser Follows YOU

Real estate. All day. Every day. I am a designated appraiser at Wm. S. Jackson and Associates Ltd. Comox Valley and Powell River market specialist.



Tom Hanks @ @tomhanks

I'm that actor in some of the movies you liked and some you didn't. Sometimes I'm in pretty good shape, other times I'm not. Hey, you gotta live, you know?

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Appraisal Institute @AIC_Canada 18h Canada Day #PhotoContest now open. Enter today for #prizes aicanada.ca/aic-2016-photo...





Appraisal Institute @AIC_Canada · Apr 27 Dan Brewer, AACI and Keith Lancastle, CEO speak on establishing market value based on facts, not on emotion.

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Establishing market value based on facts, not on e... Real estate bidding wars are everywhere in the superheated Toronto and Vancouver property markets, with sales that can end up hundreds of thousands of dollars... theglobeandmail.com



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How much is your house worth? Check out our new house price data centre. trib.al/YVzO3Bi





Keith Lancastle @AIC_CEO · Apr 21 @AIC_Canada members provide individualized and unbiased values on any and all properties - including yours!



Report on Business @globebusiness

How much is your house worth? Check out our new house price data centre. trib.al/YVzO3Bi



Steve Blacklock @cvappraiser · Apr 22 Our firm has 4 designated and experienced pros covering all Van Isle markets - north of Nanaimo. #WeValueCanada

Keith Lancastle @AIC_CEO

@AIC_Canada members provide individualized and unbiased values on any and all properties - including yours! twitter.com/globebusiness/...



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Tips: How to get noticed

In General:

- Use popular # (current, trends in your market)
- Use their handle and hashtags in a meaningful way
- Use interesting/active words & catchy wording
- Monitor their tweets before going into a meeting
- Photos get noticed
- Use evergreen content (relevant all the time...not time sensitive)
- Be timely Twitter happens in minutes and hours, not days
- BE CAREFUL Tweets are timeless and you have no control over where they go!



Who to follow

- Organizations in your profession (AIC, REIBC etc.)
- News organizations in your area/national
- Political (councilors, MP, MPP/MLA)
- RFP posts @Merxnetworks, government sites
- Government agencies, regulators
- Mortgage insurers
- Real estate boards
- Influential business organizations in your area (Chamber of Commerce)
- Others



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Is it working?









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What is it?

- Corporate Facebook
- Business to business
- First place that business and recruiters will go
- Building your professional network
- Electronic resume
- Platform to establish your "voice"





How to find your "voice"

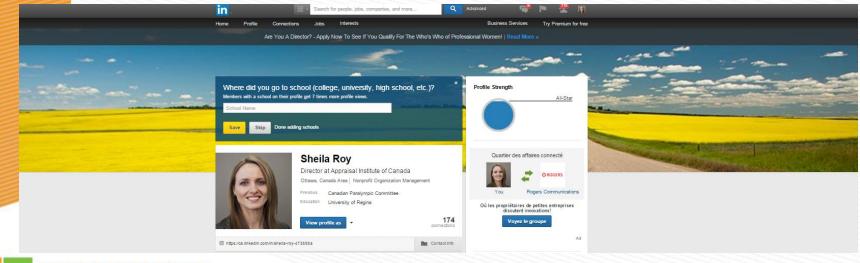
- 1. Use this platform to demonstrate your expertise
- 2. Share information that helps your clients learn something new
 - Your specific market
 - A property type
 - Trends
 - Experiences
 - News affecting your industry
 - Comment on what other influencers are talking about
 - Share other influencers information
- 3. Headline is the most important part!
- 4. Reuse content from blog, website, LinkedIn.
 - Indicated where the initial content was first published
- 5. Experiment to see what is right for you!
 - Topics, frequency, length



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LinkedIn: 3 simple tips to get started

- Make appealing profile
- Grow your network and maintain connections
- Stay active: explore and engage





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Check your emails!

