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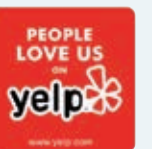
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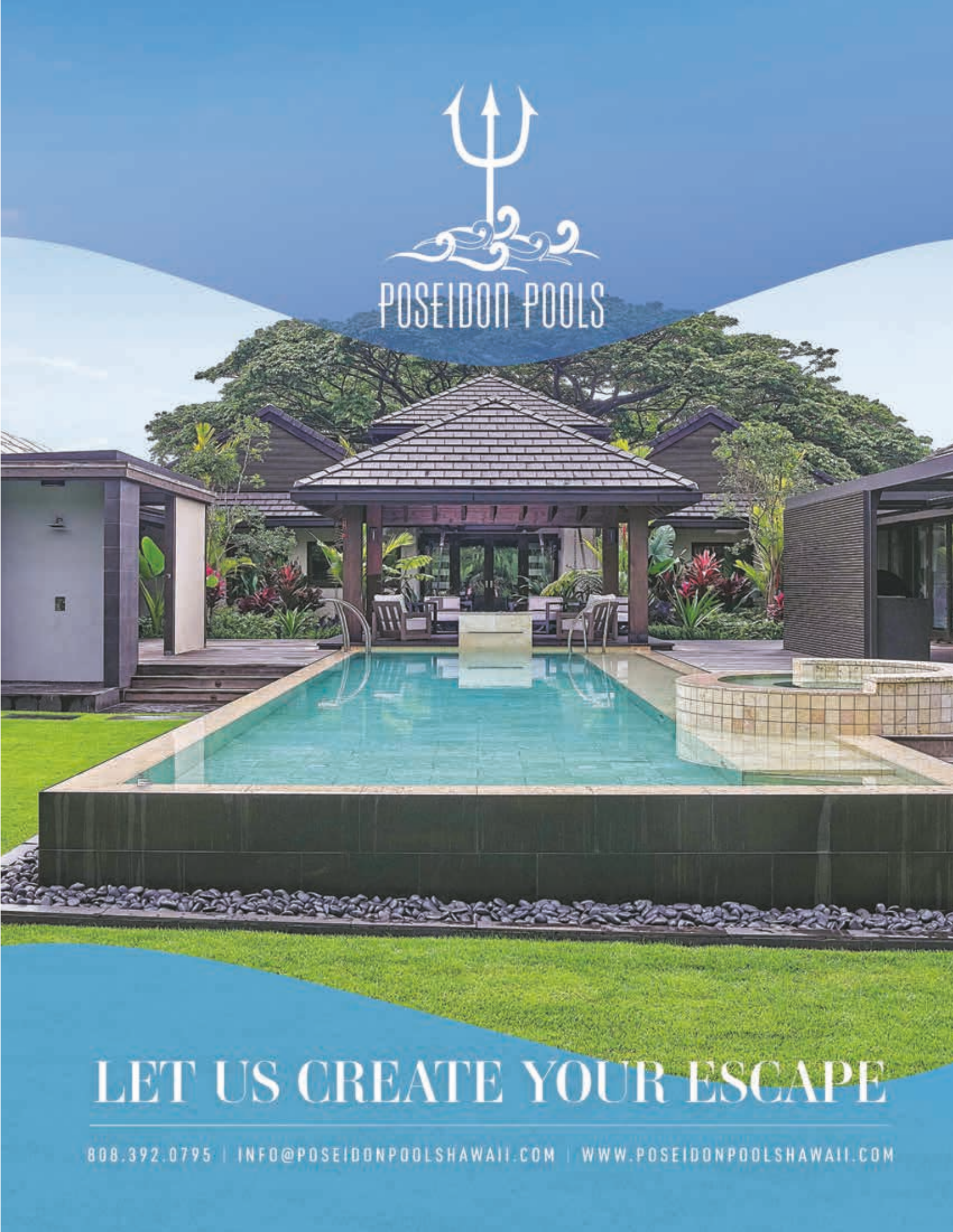
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High-performing agents often differentiate themselves by **helping connect clients to appropriate resources and solutions**, particularly for real estate investors and their families.

When clients are exploring tax-deferred real-estate strategies such as 1031 exchanges or DSTs, realtors play an important role in identifying when specialist guidance may be helpful.

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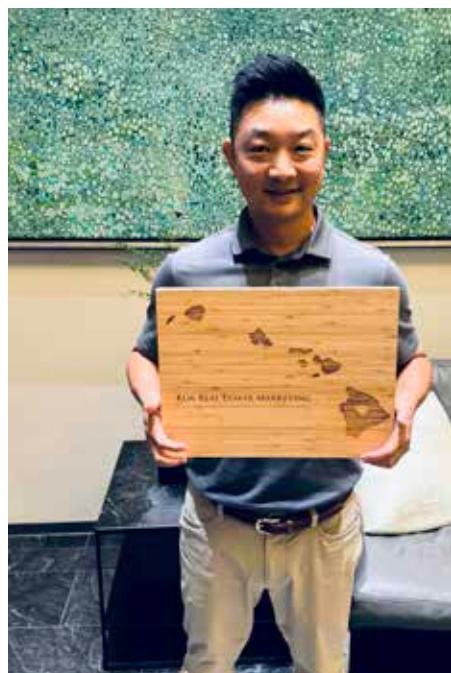
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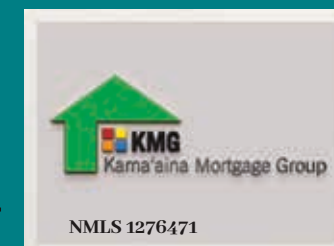
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Dominique BUSHONG

