



Rima Hodgeson

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Compass — Baton Rouge & Surrounding Areas

A PROVEN STRATEGY · MAXIMUM EXPOSURE · STRONGER
RESULTS

How I Get *Your Home* Sold

Prepared exclusively for **Scott & Meshelle Fargason**

5226 Mimosa St · Rouzan · Baton Rouge, LA 70808

Every home deserves a strategy. I don't just put a sign in the yard and hope for the best — I build a customized plan designed to generate attention, attract qualified buyers, and position your home to sell for the highest possible price.

★
**Top
Producer**

★
**Compass Rising
Star**

★
**Silver Award
Winner**

★
**5-Star Client
Reviews**

Property Snapshot

A standout floor plan in one of Baton Rouge's most sought-after walkable neighborhoods

3 BEDROOMS	2.5 BATHROOMS	2,515 SQ FT LIVING	2022 YEAR BUILT
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Subdivision	Rouzan (Lot 292) — Traditional Neighborhood Development
Total Sq Ft (incl. garage & porches)	3,504 sq ft
Lot Size	0.11 acres (40' x 115') · Fenced (iron, brick & wood)
Stories / Style	2-story · Traditional
Garage	2-car attached (601 sq ft)
Porches	Covered front porch + oversized side porch (388 sq ft)
HOA	Required — \$1,800/year (clubhouse, pool, park, playground)
Flood Zone	Zone X — minimal flood risk
Schools (East Baton Rouge Parish)	Highland Elementary (1.2 mi) · Glasgow Middle (0.3 mi) · Tara High (3.5 mi)
2025 Property Taxes	\$7,659.11

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|--|--|
| <ul style="list-style-type: none">◆ Downstairs primary suite + private office◆ Soaring ceilings, open living/dining/kitchen◆ Natural whitewashed oak kitchen island◆ Gas cooktop, wall oven, walk-in & butler's pantry◆ Wood flooring in primary suite, closet & loft◆ Mudroom + oversized laundry room | <ul style="list-style-type: none">◆ Spacious upstairs loft + 2 bedrooms◆ Marble countertops in kitchen & baths◆ Shaker-style cabinetry throughout◆ Living room built-ins with glass shelving◆ Fireplace with upgraded mantel◆ Brick & cement fiber siding, architectural shingle roof |
|--|--|

Strategic Pricing

Based on the four most recent closed sales in Rouzan (last 60 days)

SUGGESTED LIST PRICE RANGE

\$749,900 - \$774,900

A starting point based on recent Rouzan comps and this home's larger floor plan and premium finish level — let's refine this together once we walk the home.

Address	Beds/ Baths	Sq Ft	Year Built	Sold Price	\$/Sq Ft	DOM
5226 Mimosa St (subject)	3 / 2.5	2,515	2022	—	—	—
5329 Mimosa St (same street)	3 / 2	1,962	2020	\$585,000	\$298.17	3
2052 Verte Dr	3 / 2	1,565	2019	\$500,000	\$319.49	29
2018 Glasgow Ave	3 / 2.5	1,984	2016	\$555,500	\$279.99	12
1613 Rue de Grand	3 / 2.5	2,094	2026	\$580,000	\$276.98	58

Average comp price: \$293.66/sq ft · Median: \$289.08/sq ft. At 2,515 sq ft, that maps to roughly \$727,000–\$739,000 — the top of the suggested range reflects this home's ~30% larger footprint, 2-story/loft layout, and upgraded finish package versus the comps above. This is a preliminary, data-driven starting point — final pricing to be confirmed after walkthrough.

The SOLD Strategy

I combine pricing expertise, marketing, technology, and negotiation to help you move forward with confidence



PRICING

Strategic
Pricing

MARKETING

Professional
Photography

Matterport®
Tours

Virtual Staging

EXPOSURE

SEO + AEO
Visibility

Digital
Advertising

Open Houses

NEGOTIATION

Buyer Follow-
Up

Skilled
Negotiation

"Every home deserves a strategy. I don't just put a sign in the yard and hope for the best. I create a customized plan designed to generate attention, attract qualified buyers, and position your home to sell for the highest possible price."

About Rima

Hi, I'm Rima — I combine pricing expertise, marketing, technology, and negotiation to help sellers move forward with confidence.



**Top Producer
at Compass**



**Rising Star &
Silver Award Winner**



**\$2.1M+ Closed
in a Single Month**



**5-Star Client
Reviews**



Selling a home is one of the biggest financial decisions you'll make. My commitment is to price it strategically, market it aggressively, and negotiate on your behalf every step of the way — from our first conversation through closing.

With 35+ years living in Baton Rouge and a track record of month-over-month million-dollar-plus production (including a \$2.1M month), I bring both deep local market knowledge and consistent, proven results to every listing I take on.

Your Vision. My Commitment.

ABR®

Accredited Buyer's Representative — advanced training in negotiating contracts and protecting client interests.

SRS®

Seller Representative Specialist — specialized training in seller representation and negotiation strategy.

BGRS

Relocation Specialist — trained to coordinate the many moving parts of a work, military, or personal relocation.

Client Love

What past buyers and sellers are saying

★★★★★

"Rima made our home search seamless from start to finish — she kept us informed every step of the way and helped us find exactly what we were looking for."

— Buyer client

★★★★★

"She got our house sold quickly, gave us great advice throughout, and was honest and easy to work with the entire time."

— Seller client

★★★★★

"One of the realest and nicest people we've worked with — she understood our criteria and never wavered from what we asked for."

— Buyer client

Let's Get Started

Before we meet, take a few minutes to tell me about your home and your goals for the sale.

[Complete the Seller Questionnaire →](#)

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