

EXPERTS. SO YOU DON'T HAVE TO BE.



BLUE  
PEBBLE  
HOMES

Blue Pebble Homes  
Keller Williams Realty Downtown, LLC  
917 Auraria Pkwy  
Denver, CO 80204  
(720) 526-2583  
[www.bluepebblehomes.com](http://www.bluepebblehomes.com)



If you have a brokerage relationship with another agency, this is not intended as a solicitation. Each Keller Williams Office is independently owned and operated.





# Table of CONTENTS

2	Our Story
3	Service Area
4	Transaction Process
6	Property Value Factors
7	Blue Pebble Marketing
8	Types of Transactions
9	Blue Pebble Highlights
10	Stakeholders & Partners
11	Client Testimonials
12	Blue Pebble Effect
13	Meet Our Owners

---



# OUR STORY



Dear Reader,

Buying or selling a home requires the coordination of over a dozen stakeholders, and with all of the moving parts, this process can easily become overwhelming! That's where we will help you! Our transaction system was designed to minimize stress while also giving our clients as much control over the process as possible. Your Blue Pebble team will be there to support you every step of the way!

After spending a decade in institutional finance, Jared (Founder & Co-Owner) was extremely disappointed with the lack of expertise and professionalism in Colorado's residential real estate market when he purchased his home in 2014. As a result, Blue Pebble is committed to providing you with a real estate broker who can explain the transaction process and create a strategy for you based on current market conditions, no matter the value of your property.

We advise clients on a variety of residential real estate issues including: transaction support, valuation, marketing, etc. and are committed to providing you with concierge-level service every step of the way. We combine our deep knowledge of the local real estate market with active and clear communication to achieve consistent results.

In addition to providing best-in-class real estate support, Blue Pebble Homes is an active supporter of the community. We've raised over \$100,000 for various charities ranging from Boys & Girls Club of Metro Denver, SEAL Future Foundation, Leukemia & Lymphoma Society, and more. We also feel strongly about giving our clients an opportunity to give back to the community and are excited to provide an opportunity for you to donate a bike to a local second-grader via our partnership with Wish For Wheels following your closing. If you'd like to learn a bit more about our founders and the culture they are building, [please, use the QR code on this page to watch a short video.](#)

Thank you for the opportunity to work with you. No matter your direction, our team members will be your real estate experts (so you don't have to be).

Best,  
Jared & Matt

*Creating the perfect balance is key.*





# SERVICE AREA

## Client Review

“

I cannot recommend Jared and the entire Blue Pebble team enough for all they did during our recent home search and purchase. As new homeowners trying to navigate the extremely difficult market in Denver, Jared's market expertise along with tactful negotiation and deal making ability helped us get the house of our dreams. After losing countless offers with other brokers in the past, Jared's ability to close the deal was invaluable. The whole team at Blue Pebble went out of their way to make sure everything was taken care of throughout the entire home buy process. Five stars!

”

STEVE C.



Our team members come from all over Colorado and have transaction experience up and down the Front Range. Our system was designed to be successful no matter where you're looking.

From Fort Collins to Pueblo, Kiowa to Evergreen...  
We've got you covered!!

# *The Blue Pebble* TRANSACTION

## Buyers

Meet with Blue Pebble to discuss your needs and start organizing your search. If you need help getting a loan to buy your property, we can introduce you to lenders who can help get your loan package started.

This step includes looking at homes via showings and open houses as well as communicating feedback so that we can continuously refine your search. Once you identify a property you like, this is when we will make an offer.

Blue Pebble will help you organize inspections and determine the condition of the property before you have to close. We will help you navigate the process of negotiating for any appropriate concessions related to inspection so you are not overpaying for your new home.

Blue Pebble will coordinate the appraisal with your lender and help your lender get all necessary information to close your deal on time.

Before closing your deal, Blue Pebble will schedule a final walkthrough to ensure that all inspection items have been resolved. We will work with the title company and your lender to make sure all closing figures are correct. After closing, we are here to answer any questions you have regarding maintenance, valuation, and future transactions.