Roots, Results and Resilience

WRITTEN BY ASHLEY STREIGHT
PHOTOGRAPHY BY RACHELLE WINKLER PHOTOGRAPHY

From Toms River, New Jersey, to the sun-soaked shores of Hawaii, Dominique Bushong's real estate journey has been anything but ordinary. With six years in the business, a career volume of \$40 million, and \$9.5 million in sales last year, she has built a thriving career rooted in authenticity, hustle, and heart.

"Six years! Crazy – time flies when you're having fun," Dominique said, laughing.

Now a real estate agent with eXp Realty, Dominique has established herself as a trusted advisor and fierce advocate for her clients. But her path to real estate began far from open houses and contracts.

Before earning her license, Dominique worked at Hawaii Pacific University as the Campus Recreation Director. "I absolutely loved my job," she said. "It was incredible being part of the athletic department and creating outlets and events for college students." Still, she knew it was not her long-term career. "I never saw a chance of it sustaining the lifestyle I wanted."

She received her real estate license in October 2020, took the leap into full-time work, and closed her first transaction on Maui in January 2021. Her first year

included 10 transactions, setting the tone for a fast-growing career.

Her motivation went deeper than professional ambition.

"My journey into real estate started with a personal goal: owning property and truly putting down roots in Hawaii," she said. "I realized I no longer wanted my sense of home or long-term stability to be dictated by a landlord or property manager."

That desire for independence and stability became the foundation of her business philosophy. Today, she sees real estate as both a personal tool and a way to empower others.

Dominique credits much of her drive to her upbringing. Raised by her mother, Monica Bushong, a longtime travel agency owner, she learned early what it meant to work hard. "My mom was a single parent and business owner. She was a major influence on why I hustle and work as hard as I do," she said.

While earning her undergraduate degree in international business and an MBA in marketing and finance from Hawaii Pacific University, Dominique competed as a golf and tennis player. Outside of her academics and athletics, Bushong embraced island life. "The island lifestyle and year-round outdoor activities felt like a dream for a girl from New Jersey," she said. "I quickly fell in love with the people, the strong sense of community, and the genuine friendliness that makes Hawaii so special."

Her life took another turn when she met her husband, Zachary Vrtis, a Naval officer and former Ivy League football player. As a military spouse, she learned flexibility firsthand. When his orders took them to Monterey,





California, Bushong decided to earn her California real estate license and expand her career to 2 states.

“The start in California was slow,” she said. “I was traveling back to Hawaii every chance I got to help my network and clientele here.”

Over time, she built a successful business in California, closed a career-high \$4.5 million, 1,000 acre estate with multiple vineyards, and developed a powerful network in Pebble Beach and Carmel through golf and tennis fundraisers.

“That chapter taught me adaptability, resilience, and the power of building relationships,” she said.

Back in Hawaii, Dominique now focuses on helping clients think long term. “I’m passionate about using real estate as a long-term wealth-building tool,” she said. “I love teaching house hacking and other creative ways to get started.”

Her goal is to shift mindsets from “dream home or nothing” to “start smart and build wealth.” To her, every purchase is a stepping stone toward stability and opportunity.

The relationships she builds remain her favorite part of the job. “The people!” she said. “I have built the most amazing connections and friendships through real estate.”

She finds special meaning in guiding clients through major milestones. “It’s incredibly special to be the person they trust,” she said. “To celebrate and hand over keys is something I truly cherish.”

Like many agents, Dominique faced challenges. Early on, confidence was her biggest hurdle. “As a new agent with few transactions under my belt, it was incredibly challenging to feel confident I was the best agent for my clients, however I had an incredible team and wonderful mentors along the way,” she said. That period of uncertainty became a catalyst for growth. Today, her focus is growth and efficiency, approaching every day with intention and prioritizing both an elevated service in real estate and a balanced personal life.

Outside of work, Dominique stays active with golf, tennis, scuba diving, hiking, kitesurfing, traveling, and figure skating – many of which she enjoys with her husband, Zachary.

Her favorite quote, “Pressure is a privilege,” by Billie Jean King, keeps her grounded. “Pressure exists when you’re doing something meaningful,” she said.

For new agents, Dominique offers honest advice. “It’s tough, but you have the power and control over your own business,” she said. “I love thinking outside of the box. There is no one way of doing deals.”

That honesty defines her brand. “I’m honest to a fault with my clients,” she said. “I’ll never sugarcoat or hide anything just to close a deal.”