 LinkedIn Pulse <news@linkedin.com> To Sheila Roy

Linkedin

Sallie Krawcheck, CEO and co-founder of Ellevest

How I Manage Entrepreneurialism and Mom-ism



Download LinkedIn Pulse to get more top stories of the day



Published by your network

Krista Benoit

Home (Organization) for the Holidays?

Are you planning to take some much-needed time off over the holiday season and spend it at home? ...

Recommended for you

Creel Price

Five (F)laws Pitching Your Business

I've always enjoyed the interesting and enlightening conversations that often happen in the back of...



Hi Sheila,

I'd like to connect with you on LinkedIn.

Keara Johnston Student at University of Ottawa

Accept View Profile

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What are your connections up to?

Sheila Roy

David Dawood, BA, CRA is celebrating 16 years at Air Canada

Congratulate

PROFILE CHANGES

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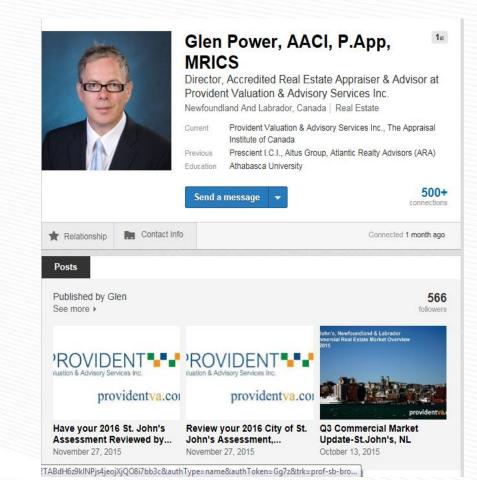
Daniel Solove

Remember!

- Remember, everything you do can be seen by others in your network.
- Be careful of you follow! Check their profile before accepting
- Don't lie...even just a little bit!
- Remember the "Golden Rules"
 - recommend before asking to be recommended
 - Endorse before asking to be endorsed
- Use your photo...not your logo
- Use your full name this is your resume
- Customize vs automate
 - E.g. Send an invitation to connect with a personal message
- Check your spelling!



A case study





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COMMERCIAL REAL ESTATE MARKET OVERVIEW: Q3 2015

Strong economic conditions over the previous decade have resulted in similar conditions in the commercial real estate market. During this timeframe all commercial real estate sectors experienced steady net revenue growth, tight vacancy conditions, market expansion and value growth. In recent quarters, due to the oil price collapse and the resulting impact upon the local economy, uncertainty has entered into the market, and market growth has leveled off.

The following is a summary of selected findings from our most recent commercial real estate market update, which includes a review of transactional activity, rental rates and vacancy, and also includes a survey of commercial market investors, brokers and landlords.

Our review of registered conveyances indicates that commercial transactional activity is down significantly during 2015 relative to recent years. Furthermore, new construction activity is considerably less, with the City of 5t. John's reporting a 37 per cent decline in permits as of August 2015 relative to 2014.

While the light industrial and retail sectors indicate relatively stable occupancy levels, not unexpectedly, the office sector vacancy rate has increased significantly in recent quarters. Overall office vacancy is currently estimated at +/-12 per cent, which is double the average rate during 2012.

The increased vacancy is the result of considerable new supply at downtown and suburban locations, as well as relatively flat demand in recent quarters. Low demand has slowed absorption of new space, and for the first time in recent years, sub-lease space has added considerably to the available supply. Additional new supply will further exacerbate this situation later in 2015, and into 2016.

Survey respondents indicated that rental demand for both office and light industrial space is currently flat. Net effective rents however, remain stable in most sub-sectors. With increasing office vacancy, there is some risk of rental rate erosion in forthcoming quarters. According to survey respondents, the only sector currently indicating active rental demand is the retail sector.

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Capitalization rate compression has been a market trend prevalent across Canada since 2009. While rates have declined in St. John's, the declines have not been as steep as in other markets, and rates paid tend to be higher for similar investments. The primary reason for the difference is demand composition, which includes a lower ratio of national investors (such as REIT's, Pension Funds, etc.), and a higher number of local and regional investors than other markets. Lower competition from national investors accustomed to lower yields has resulted in less rate compression here than other locations such as Halifax, where there is greater competition from national players.

