NEST
REALTY ADVISORS

A broker that works for you.

Why Nest?

For licensed Pennsylvania real estate professionals · October 2026 **610-345-NEST (6378)**

No franchise fee. One flat $325 broker fee. Paid within 48 business hours of settlement. Your marketing produced in-house. A broker who reviews your file rather than a support ticket.

Nest Realty Advisors is a Pennsylvania brokerage at 2610 Walbert Avenue in Allentown, built from the ground up by a broker who holds a doctorate in engineering. One office, no branches, a handful of experienced advisors, and one name on every file.

0%
franchise royalty. Not 6%, not 1%. Nothing off the top, ever.

$325
flat broker fee per side. No per-deal "transaction" or "compliance" fee on top.

48 hrs
business hours, from cleared settlement funds and a complete file to your paycheck.

1 line
straight to the broker. Call, text or email; a prompt reply from the person whose name is on your file.

The license is issued, the doors are open, and the first listings and agreements of sale are in the file. What is still being decided is what this firm becomes, and a few experienced people get to decide that with us rather than have it handed to them afterward and called onboarding.

Two things are fixed. The title: an *advisor* is paid to be right about whether a deal should happen at all, which is a harder standard than moving one to closing. Commissions are lost when the honest answer is no; what is gained is the standard itself and your reputation, and what that builds is the relationship that brings the family back the second time. And the review: a named broker signs every file before it leaves the office, which is how advice stays defensible years later.

The next five pages are the firm as it stands. The numbers are open on the table.

Nicholas C. Birosik, D.Eng.

Broker of Record, Broker Multi-Licensee RM426494 · Doctor of Engineering in Applied AI, adjunct faculty, The George Washington University

Our mission

A small but mighty company that attracts good agents, good buyers and good sellers. The first people here help write the rest of the story.

INSIDE

2 **Why Nest?** The economics, the technology and the exposure, with sources.

3 **What your broker does for you.** Everything included with your license.

4 **Your à la carte menu.** What we produce for your listings, at Nest prices.

5 **The details behind the menu,** and every source we used.

6 **How the conversation goes,** and the published schedule.

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Why Nest?

A broker that works for you

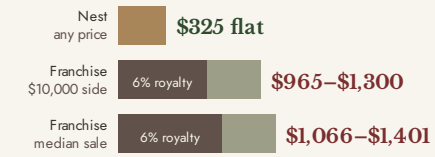
The case for a small, independent Lehigh Valley brokerage run by an engineer

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No franchise, no corporate stack, no fee you can't explain — and a set of tools built by listening to agents who were tired of being nickel-and-dimed: the system they wished they'd had from day one. Still in progress, and we are building more.

The economics

Fees on one commission side



Median sale = 3% of the record Lehigh Valley median, $389,500 (July 2026), an $11,685 side. Franchise: 6% royalty plus a per-side fee ($365 shown; local offices report $365–$700). Nest: one flat fee, no royalty. Monthly fees excluded. Rounded to the dollar.

- **0% franchise royalty.** Franchise brands take 5–8% of every commission off the top[1,2]. Nest takes none.
- **One flat $325 broker fee** per side — not a "transaction" fee on top of a royalty: $50–$500 a deal in published guides[1,3], $365–$700 a side as reported at two Lehigh Valley franchise offices.
- **Fair E&O.** One annual bill, below the $708 a year agents pay on average[4], and no per-deal "risk fee" or post-closing "review" charge.
- **No lead fee** and no kick-back split on Company leads.
- **Paid within 48 business hours** of cleared funds and a complete file.

With them, you are penalized for your success. The larger the house, ordinarily better for the agent, the more of your cut you give up: at 6%, $100,000 of commission sends $6,000 to a franchisor before your split is calculated[2]. At Nest, $325 is $325 at any price: a $640–$975 gap on a $10,000 side, $741–$1,076 on a median sale[5], a month of groceries.