Ultimately, Dominique hopes to be remembered as someone who always shows up.

“I want to be remembered as a yes-woman,” she said. “The agent, the friend, the person who shows up when someone needs it.”

With passion, integrity and an unwavering commitment to her clients, Dominique Bushong continues to prove that success is not just about numbers. It is about trust, relationships, and saying yes to every opportunity to grow. ▀

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yes-woman.
The agent, the friend,
the person who shows up
when someone needs it.”



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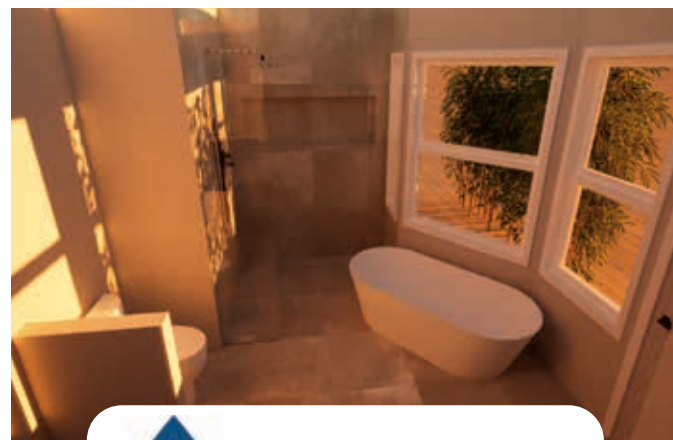
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CHARLIE HAVERTY AND 808 INSPECTIONS

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WRITTEN BY ASHLEY STREIGHT

In Hawaii's fast-paced real estate market, top-producing real estate professionals need partners they can count on: inspectors who combine technical expertise with genuine relationship-building skills. Charlie Haverty, owner of 808 Inspections, brings a rare perspective to the inspection industry. As a former Realtor and brokerage owner, he understands transactions from every angle. For over 13 years, he has delivered quality, thorough inspections with easy-to-read reports guaranteed within 24 hours, earning the trust of agents and clients throughout the islands.

Charlie's path to home inspection began with an unexpected friendship. As a Realtor, he consistently requested the same inspector for his transactions, someone whose work he trusted implicitly. When that inspector planned to retire, an opportunity emerged. "At the time I was married to a broker, with her being able to handle sales becoming an inspector just seemed to fit," Charlie recalls. "And I enjoy it more than the stresses of real estate, plus I'm not in an office. Every inspection is a new adventure."

Since taking over 808 Inspections in 2013, Charlie has built a reputation that sets him apart in a crowded marketplace. He became one of the few Certified Master Inspectors in 2018, demonstrating his commitment to excellence. Yet his true differentiator lies in the relationships he forms with real estate professionals. "Once they have used my company, see how I interact with clients and see how easy the reports are to read, they generally use me again," he explains. "They know they can trust me to do an honest and thorough inspection and regardless of the findings convey it in a way as to not freak buyers out."



Charlie operates by a simple principle: "I pretend I'm buying it." This philosophy ensures he never overlooks critical details. He treats every property, whether a brand-new luxury high-rise, multimillion-dollar mansion, century-old home or tiny condo-tel, with the same meticulous attention. That commitment to accuracy carries through to how he communicates his findings. Charlie implements the latest reporting system, one of the best in the industry. He maintains his dedication to clarity and



conciseness, delivering reports that give real estate professionals and their clients exactly what they need without unnecessary complexity.

What Charlie enjoys most is meeting new people. “With few exceptions, generally every inspection is an opportunity to not only meet new people but to be a trusted ally to them in

their home purchasing process,” he says. Building relationships with agents and giving them one less thing to worry about during a sale proves equally rewarding.

Originally from Boston, Charlie has family here in Hawaii. His aunty moved here after a visit 16 years ago and then his parents followed, they sold their Boston home and retired to the islands 14 years ago. Though his father passed away in 2018, Charlie enjoys spending time with his mother whenever possible, he likes to volunteer a few days a month

with the her and Dawn Patrol, her church-coordinated group that sweeps Waikiki beaches for jellyfish that wash ashore 7 to 10 days after the full moon.

Outside of his work in home inspection, when not traveling, he enjoys making the most of all that Hawaii has to offer. Whether spending time in the ocean, exploring waterfall and ridge trails, or experiencing new adventures, he values staying active and connected to the islands. From skydiving and paragliding to relaxing at a beachside barbecue in Waimanalo, he embraces the outdoor lifestyle that makes Hawaii so special.