## Deal Stage

Pre-Market

Active

Due Diligence

Financing

Closing & Beyond



# PROCESS

## Description

Every transaction benefits from organization & strategy. During this point in the transaction, we will formulate a game plan on how best to enter the market.

This is when showings occur and offers are negotiated. Timing of this stage can be days or weeks depending on your transaction.

The buyer will have the opportunity to evaluate the condition of the property and determine whether or not they would like to move forward with the transaction.

If the Buyer needs a loan, the appraisal will occur and the lender will finalize the loan package.

Close the deal swiftly, give possession to the buyer, and begin the post-transaction support with our Blue Pebble Homes team.

## Sellers

Blue Pebble will help you get your home ready to sell by coordinating vendors who will prepare reports for our marketing process and ensure your home looks amazing to buyers via pictures & showings. We will also analyze the market to determine the best time to make your listing active.

During this stage, we work with you to coordinate showings for your house and work with interested parties to get you the best deal possible.

We will help you interpret any items that appear in your inspection objection and help you determine the best way to respond. If you need referrals to help with repairs, we are more than happy to provide recommendations.

Blue Pebble will send comparable properties to the appraiser to increase the likelihood the buyer's appraisal comes back without a problem. If there is any issue with the appraisal or the buyer's loan package, Blue Pebble will help you negotiate through those objections.

Finalize any repairs related to inspection, coordinate the flow of funds with the title company, and ensure all closing figures are correct. If you have any post-closing issues, we will help you get them resolved in a timely fashion.

# PROPERTY VALUE FACTORS

Neighborhood

Home Size & Usable Space

Interior Updates and Upgrades

Curb Appeal & Lot Size

Interest Rates





# Blue Pebble Marketing

27827 E 8TH AVE AURORA, CO

**For Sale**







MOVE-IN READY, REMODELED HOME

2,145 SQ FT | 4 BED - 3 BATH

**CHECK OUT THESE PROPERTY FEATURES:**

- Attached 2-Car Garage
- Open Floor Plan
- Granite Countertops
- Laminate Wood Flooring
- Abundant Natural Lighting
- South Facing
- Large Backyard
- Close to Community Park



**MATT GALLEGOS**  
CLIENT ADVISOR  
C: (920) 544-3243  
O: (720) 526-2583



**TRACIE KONIGSBAUER**  
CLIENT ADVISOR  
C: (443) 789-2461  
O: (720) 526-2583

**BLUE PEBBLE HOMES**

KELLER WILLIAMS REALTY DOWNTOWN, LLC

\*EACH KELLER WILLIAMS OFFICE IS INDEPENDENTLY OWNED AND OPERATED.\*

GET IN TOUCH NOW FOR MORE INFORMATION! [mgallegos@bluepebblehomes.com](mailto:mgallegos@bluepebblehomes.com)