The technology

Your Broker of Record is an engineer. Nicholas C. Birosik holds a Doctor of Engineering in Applied AI from The George Washington University, where he also teaches — and instead of renting a franchise's software, he sat with working agents, took their complaints seriously, and built what they wished they'd had from day one. Still growing; tell us what's missing.

- **The Advisor Console:** built-in e-signature with no per-envelope fee, stage-by-stage compliance checks, license monitoring and pay — one login.
- **AI-assisted broker file review** on every transaction before settlement.
- **Nest Probate Desk:** custom estate-lead monitoring that researches and drafts your outreach.
- **Reverse-prospecting engines** and **your own page and booking calendar:** your @nestrealtyadvisors.net email, and clients choose you by name from the website.
- **An in-house press and video studio:** photography, postcards, 3D video, 3D tours and LiDAR floor plans at broker-subsidized prices.

Small by design. One broker, a direct line, and senior advisors with thirty-plus years each in commercial and residential.

The exposure

Zillow listings with an interactive floor plan



vs. listings without one. Source: Zillow 3D Home (zillow.com/3d-home).

Every Nest listing can carry a 3D video, a Zillow 3D Home tour with an interactive floor plan, and Just Listed / Just Sold cards to the neighbors; the firm pays part of each.

$389.5K	19 days	101.8%
record Lehigh Valley median sale price, July 2026[5]	median time on market, June 2026[6]	of list price received, June 2026[6]

A market that still rewards the listing that is positioned well — which is what the menu, the cards and the community mailers are for. The firm's own cards go out every month, and every one lands on your profile page.

Both sides of the transaction. The tour, the video and the cards carry your name and direct line, so the buyer calls you, not a portal: a real chance at both sides as a dual agent, with the written, informed consent of both parties, as Pennsylvania requires. The first Nest 3D tour on Zillow brought a buyer's call within days.

A broker who answers

Call, text or email and you get a prompt reply from the broker himself, not a ticket queue. Your success is the firm's reputation, and he treats it that way: your file read, your question answered, your deal looked at while it still matters.

No non-compete

Leave for any firm, including one you start. The Personal Sphere you name on Exhibit B stays yours, here and after. Twelve months of not recruiting our advisors or your Nest clients, and that is all.

Leads at no cost

Your published service area, specialty and language are yours. A matching inquiry is texted to you first; fifteen minutes to claim it before it advances. No lead fee, no lead split: a company lead pays what your own lead pays.

Marketing, produced for you

Photography, 3D tours, listing video and postcards made in-house at cost or close to it, so your listing looks like a luxury listing without the luxury fee.

Talk to the broker.

610-345-NEST (6378) · nestrealtyadvisors.net/join.html · 2610 Walbert Avenue, Allentown, PA 18104

Licensed Pennsylvania salespersons, associate brokers and brokers. Bring your license and your questions; the numbers are open on the table.

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What your broker does for you

Included with your license at Nest

Everything below comes with your affiliation — before a single add-on from the menu

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Most brokerages hand you a logo file and wish you luck. Nest was built so that the office, the brand, the lead flow, the paperwork and the paycheck are all handled — and all pointed at your success. All of it comes with the $100 desk fee.

An office that is yours, any time

- **2610 Walbert Avenue, Allentown.** Work from it whenever you wish.
- **Executive boardroom** with a 65-inch display for client presentations, and private rooms for consultations no one walks in on.
- **Three equipped standing desks** with modern computers on high-speed internet; separate Advisor and Guest Wi-Fi.
- **Full kitchenette, private restrooms,** snacks and beverages for your clients, and a bean-to-cup espresso machine.
- **Windows Pro and the full Microsoft Office suite** on those three computers; color printing, scanning and transaction copying included.