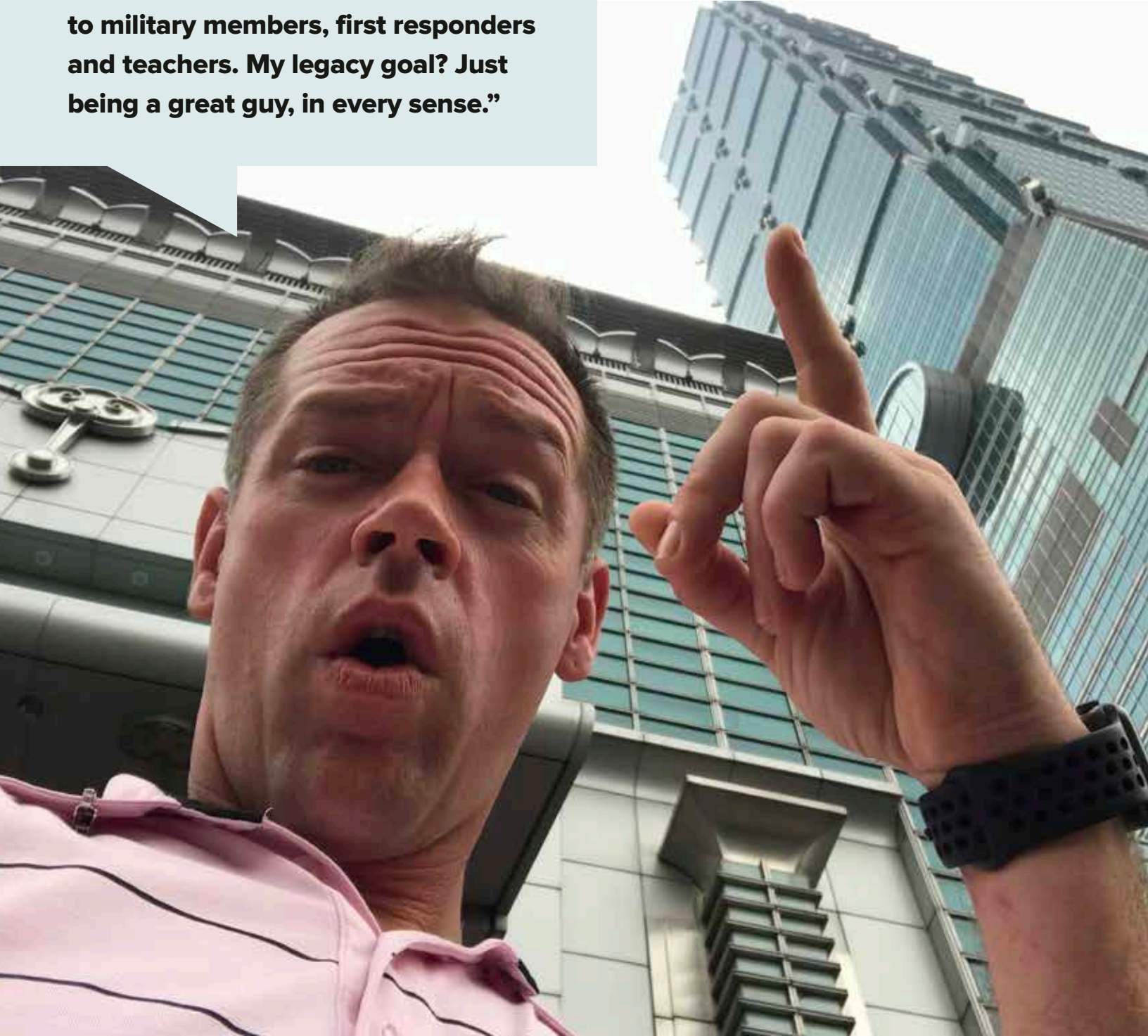
Charlie defines success simply: being content. “There’s not much more that I

could ask for,” he reflects. “I mean I live in Hawaii, I have my health, I have a successful business and I have my family & friends.” He admits he’s a workaholic like most real estate professionals, rarely taking days off and subconsciously preferring it that way. He also believes in giving back to those who serve others, offering discounts to military members, first responders and teachers. His legacy goal? “Just being a great guy, in every sense.”

For real estate professionals, that mindset translates into reliability, transparency and collaboration throughout every transaction. Charlie and 808 Inspections provide experienced, trustworthy inspection services grounded in professionalism and genuine care. ▀

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I believe in giving back to those who serve others, offering discounts to military members, first responders and teachers. My legacy goal? Just being a great guy, in every sense.”

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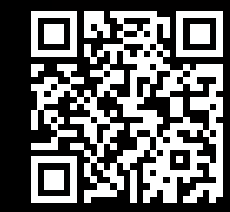
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JORDAN TOOHEY

BUILT BY FAITH, REFINED BY FIRE, DRIVEN BY PURPOSE

WRITTEN BY ASHLEY STREIGHT

Before Jordan Toohey ever became known for helping families buy and sell homes across O’ahu, his life was already defined by risk, reinvention, and relentless pursuit.

Long before real estate, Jordan was building something else entirely — a career in music.

As a professional artist, songwriter, and producer, he spent over a decade creating, touring internationally, signing label deals, and reaching millions through music. On paper, it looked like success. But beneath the milestones was something deeper: a desire to build a life rooted not just in creativity, but in meaning.

Jordan wasn’t simply chasing applause — he was searching for purpose.

That search eventually led him to Hawai’i, where he found more than a new home. He found clarity.

What began as a leap into real estate became a calling.

