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ONE  
STREET

# PURCHASING GUIDE

w/ The ONE Street Company

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# WHO WE ARE

passionate experts.



**ONE team.  
ONE goal.  
ONE.**

# **ABOUT US**

At **The ONE Street Company**, clients are our top priority and we take pride in helping them navigate the often stressful and confusing Metro DC real estate market. We have curated a dynamic team of the best DC, Maryland and Virginia real estate agents and have provided them with the most cutting-edge tools and resources to meet every real estate need, head on. No matter where you are on the real estate journey, we have the ability to take you from A to Z seamlessly. Simply put...we win.

ONE Street has grown from one central office in DC to the heart of Bethesda, MD and even further down the coast to Miami, FL. We're growing and we're taking you with us! Our modern office spaces have been designed to facilitate synergy amongst our agents and their clients. These brand new, state of the art offices paired with cutting edge technology and partnerships, create a collaborative environment where every agent and every client are set up to do business and get real results. We are forward thinking, we are nimble. We are real people doing real estate. This formula creates a sense of family, which transcends to ONE Street's clients. Put it all together, and we are the ultimate interactive brokerage in the DMV.

Even in a time of adversity, we crushed last year's sales records and expect to surpass it this year. The bar is raised and we are ready to push past it. LET'S GO!

# WHAT YOU GET

**// Our Secret Sauce //**

We offer ONE of the most comprehensive, forward thinking packages out there. Have a look!

# WHAT WE BRING

## **DATA & ANALYTICS**

Responsive Market Analysis  
Sales and Rental History Reports  
Sales Comparable Data // History  
Offer Analysis

## **PROPERTY SERVICES**

On Market and Off Market Access  
In Person Showings  
Virtual Showings  
Broker Previews  
Open Houses  
Car Service

## **STRATEGIC PARTNERSHIPS**

Trusted Partners (Lenders, Title  
Companies, etc)  
Vetted Contractors

# Things We Are Proud of

## ACCOLADES + MEDIA

REAL TRENDS  
WALL STREET JOURNAL

#1 Team 9 yrs in a row in units and volume

COMPANY RECORDS

Sold over \$2B+ in sales and over  
5,500 units in last 10 yrs // \$1B+  
in sales since 2020

2023 expected market growth of 20%

Over \$500M+ in Commercial  
Development Deals

ZILLOW | GOOGLE  
REVIEWS

Highest rated teams nationally and  
locally with 1,800+ 5 star Reviews

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# BUYING WITH ONE STREET

// Your Roadmap to Winning //

Here, we show you that it's an experience, not a transaction. We're raising the bar because we can.



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DRAFT  
SKETCH  
MKTG

BUYER SERVICE HIGHLIGHT:

# THE INSIDE SCOOP

## STRATEGIC RELATIONSHIPS

Access & Speed

We have years-long, vetted relationships with some of the most high-tech service providers in and out of the industry. This translates to rapid problem solving, off market access, and negotiation advantages. We have taken clients from inquiry to pending sale in under 30 days.

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## **BUYER'S CONSULT // 1-2 HOURS**

Your ONE Agent will meet with you to discuss your criteria and budget for the purchase of your new home. Then, your ONE Agent will set up an automated email notification system matching your desired criteria. But remember, before we get too far down the path...law requires that your ONE Agent obtains a written Buyers Agreement from you.

## **MORTGAGE APPLICATION // 2-3 DAYS**

To successfully purchase a home in this market, it is best to be pre-approved by a lender before making offers. If you do not already have a lender, your ONE Agent can assist you in selecting one best suited to your individual needs.

## **SHOWINGS // 4-8 WEEKS**

Your ONE Agent will schedule various showings and accompany you to each one. Once you have found your dream home, then it's time to submit an offer!

## **OFFER & CONTRACT // 2-3 DAYS**

With the guidance of your ONE Agent, you will make a written offer to the Seller. The Seller will either accept your offer or make a counteroffer. With consultation from you and based upon your criteria, your ONE Agent will negotiate on your behalf. Once your ONE Agent has negotiated the best deal possible, you and the Seller will fully execute a dream home. Contract of Sale for the purchase will likely include various contingencies and deadlines as well as a Settlement Date.