Your brand, launched on day one

- **Your @nestrealtyadvisors.net email** and your own profile page: photo, story, service areas and specialties.
- **Direct appointment booking** from the website — consumers pick you by name, not a rotation.
- **Three complimentary name riders,** your first 100 professionally printed business cards, and custom signs produced for you.
- **A Canva membership, a content manager with Photoshop and InDesign, and a professional videographer** on call for your listings and your brand.

Lead flow by the territory you claim

- **Choose your service area, specialty and spoken language** when you join; they are published on your page, and a matching office inquiry is texted and emailed to you first.
- **Fifteen minutes to claim it,** then it advances to the next advisor in line. Two advisors on the same ground: whoever claimed it first is first, seniority second; everything else rotates. Automated and logged, so it is fair by construction.
- **No lead fee and no extra split** on Company leads, ever.
- **Nest Probate Desk** — custom-built estate-lead monitoring that researches, drafts and queues your outreach letters.
- **Reverse-prospecting engines** that surface qualified buyers for your listings — we hand you the list, or teach you to pull it.

The Advisor Console, built in-house

- **Built-in e-signature with no per-envelope fee,** and a file checklist that tells you exactly what is missing.
- **Compliance verified** at every stage; your license standing is checked for you.
- **One-button broker file review** before settlement — signatures, state requirements, transaction summary.
- **Clear monthly invoicing,** per unit, for anything you add on; pay now or at settlement.

Your broker, and two veteran mentors

- **Direct access to the Broker of Record** on his direct line, for advice on the deal in front of you — a text, not a ticket, and a prompt reply.
- **Senior advisors with more than thirty years each,** one in commercial and one in residential, in the building.
- **Complimentary hands-on training:** go sit with a senior advisor and do real estate — the stream through the yard in Tobyhanna, the mortgage file under examination — not a two-hour seminar telling thirty-year veterans what a mortgage is.

Community marketing that points at you

- **Monthly card** to the quarter-mile core around the office; **quarterly card** to the full one-mile circle in 18104 and neighboring ZIPs.
- **Just Listed and Just Sold cards** for every listing you take, with your face and your direct booking link.
- **Billboards and television spots** are in development — brand awareness that lands on your profile page.

48 hrs

BUSINESS HOURS, TO YOUR PAYCHECK

Paid fast. Once settlement funds clear and your file is complete, your commission is disbursed within 48 business hours — the printed policy, not an aspiration. **Nest also co-invests in your marketing:** every service on the à la carte menu is priced below the open market because the brokerage absorbs part of the cost. The firm's commitments to you are written into your Independent Contractor Agreement and the Policies and Procedures Manual.

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Your à la carte menu

The franchise fee, reinvested in you

Services and relationships for Nest advisors · priced for the Lehigh Valley · October 2026 **610-345-NEST (6378)**

The franchise fee you are not paying — $640 to $975 on a $10,000 side, more as the price rises — now works for the listing. The three listing products we produce, **photography, 3D video and the 3D walkthrough tour, are $195 each, any two for $295, all three for $395**. Postcards are 75¢ a card and boosting is at cost; nothing up front, invoiced monthly or deducted from your next closing.

Services we produce for you

The going rate in our market, then **your Nest price**. The three MIX & MATCH items: one $195, two $295, all three $395.

Professional Still Photography

MIX & MATCH



Shot and edited by our in-house photographer in the order buyers expect: 25–40 color-corrected images, MLS-ready within two days. Homes to 2,500 sq ft; larger quoted.

Result: 5833 Hill Drive, Allentown, marketed through this menu, drew 2,020 views and 265 saves on Zillow in its first three business days, organically: a 13% save rate.

LEHIGH VALLEY MARKET
$150–$500[7]
per listing; $230 baseline[8]

$195

You keep up to $305

3D Home Video MIX & MATCH

▶ Scan to watch

A real Nest video, with the works

Your listing photos, yours or ours, transformed with cinematic visual effects into a 45–75 second video for the MLS, YouTube and social.

Included: up to 25 images · 5 VFX · licensed music.
Add a voiceover (up to 140 words): +$69.