Entering the industry during uncertain times, Jordan didn’t rely on shortcuts, handouts, or hype. He built his career the same way he built everything before it — through discipline, sacrifice, faith, and an unwavering commitment to growth. Starting from the ground up, he quickly became known not just for production, but for

presence: a professional who combined high-level marketing, sharp negotiation, and genuine care for people.

But Jordan’s story isn’t really about sales. It’s about stewardship.

It’s about a man who understands that helping a family buy their first home, protect their future, or make a wise investment is never just a transaction — it’s a responsibility.

In just a few short years, Jordan rose through one of Hawaii’s most competitive industries, contributing to top-producing success while also stepping into something even greater: building his own vision.

Today, as founder of The Toohey Group, Jordan represents a new kind of entrepreneur — one who believes business can be ambitious without losing integrity, competitive without losing compassion, and successful without sacrificing faith or family.

His leadership is shaped not only by business experience, but by fatherhood, marriage, and his relationship with God.

For Jordan, success is no longer measured only in volume or awards, but in alignment (although he did sell 27 million last year).

Alignment between faith and action. Between business and service. Between ambition and presence.

As a husband and father, Jordan’s “why” has become clearer than ever: to build a legacy his family can be proud of, to create freedom through honest work, and to prove that you do not need to compromise your values to achieve extraordinary things.

He openly speaks about the pressures of growth, the lessons of burnout, and the refining power of adversity — not as weaknesses, but as part of the process.

Because Jordan’s journey has never been about perfection.

It’s been about perseverance.

Along the way, Jordan remains deeply grateful for the mentors, leaders, and believers who helped shape his journey — those who offered wisdom in seasons of uncertainty, challenged him to grow, and opened doors through guidance, example, and belief.

He understands that no meaningful journey is built alone.

From early influences to the mentors and supporters who continue to encourage him today, Jordan carries a genuine appreciation for every person who has poured knowledge, trust, and opportunity into his path. Their impact helped refine not only his business, but his character.



*For Jordan, this is
only the beginning.
Because the true goal
was never just success.*

- Honor God.
- Serve people well.
- Make his family proud.
- Build a life rooted in faith, gratitude, and leadership that helps others rise too.



His message to others — whether new agents, entrepreneurs, or anyone rebuilding their life — is simple:

You do not need to have it all figured out to begin. You need faith.

You need discipline.

You need the courage to keep showing up.

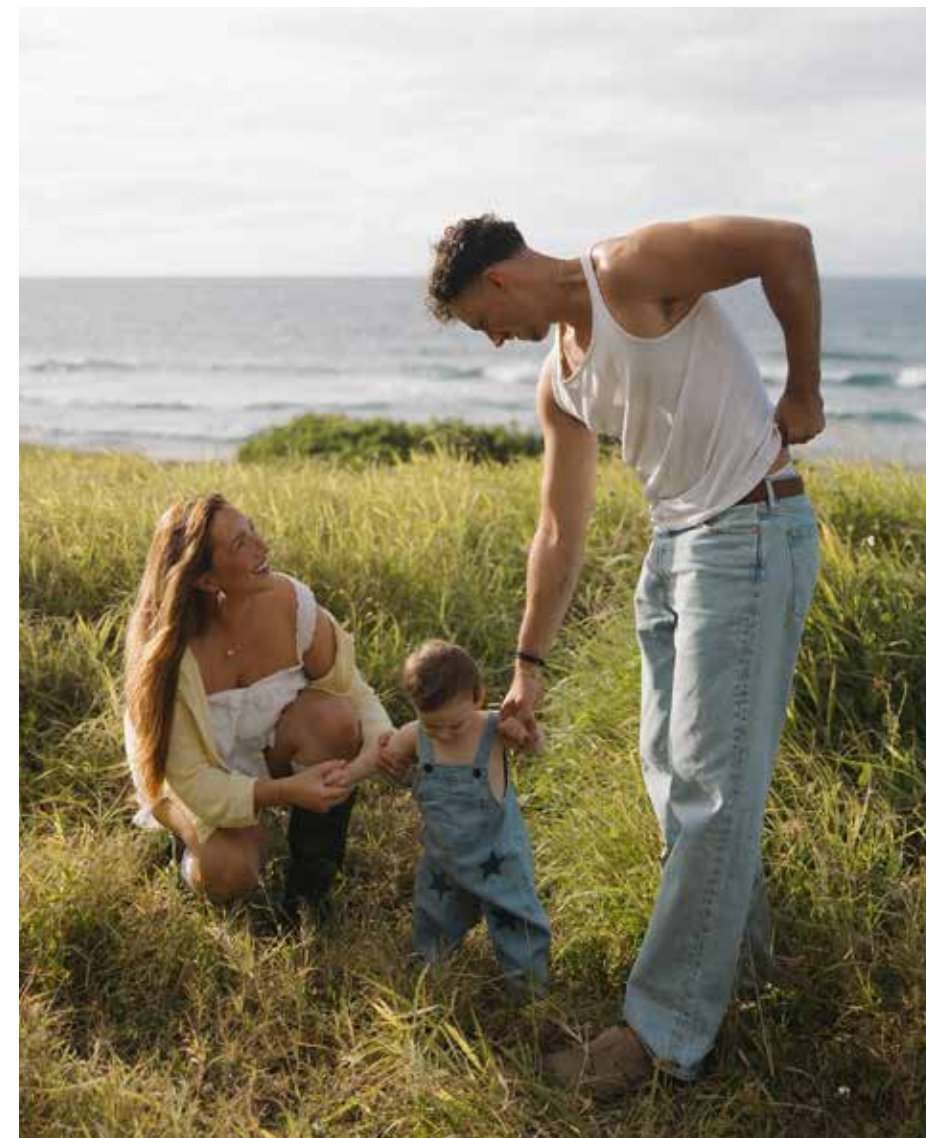
Jordan Toohey stands today as more than a real estate professional. He is a builder — of business, of family, of community, and of legacy.