**JUST LISTED!**



775,000  
2,466 SQ FT  
4 BED / 4 BATH

4946 WABASH STREET  
DENVER, CO 80238

**BLUE PEBBLE HOMES**

**CLOSED!**



6865 W EVANS AVE | 4160 SQ FT  
ENGLEWOOD, CO 80110 | 3 BED / 4 BATH

**BLUE PEBBLE HOMES**

**VIVANT**  
A JOYCE HOMES COMMUNITY

**CONTACT**  
Vivant Sales Team 720-361-2050

**ONLY THREE HOMES LEFT!**

8208 Merryvale Trail  
\$1,381,400  
Perla Floorplan  
4 beds, 6 baths  
6,415 sqft  
1.5 Acre Lot  
Walkout Basement

8332 Merryvale Trail  
\$1,335,400  
Lustra Floorplan  
5 beds, 5 baths  
5,345 sqft  
1.5 Acre Lot  
Walkout Basement

8408 Merryvale Trail  
\$1,313,400  
Blanca Floorplan  
5 beds, 5 baths  
6,118 sqft  
1.5 Acre Lot  
2 Story Great Room





**BLUE PEBBLE HOMES**

DISTRIBUTED BY ZIPYOURFLYER.COM

## The System

Professional Photography

Pre-Inspections

Full-Press Online Marketing

Print Marketing Suite

# TYPES OF TRANSACTIONS

Single-Family Homes

Condominiums

Duplex

Triplex

Quadplex

Single-Family Rentals

Airbnbs

Residential Lots

Development Land

Apartment Buildings

Light Commercial

Portfolio Deals

Outsourced Acquisition Management

**NO MATTER WHAT YOU NEED,  
WE'VE GOT YOU COVERED...**



# Blue Pebble HIGHLIGHTS

---

*Our favorite listings!*

## Updated, Modern Hilltop Retreat

Outdoor living spaces and tasteful updates adorn this modern Hilltop retreat. Upon entering, you'll immediately notice an abundance of natural light from an open floor-plan and oversized windows. The kitchen provides an incredible space for cooking and entertaining while facilitating the flow between the indoor living areas and outdoor patio space. The large island offers a second prep sink, breakfast bar, and is surrounded by additional counter space with tons of cabinets for storage. The sliding windows behind the kitchen both open to give you a seamlessly connected patio and are further complimented by a second set of large, glass sliding doors in the living room which features an indoor-outdoor fireplace. Enhancing the livability of the home is a main-floor bedroom with a full, en-suite bathroom and has been great for an office or short/long-term house guests. The second floor features three bedrooms on the same level, including the primary. The primary bedroom opens to a private deck and is equipped with a spa-quality, 5-piece master bathroom (and jetted tub!) with tons of light. The basement provides for an additional living space with brand new carpet/paint, a private bedroom next to full bathroom, and additional closet for additional storage.



---

## Stunning, Move-In-Ready Congress Park Home

This house boasts a spacious modern open floor plan with high-end designer finishes and an abundance of natural light. Inside you will find a recently added main floor owner's suite, including a custom walk-in closet and stunning designer bathroom. Central to the home is an impressive chef's kitchen with Sub Zero refrigerator, Wolf range, and slab granite countertops.

Original craftsman trim work, including striking 12" crown molding and original built-ins are mixed with modern touches that blend the best of this historic home's charm with today's contemporary look. Modern conveniences include impressive closet and storage throughout, premium Bose surround sound speakers, and replaced with a high efficiency boiler and tankless hot water heater. Extensive improvements and remodeling has been done to ensure comfortable and modern living including a replaced roof, replaced sewer line, and electrical and plumbing upgrades throughout. Surrounded by lush, mature landscaping, this home sits on one of Congress Park's most desirable blocks with a secluded backyard. This one is an absolute must see, rare Congress Park home.



---

## Luxury New Construction in Parker

Amazing opportunity to own a custom-quality home in Vivant, voted "Community of the Year" in the US for 2019 as rated by the National Home Builders Association! Your new home at Vivant is on one of the last 1.5+ acre lots for new construction in Douglas county and is surrounded by 217 acres of reserved open space. 8214 Blossom Hill Ln was built by Joyce Homes features custom, high-quality finishes throughout. You'll enter the home to an open floor plan, hardwood floors, and oversized windows featuring panoramic mountain views from the Foothills to Pikes Peak! The kitchen was designed for entertaining and features high-end quartz countertops and a separate butler pantry area for prep and service. Your master bathroom includes his & hers closets, toilets, and vanities separated by an oversized, spa-like shower and bathtub! Quick move-in and possession is available -- don't miss your chance to own at Vivant!



# STAKEHOLDERS & PARTNERS

You're not just hiring us,  
you're hiring our network...

Lenders  
Title Companies  
Tax Advisory  
Accounting  
Home Warranty  
Home Inspections  
Real Estate Law  
Financial Advisors  
Probate Attorneys  
Divorce Attorneys  
Family Attorneys  
Trust & Estate Professionals  
P&C Insurance  
Life Insurance  
Commercial Insurance  
Staging  
Interior Design  
Packing & Organization  
Builders & General Contractors  
Carpet Cleaners  
Sprinklers & Lawn Care  
Landscaping Design  
Painting  
Plumbing  
Roofing  
Remodeling  
Window Cleaning  
Photography  
Videography  
Repair Services  
...And More!