LEHIGH VALLEY MARKET
$250–$600[9]
local videographer, per listing

$195

You keep $55–$405

3D Walkthrough Tour

MIX & MATCH

360° Scan to tour

A real Nest tour, live on Zillow

360° capture of the whole home, one capture per room, published as a Zillow 3D Home tour and boosted on Zillow for a week.

Complimentary: a LiDAR floor plan of every livable space, garage included, accurate to about 1%. Multiple angles per room quoted.

LEHIGH VALLEY MARKET
$500 tour[10]
+ $50–$150 for a floor plan[10]

$195
floor plan included

You keep $355–$455

Postcards to Neighbors: Just Listed, Just Sold



A full 8.5 × 11 Every Door Direct Mail card when you list, and again when you sell. Your photo, your words, the routes you choose; we remember them so you can farm them monthly.

Printed in-house · 48-hour turnaround, same-day available · bundled and delivered to USPS. Other cards on request.

ONLINE PRODUCERS · 8.5 × 11
≈ 85¢–$1.00+
print 50–67¢[11,12] + postage 26¢[13] + prep[14]; 6 × 9 mailed 93¢–$1.04[15,16]

75¢
a card — printed, bundled, mailed

Social Boost



We boost your video, tour, floor plan or listing facts to buyers in your market area on Facebook and Instagram.

Passed through at cost, no markup. About $10 a day reaches roughly 3,000 people a day[17].

TYPICAL REACH COST
$3–$8[18]
per 1,000 people reached

At cost
about $10 a day, receipt shared

Relationships we've negotiated

Pre-negotiated rates for Nest advisors. **Ask your broker**; he introduces you by text or email.

Sewer lateral inspection

Camera scope of the main line before your buyer commits — it finds the five-figure surprise. Scope alone adds $175–$300.
Open market: **$325–$600 with inspection[19,20]** · **Nest rate: ask your broker**

Backflow inspection

Certified test and written report on the backflow preventer, accepted by the municipality.
Open market: **$300–$430 in Whitehall[21]** · **Nest rate: ask your broker**

Water testing

Lab testing with lender-ready results — essential for homes on private wells.
Open market: **$150–$300[22]** · **Nest rate: ask your broker**

Pre-listing and pre-purchase walkthrough

Before you list: what to declutter, fix or leave alone, from a seasoned eye rather than from you. Before your buyer commits: defects flagged, the strongest offer the facts support.
Nest rate: ask your broker

Professional staging COMING SOON

Full and partial staging for Nest listings; it helps 83% of buyers picture the home as theirs.
Open market: **$1,500 median[23]** · **Nest rate: ask your broker**

Personal website development

An executive-feel site that elevates your own brand alongside Nest's.
Open market: **$1,000–$5,000+[24]** · **Nest rate: ask your broker**

Junk removal and estate cleanouts

From one pickup to a whole estate — cleared, swept and photo-ready.
Open market: **$600–$800 a truckload · estates $800–$3,000+[25,26]** · **Nest rate: ask your broker**

One call. Nest Full Home Services Program Package

Your broker dispatches the right trade and introduces you by text or email — your client never has to source a contractor.

- **HVAC** cleaning, repairs, replacements
- **Electrical** repairs and additions
- **Plumbing** repairs and fixtures
- **Handyman** touch-ups, pre-photo fixes

No activation fee; you pay only for work performed, quoted per job. Vendors are independent businesses; your client may choose any provider.

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The details behind the menu

Why each one works, and what it includes

Market impact, inclusions, packages, how to order, and every source used in this package

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3D Home Video

What you get. Up to 25 listing images, yours or ours, five visual effects, licensed music, a 45–75 second cut formatted for the MLS, YouTube, Facebook and Instagram. Add a professional voiceover of up to 140 words for $69. **Still photography:** 25–40 images by our in-house photographer, in the order buyers expect, MLS-ready within two days; the market runs $150–$500 a listing[7,8].