And while his story includes music, entrepreneurship, and real estate, the thread connecting it all is this:

A belief that God can take every chapter — the uncertainty, the ambition, the setbacks, the victories — and use it to build something greater than you imagined.

For Jordan, this is only the beginning. Because the true goal was never just success.

It's to honor God, serve people well, make his family proud, and build a life rooted in faith, gratitude, and leadership that helps others rise too. ▀



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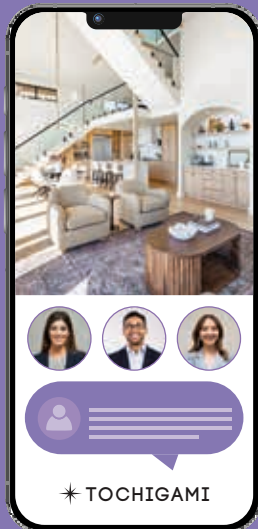


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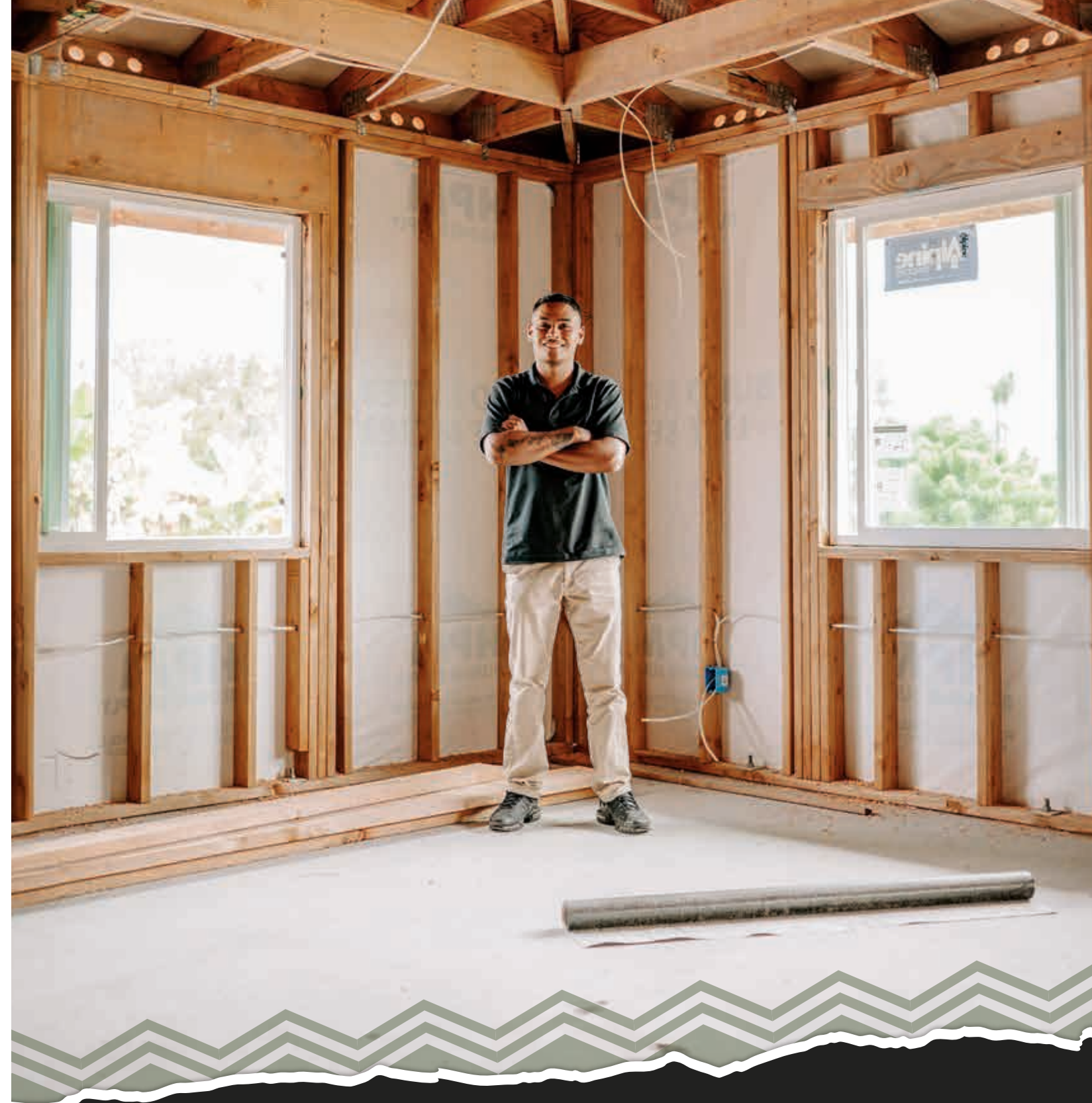