# Client Testimonials



As a first-time home buyer, the process was made effortless and painless thanks to Jared Frost and his team of professionals at the Blue Pebble Group at Keller Williams. Jared was very knowledgeable and provided expert advice enabling me to secure a home in just a couple months. He always kept me in the know ensuring a seamless and expeditious closing process. My home buying experience was a positive and pleasant one due to Jared and his team. I am extremely appreciative for all that they did for me and I would highly recommend him to anyone!

CAROL H.



Jared and his team provided an excellent experience for my wife and me as first-time home buyers in a new area. His team always acted professionally, while maintaining a human touch. I also found solace in the fact that Jared's team takes a quantitative approach to property valuation that I don't think is common with many agents. We would highly recommend the team!

BRIAN C.



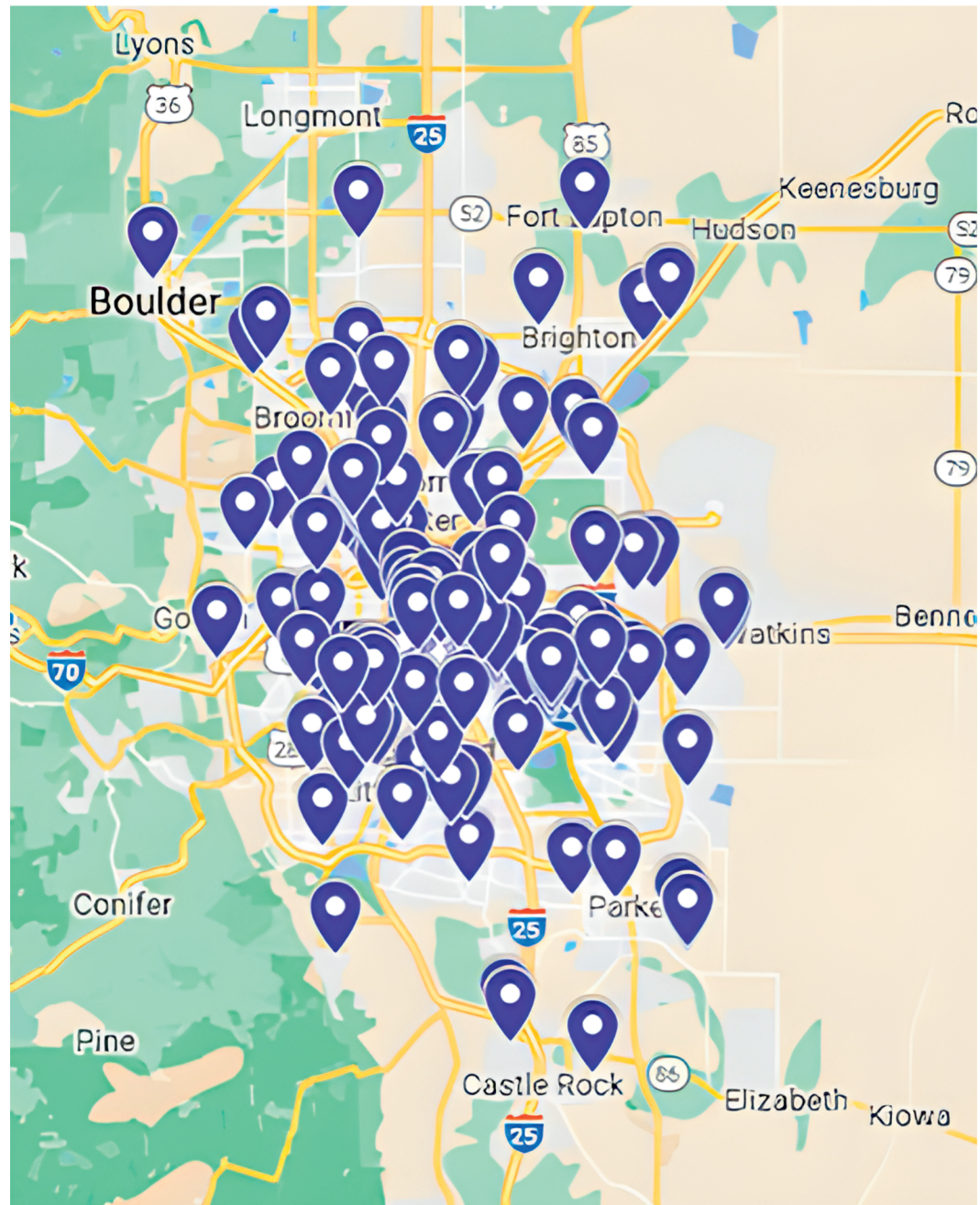
Jared, Matt and the whole team at Blue Pebble Group made our first home buying experience really great! They helped us learn the ropes of buying a house and didn't hesitate to answer our many questions and concerns. We felt they really took the time to get to know us and understand what we wanted in a first home, which we feel made all the difference in helping us find our perfect home! We will recommend Jared and his team to everyone and will definitely use them again in the future the next time we are ready to buy a house.