Why it matters. Only about one in five real estate photo orders includes any video[27], so a polished video still stands apart in the feed. A videographer's walkthrough runs $250–$600[9] and costs the seller a day; ours is built from the photos.

Postcards: what a mailed 8.5 × 11 card really costs

The online producers' headline prices are for printing only, or for a smaller card. Compared on the same full-page card, bundled and in the mail:

Online producer, print only (8.5 × 11, 1,000–2,500 pieces)[11,12]	50¢–67¢
USPS EDDM Retail postage, not included by print sites[13,28]	+ 26¢
Mail-house bundling, facing slips and the drop-off[14]	+ a few cents
Online producer, all in — and you still buy 1,000+	**≈ 85¢–$1.00+**
Real-estate card services, mailed — but only a 6 × 9 card[15,16]	93¢–$1.04
Nest: 8.5 × 11, printed, bundled, mailed, from 200 pieces	**75¢**

How we get there. Nest's all-in cost on a letter-size card is 99¢; the broker absorbs a quarter of it, so you pay 75¢, from your commission at settlement, not up front. **Why mail:** 71% of people read their mail the day it arrives[29]; a card sits on the counter about 17 days[30]; Just Listed and Just Sold cards pull a 3–5% response[30]. **Compliance:** every card carries the firm block and license numbers, the Manual §7.3 solicitation disclaimer, "commissions are negotiable," and the Equal Housing logo; Just Sold facts come from the public record or your client's written consent.

3D Walkthrough Tour + LiDAR Floor Plan

2×
the views for Zillow listings with a 3D Home tour or interactive floor plan[31]

10%
faster sale, on average, for those same listings[31]

69%
of buyers say a dynamic floor plan helps them decide if a home is right[32]

What Zillow reports. Listings with an interactive floor plan get 60% more views, 79% more saves and 72% more shares than listings without one[32].

The floor plan. Captured by LiDAR and typically within about 1% of actual dimensions. It is a marketing aid, not a survey: dimensions must be verified by a licensed professional before anyone relies on them.

Social Boost

How it works. We take the asset you already paid for (video, tour, floor plan, photos) and run it as a boosted post to your market area. Spend is passed through at cost with no markup; you see the receipt.

What to expect. At about $10 a day, Meta's own estimator typically projects 3,000–10,000 people reached per day[17], and reach-optimized campaigns run $3–$8 per thousand people[18]. Point it at a 3D tour and the click has somewhere to go.

How to order, how to pay, and the fine print

Order from the Advisor Console or email your broker with the MLS number. You receive one itemized invoice a month. Pay it then, or have it deducted from your next commission disbursement at settlement — your choice, in writing, before the work starts. **Nest co-invests:** every service on the front is priced below the open market because the brokerage absorbs part of the cost. Your listings are the firm's marketing.

Mix & match. Only the three listing products qualify: photography, 3D video and the 3D walkthrough tour. One is $195, any two $295, all three $395. Postcards, boosting and the vendor relationships are priced on their own. Prices set October 2026; a quoted job is honored as quoted.

Established relationships. Rates are pre-negotiated for Nest advisors and quoted per job; your broker introduces you by text or email. Vendors are independent businesses that contract with, and invoice, you or your client directly. Your client is always free to choose any provider — give three names when asked for inspection referrals.