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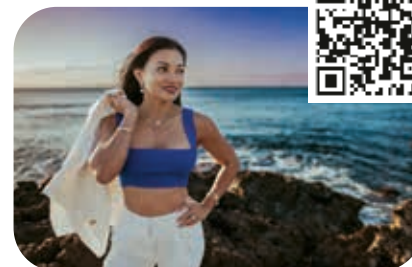
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Welcome to the visual realm of Dusk & Dawn Photography, where every snapshot is a testament to the compelling narratives of life. I am Lexi Brown, the creative eye behind the lens. Amidst the breathtaking landscapes of Hawaii, my photographic journey is dedicated to family, maternity, lifestyle, and boudoir sessions. It's about much more than just capturing images - it's about immortalizing moments with a signature style that's as unique as the stories I tell.

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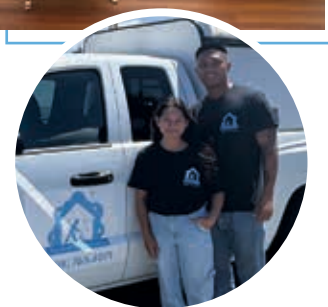
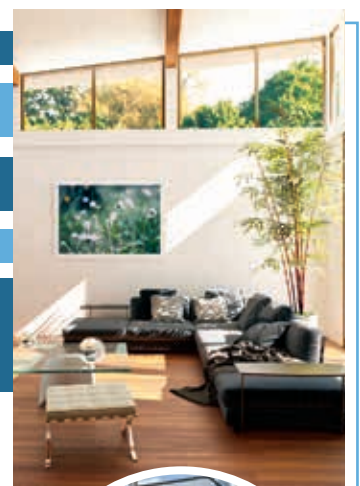
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Judy Sobin

WRITTEN BY ASHLEY STREIGHT
PHOTOGRAPHY BY SLAVA SLAVIK

PURPOSE, PASSION & PROPERTY

When people talk about building a career with purpose, they might as well be talking about Judy Sobin.

Judy, principal broker of Hawaii's Home for Sellers and Brokers, has spent decades building a life centered on advocacy, relationships and helping others succeed. Today she is known as a highly successful real estate agent, with more than \$200 million in career sales volume and \$20,870,000 in transactions last year alone. But her path into real estate was anything but ordinary.

"I became an active full-time real estate agent in 2010," Judy says. "It never crossed my mind to be part-time."

That commitment reflects a lifetime of hard work and service that started long before she ever showed a home. Judy grew up in New York City and credits her parents with shaping the confidence and determination that would guide her through life.

"My father is the first feminist I ever met," Judy says. "From Dad, I learned there were no limits on what a girl or woman could achieve."

Her mother also set a powerful example. "My mother was the first in a large family of immigrants to go to college and attain a doctorate in education," she says. "My Dad supported her dreams."

Judy went on to graduate from George Washington University with a bachelor's degree in political science. After graduation, she moved to Honolulu with her husband, planning to stay only a year or two while he attended graduate school at the University of Hawaii at Manoa. "Within two weeks, I knew I would not be leaving so quickly," she says with a laugh.

Shortly after arriving in Hawaii, Judy was hired by Walter Kupau as the Committee on Political Education director for the Hawaii State AFL-CIO. It was the beginning of a long and influential career in labor, politics and public service. "On my birthday, I was



presented with a fun gift by several legislators designating me as the Best, Youngest, and Prettiest Lobbyist,” Judy recalls. “This was the 70s, when it was ok to call a woman ‘pretty.’”

Over the years she served as an organizer and business agent for unions focused on women in the workforce and managed several successful political campaigns. Her experience eventually led to a role as senior

adviser to the Honolulu City Council’s Planning and Zoning Committee.

In that position, she helped shape the development of what is now known as Kapolei, often called Honolulu’s “Second City.” She also helped establish the city’s employer-based Child Care Center, which became the largest of its kind in the state.

Her career continued to evolve. After an unsuccessful bid for a seat on the City Council, Judy became government affairs director for the Honolulu Board of Realtors®. She later served for 11 years as executive director of Volunteer Legal Services Hawaii, where she helped thousands of low-income families resolve legal challenges. “My career in the labor movement led me into politics,” Judy says. “The path has always been about helping people strengthen their lives.”

In 2006, Judy and her family moved to Park City, Utah, where she served as director for the United Way of Salt Lake for Summit County. But the pull of Hawaii eventually brought them back. “My surfer husband missed the ocean, our daughter moved on to college, and I missed my grandsons,” Judy says.