# **BUYING PROCESS**

...but wait, there's more





## **MORTGAGE COMMITMENT // 3-4 WEEKS FROM CONTRACT**

If the home is appraised at or above purchase price, your lender will provide you with a final mortgage commitment. Remember that your commitment is also based on your creditworthiness, income, the appraised value of your home and other factors.

## **SETTLEMENT // 5-7 WEEKS FROM CONTRACT**

At settlement, there are lots of documents to sign. Most importantly, the Seller will sign the Deed and you will sign your mortgage documents. Once all documents are signed, the Seller is paid and your Deed is recorded in Land Records. Congratulations, you are now a homeowner!

## **HOME INSPECTION // 2-3 DAYS**

Upon ratification of Contract of Sale, your ONE agent will more than likely arrange for a home inspection. A licensed professional will inspect for needed repairs and/or structural damage. If any problems are found, you will be informed and your ONE Agent will negotiate with the Seller to address those repairs.

## **APPRAISAL // UP TO 21 DAYS FROM CONTRACT**

Before finalizing financing, your lender will likely require a formal expert appraisal of the home. This is performed by a licensed third party. Their findings will assure that you are paying a fair price for the property.

**HUZZAH! IT'S PARTY TIME**

# **BUYING PROCESS**

cont'd.

# PROOF IS IN THE PUDDING

// Featured Wins We're Proud Of //

It's ONE thing to SAY we do a good job, it's another to SHOW you.

WANNA SKIP TO OUR [GOOGLE REVIEWS](#) OR [ZILLOW REVIEWS](#)?



# 5 STAR REVIEWS

**WE ARE REAL PEOPLE DOING REAL ESTATE**

"Without hesitation the best realtor in the biz. Did more than needed to help us find the right place and helped get us the best price."

- Client A

**ONE TEAM. ONE GOAL. ONE.**

"Very very good knowledge about the market. Amazing with process expertise. Very patient with us, always available and great network to support us after the sale"

- Client B

**WANT TO SEE MORE?**

Be sure to check out [our Zillow Page](#)

Or check out [our Google Reviews](#)



**BEST OF ZILLOW**



**TOP AGENT**

# 2022 RealTrends America's Best Real Estate Professionals Teams by Sales Volume

State Rank	Team Name	Company	Volume	Location	Website	Team Size
1	<b>The Samer Kuraishi Group of ONE Street</b>	The Samer Kuraishi Group of The ONE Street Company	<b>\$337,464,114.24</b>	Washington, DC	<a href="#">visit site</a>	Mega (21+ agents)

// In 2022, ONE Street closed 742 units for \$337.5 million in sales volume, making it the No. 1 Ranked Mega Team in the nation's capital in the 2022 RealTrends America's Best rankings. In addition, ONE Street ranked as the No. 1 Broker owned team by the Wall Street Journal in volume and units sold for the last 9 years.



Lead of The Samer Kuraishi Group of The ONE Street Company

## Samer Kuraishi

The ONE Street Company  
Zillow Premier Agent [i](#)

★★★★★ 5.0 • 1695 Reviews

467 sales in the last 12 months

## 2022 TEAM-OWNED BROKERS BY VOLUME

State Rank	Team Name	Company	Volume	Location	Website	Team Size
1	<b>The Samer Kuraishi Group of ONE Street</b>	The Samer Kuraishi Group of The ONE Street Company	<b>\$337,464,114.24</b>	Washington, DC	<a href="#">visit site</a>	Mega (21+ agents)

## 2022 TEAM-OWNED BROKERS BY TRANSACTION SIDES

State Rank	Team Name	Company	Sides	Location	Website	Team Size
1	<b>The Samer Kuraishi Group of ONE Street</b>	The Samer Kuraishi Group of The ONE Street Company	<b>742.0</b>	Washington, DC	<a href="#">visit site</a>	Mega (21+ agents)

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**REACH OUT**

**WEBSITE**

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**CONTACT**

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ONE  
Advantage

Purchasing  
Guide 2023

# ONE STREET MAIN *DC Office*



1725 I ST NW #125 WASHINGTON, DC 20006



# ONE STREET MAIN

## *Bethesda Office*

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5021 WILSON LN BETHESDA, MD 20814

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# Let's Go!

## Have more Questions?

Is there anything we didn't cover?  
We are only a text // call // email //  
DM // PM away.

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ONE  
STREET

SAMSON  
PROPERTIES