Analysis of transactional data during 2013-2014, prior to the oil-price collapse, indicates that strong competition from local investors had resulted in considerably lower cap rates than typical having been paid for a number of investments. While only a limited number of investment properties have traded during 2015, the most recent data indicates that rates have remained low, however not at the extreme end of the range observed during 2014.

Notwithstanding the economic climate, real estate investor demand remains relatively strong, albeit for lower risk product with long-term, stable tenancies. The lack of commercial transactional activity in recent months is more due to a lack of available investment product, rather than lack of investor demand. Owners are not currently motivated to place properties on the market.

Overall, the commercial market could be described as stable, for the moment, with most participants having adopted a 'wait and see' attitude. Activity levels are expected to remain low until economic conditions improve. Value parameters remain stable, however may deteriorate with a prolonged economic downturn.



Glen Power AACI, MRICS is an accredited real estate appraiser and principle at Provident Valuation and Advisory Services. He currently serves on the Board of Directors of the Appraisal Institute of Canada.

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Articles St. John's Commercial Real Estate Market Update:					2015

October 2015 | St. John's Board of Trade Business News, Volume 30, Number 6 | Glen Power AACI

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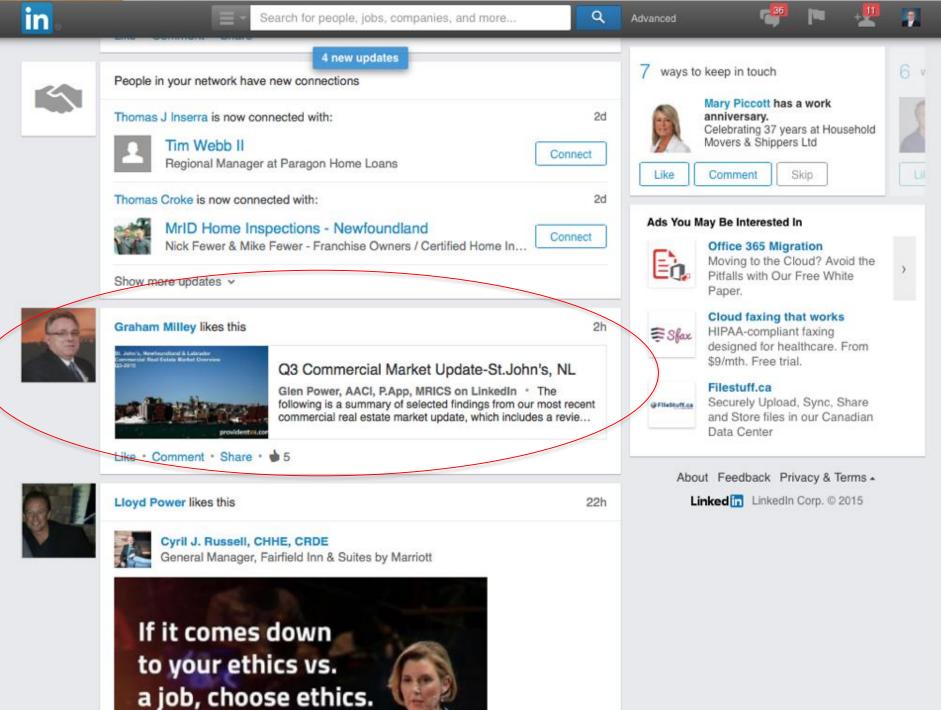
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Leverage articles on Twitter

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Glen Power

Joined October 2010





Some insight from the Economist on how oil prices and revenue are likely to impact the gulf states. The break even p...Inkd.in/diWZWAZ

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- · Maintain the highest level of integrity and professionalism;
- · Engage in conduct that will instill confidence and protect the public interest;
- · Provide quality services within their areas of competence; and,
- · Commit themselves to principles that reflect high standards of professionalism.