Sources

1. Qobra — franchise fees 5–8%; transaction fees $100–$500
https://www.qobra.co/blog/best-commission-split-real-estate

2. Clever — Keller Williams 2026: 6% royalty capped $3,000/yr, deal + desk fees
https://listwithclever.com/real-estate-blog/keller-williams-commission-model/

3. Clever — KW per-deal transaction fees $50–$400+ and desk fees vary by office
https://listwithclever.com/real-estate-blog/keller-williams-commission-model-how-to-save-with-clever/

4. Insureon — agents/brokers average $708/yr for E&O
https://www.insureon.com/real-estate-business-insurance/agents-brokers/cost

5. Times News / GLVR — record median $389,500, July 2026
https://www.tnonline.com/?p=285527

6. CBH / GLVR — June 2026: 19 days on market, 101.8% of list
https://cbhre.com/2026/07/21/june-2026-housing-market-update-whats-happening-across-our-service-areas

7. Snappr — real estate photographers $150–$500 per listing; ~98-minute average shoot
https://www.snappr.com/photography-pricing/real-estate

8. Imagen — 2026 baseline listing shoot $230–$450 by region; priced by square footage
https://imagenai.com/post/real-estate-photography-pricing/

9. Fash cost guide — walkthrough video $250–$600
https://fash.com/costs/real-estate-virtual-tour-pricing

10. Travvir — pro virtual tour avg $500; floor plan +$50–$150
https://travvir.com/blog/en/real-estate-virtual-tour-cost

11. Print shop EDDM sheet — 8.5x11 EDDM card $1,687 per 2,500 ($0.67 ea.), print only
https://www.growpro.com/media/static/EDDMCheatSheet4-13.pdf

12. 4over4 — 8.5x11 EDDM format about $495 per 1,000 to print
https://www.4over4.com/content-hub/stories/eddm-postcard-sizes

13. 4over4 — EDDM Retail postage $0.260/piece (July 2026)
https://v2.4over4.com/guide/eddm-pricing-explained

14. Click2Mail EDDM service levels — prep and mailing cost "a few pennies more per piece"
https://support.click2mail.com/article/172-eddm-service-levels

15. ProspectsPLUS! review — 93¢ per postcard mailed
https://fitsmallbusiness.com/prospectsplus-review

16. Wise Pelican — $1.04 per 6x9 card, mailed
https://www.wisepelican.com/how-much-does-it-cost-to-send-real-estate-postcards/

17. PostLink — $10/day boost reaches 3,000–10,000 people
https://postlinkapp.com/blog/how-to-boost-a-post-on-facebook

18. Search Engine People — reach CPM $3–$8
https://www.searchenginepeople.com/?p=76546

19. InspectandTest — plumbing inspection $150–$300; camera sewer scope adds $175–$300; both $325–$600 (2026)
https://inspectandtest.net/guides/plumbing-inspection-cost/

20. 2026 sewer scope guide — $150–$900, avg $350
https://selector.kurlon.com/live/sewer-scope-cost-guide-2026-14946.html

21. homeyou — backflow testing, Whitehall PA: typical $301–$432 (July 2026)
https://www.homeyou.com/pa/backflow-testing-whitehall-costs

22. SoftPro — initial well-water testing $150–$300
https://softprowatersystems.com/pages/cost-of-home-water-testing

23. NAR 2025 Profile of Home Staging — median $1,500; 83% of buyers' agents
https://kbbonline.com/?p=161855

24. Luxury Presence — agent site $200–$25,000+ by tier (2026)
https://www.luxurypresence.com/blogs/how-much-should-you-pay-for-a-new-real-estate-website/

25. Housecall Pro — full truckload $600–$800; estate cleanout $800–$3,000+ (2026)
https://www.housecallpro.com/resources/junk-removal-pricing/

26. LawnStarter — $225/load avg; full truck ~$675 (2026)
https://www.lawnstarter.com/blog/cost/junk-removal-price/

27. AutoReel — ~20% of photo orders include video
https://www.autoreelapp.com/blog/how-much-does-real-estate-photography-cost-compared-to-ai-listing-videos

28. Vistaprint EDDM postcards — price excludes USPS postage; you bundle and drop off
https://www.vistaprint.com/marketing-materials/every-door-direct-mail-postcards/d/eddm-postcards/b67fb7ae-6984-52e5-97bf-fc4917794958

29. UPrinting — 71% read mail the day it arrives
https://uprinting.com/direct-mail-statistics.html

30. 4over4 — Just Listed/Sold cards 3–5% response; 17 days on the counter
https://www.4over4.com/statistics/direct-mail-effectiveness-data-and-facts

31. Zillow 3D Home app — 2× views, sold 10% faster
https://apps.appfollow.io/ios/zillow-3d-home/1265223425?country=us

32. Zillow 3D Home — +60% views, +79% saves, +72% shares; 69% of buyers
https://www.zillow.com/3d-home

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How the conversation goes.