TIA J.



# BLUE PEBBLE EFFECT

Since 2017, we've closed over 200 transactions throughout Colorado's Front Range. We feel "expertise" is defined by a broker's ability to navigate the intricacies of your transaction, and this requires knowledge of the broader real estate market beyond your neighborhood. The image below shows a selection of our individual transactions and the breadth of their geographies. We are confident that your Blue Pebble agent can assist you with ease no matter where you are looking to buy or sell.



Not looking in Colorado? No problem.  
We have great referral partners nationwide,  
ask us for an introduction!!





## Jared Frost, Founder & Owner

Jared spent seven years as a derivatives trader at Credit Suisse in New York City before becoming a Vice President at Black Creek Group. He got his intro to real estate when he worked on commercial real estate financing transactions including launching an apartment developer in Mexico City. It is Jared's mission to bring this experience to benefit Blue Pebble's clients on the most important financial decision of their lives -- buying or selling a home. In his free time, Jared can be found on the golf course, shooting sporting clays, or "gracefully tumbling" down Colorado's beautiful ski areas. In the community, Jared works with military veterans through the SEAL Future Foundation and also Denver's youth as an Associate Board member of the Boys & Girls Club of Metro Denver. Jared graduated summa cum laude with a B.S.E. in Aerospace Engineering and earned an M.S.E. in Financial Engineering, both from the University of Michigan in Ann Arbor.



## Matt Gallegos, Partner & Lead Broker

Matt is a US Navy Veteran and the lead broker for Blue Pebble Homes. After his time in the Navy, he became a naval recruiter and enjoys connecting other veterans with work opportunities. His focus includes guiding clients through any type of real estate transaction, including but not limited to: first-time home buyers, investments, second-homes, listings, relocation, new construction, and land. He loves his profession and truly enjoys being a trusted adviser, agent, and negotiator for clients and teammates. In his personal time, Matt enjoys spending time with his wife Kristen, their dog Nellie, and his family, and friends. He enjoys traveling, networking on the golf course, and searching Denver for the perfect Old Fashioned.



# Meet OUR OWNERS

## Client Review

“

I would never trust my money and time with any other Real Estate Group. Blue Pebble Homes is absolutely the best in Denver, hands down. [They] took the time to understand our needs, & were fantastic at strategizing with us when we made our offer! We came out on top with an offer we were both happy with...[we] could not have found the perfect home without BPH.

”

BRIDGET M.



*let's get in touch*

917 Auraria Pkwy, Denver, CO 80204

(720) 526-2583

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

[admin@bluepebblehomes.com](mailto:admin@bluepebblehomes.com)

 [@bluepebblehomes](https://www.instagram.com/bluepebblehomes)