AIC Designated Members are highly gualified, respected professionals who undertake comprehensive curriculum, experience and examination requirements. They are committed to ongoing continuing professional development to maintain the highest level of competency within an evolving marketplace. Our members provide unbiased appraisal, appraisal review and appraisal consulting services on all types of properties within their areas of competence.

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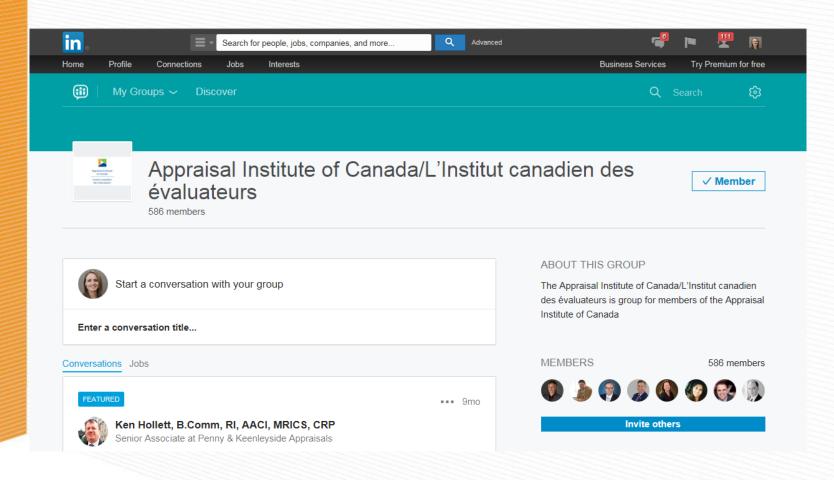
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Home > Seven Myths and Realities of Residential Appraisals: Do You Know the Facts'

Seven Myths and Realities of Residential Appraisals: Do You Know the Facts?

May 3, 2016 💿 4 💻 0



Keith Lancastle Chief Executive Officer at Appraisal Institute of Canada

Appraisal Institute of Canada members work in all markets and conditions - in sellers' markets an appraisal is an invaluable tool to protect consumers and the lenders. The "sober second thought" is an important check and balance.

Seven Myths and Realities of Residential Appraisals: Do You Know the Facts?

aicexchange.ca * Do you still have the perception that the "appraiser killed the deal"? Then you better read this! Real est...



Mark Schroeder via Keith Lancastle

Seven Myths and Realities of Residential Appraisals: Do You Know the Facts?

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CUSPAP Ethics Standard on Advertising

Members may use advertising media:

- in the solicitation of clients and business in a manner that does not offend the interests of the public and the profession
- to inform prospective clients and the public of the availability of their professional services; and,
- to advise such parties as to the range, nature and cost of such professional services.

Members must avoid advertising media which is:

 false, misleading, exaggerated, uses laudatory statements or superlatives (e.g., we are the best) to describe their services.



CUSPAP Ethics Standard on Advertising

- AIC Members must identify their designation or Membership status (AACI, CRA or AIC Candidate Member) in any advertising media for professional services.
- The name of the Institute or its designations may be used to refer to a Member's affiliation with the Institute.
- Candidates must identify themselves as AIC Candidate or Candidate Member of the Appraisal Institute of Canada (or AIC)
 - and not promote their membership in a way that might be perceived as a designation
 - CRA (or AACI) Candidate or Candidate CRA (or AACI) are not permitted



CUSPAP Ethics Standard on Advertising

- Candidates must identify that they are working under the supervision of a Designated Member of the AIC and name the supervisor and their designation.
- AIC Members may advertise jointly.
- AIC Members can use the Institute's logos, as determined by the Board of Directors.
- Any matter related to misleading advertising that is brought to the attention of the Counsellor, Professional Practice can be investigated by the Counsellor without the registration of a formal complaint.



Top 8 things to remember!

- The internet is not anonymous...it will not forget
- Distinguish the line between work and personal
- Avoid all offensive material in your professional channels
- You are endorsing others when you share, retweet, post be sure you have done your research!
- Don't "sell"
- Maintain others' confidentiality (photos need permission, etc)
- Do not "return fire" online take it offline if need be
- Be consistent and strategic



Questions?



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