Five steps, no pressure at any of them

Stop at any point; it will not be awkward

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1 You write

The form at nestrealtyadvisors.net/join.html, or reply to this email. It goes to the broker and nowhere else. We never contact your current broker.

2 We send the documents

The complete Policies and Procedures Manual with its citations intact, and the Independent Contractor Agreement with Exhibit A printed in full. Read them first, so the first conversation is about substance.

3 A private conversation

Thirty to sixty minutes, at the office or anywhere you like. Not a pitch: the agenda is what you would build here, and the questions in the margin of the Agreement.

4 The founding group meets

Once there are a few of you: mission, compensation, technology, lead rules, training, office culture. The outcome becomes policy, not feedback.

5 Affiliation, properly done

Your current agreement is honored, the Commission's transfer paperwork goes in, and you are on the roster. We never ask anyone to walk away from an obligation to their current broker.

The schedule, as published

EXHIBIT A TERM	COMPANY STANDARD	WHAT IT MEANS
Commission split	70 / 30	Of the net commission after any referral fee out.
Broker fee, per side	$325	Off your share after the split, not off the top.
Monthly desk fee	$100	The office, the systems and the subscriptions below, closed that month or not.
Errors & omissions	$495 a year	Company coverage for your residential transactions; first charge prorated to December 31.
Personal transactions	$100 + 0.5%	Your own deals are not split.
Company leads	None	No lead fee, no lead split.
Payment	48 business hours	Of cleared settlement funds and the broker's sign-off.

Worked, a $10,000 side: $7,000 to you at 70/30, less the $325 broker fee: **$6,675 paid to you**, $3,325 retained by the Company. The complete arithmetic and a twelve-side year are on the table at the first meeting. All splits and fees are negotiable with consideration given to track record.

Three things we say before anything else

- **Your listings do not transfer;** they belong to your current broker. Your pending deals pay on whatever your current agreement says about a departed licensee.
- **Any covenant you signed binds you.** We read it with you before you sign ours, and we will not ask you to breach it.
- **Nobody here will ask you** to bring colleagues, documents, files or contact lists from your current brokerage. We compete on our documents, our compensation and our supervision.

The honest other side. A young firm. The license, the MLS access and the first listings and agreements of sale are in hand as of October 2026; the reputation is still being earned, and anyone weighing this should weigh that too.

THE ADVISOR PROMISE

1 Listen	2 Advise	3 Strategize
4 Negotiate	5 Execute	6 Follow up

Six obligations, in the order they happen; each a recorded step in the file, signed by a named broker before anything leaves the office.

$100 A MONTH

The desk fee is not a royalty. It does not evaporate; it buys you this.

Your office, any time: boardroom with a 65-inch display, three standing desks, kitchenette and espresso

Three computers running Windows Pro and the full Microsoft Office suite, on fiber

A Canva membership, plus a content manager with Photoshop and InDesign

A professional videographer and in-house photographer for your listings

Your @nestrealtyadvisors.net email, profile page and booking calendar

The Advisor Console: e-signature with no envelope fee, compliance review, one login

Take the next step.

nestrealtyadvisors.net/join.html · **610-345-NEST (6378)** · 2610 Walbert Avenue, Allentown, PA 18104

Nicholas C. Birosik, D.Eng., Broker of Record, RM426494. Everything you send goes to the broker and nowhere else. We do not contact your current broker.