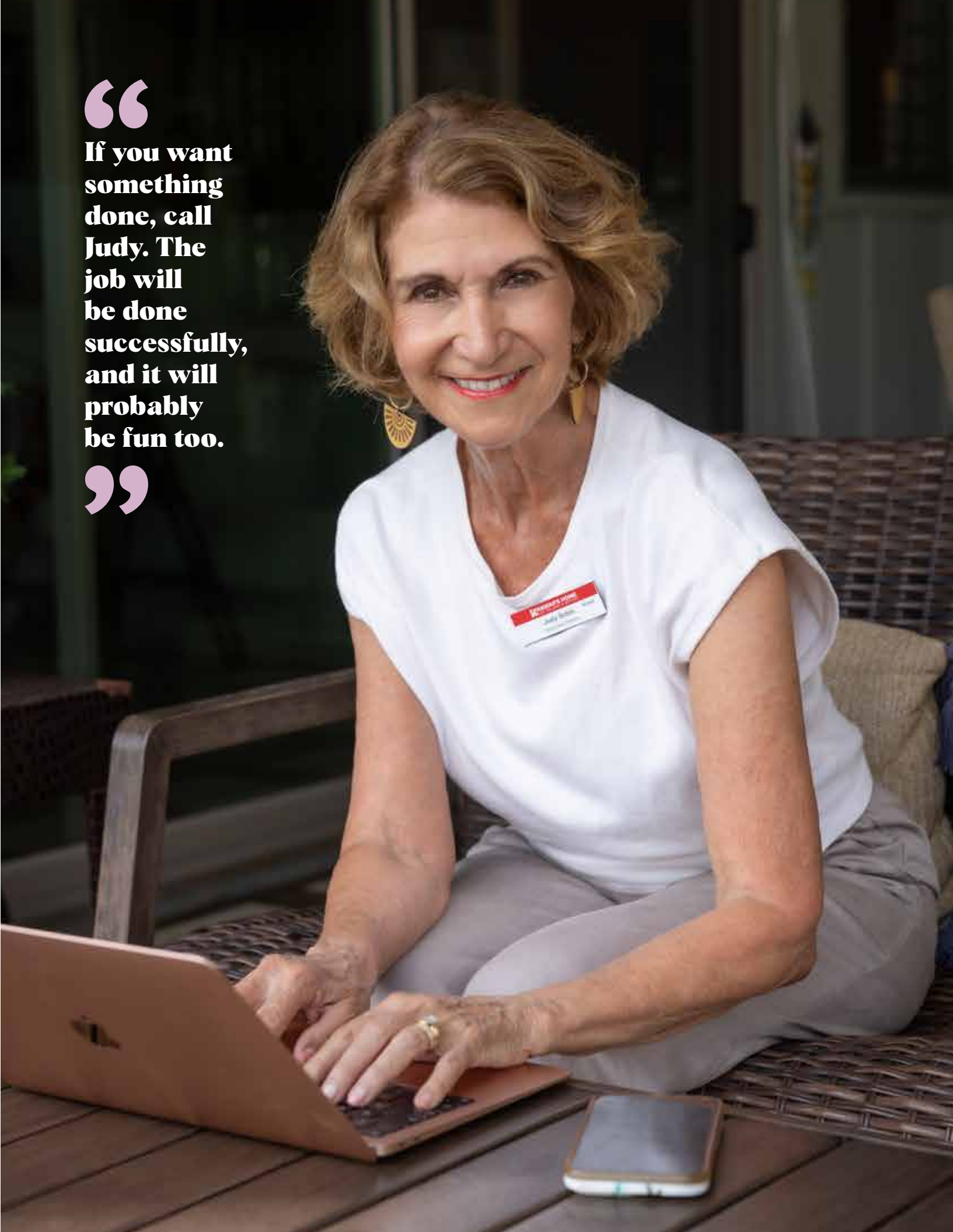
Back in Honolulu, she faced a choice about what to do next. After briefly working as an employee negotiating contracts for the City and County of Honolulu, she realized something was missing. “City contracts were not enough to keep me engaged nor did it fill my desire to help people,” she says.

That is when she renewed a real estate license she had obtained decades earlier but never used. “In July 2010, I went to work as a full-time real estate agent with East Oahu Realty,” Judy says. “Real estate sales became my new passion.” Sixteen years later, Judy says the most rewarding part of her work remains simple. “Building new relationships and renewing old ones,” she says. My motto is ‘Live What I believe and Deliver What I promise.’”

Her business has also grown into a team effort. Today Judy works alongside three real estate agents, one



“**If you want something done, call Judy. The job will be done successfully, and it will probably be fun too.**”





referral agent, a transaction manager and a grandson/intern. “My team is invaluable,” she says. “I am empowering them to increase their productivity by mentoring and supporting them.”

Mentorship is one of the things she is most passionate about right now. “Mentorship!” Judy says enthusiastically when asked what excites her most about her business today.

For Judy, real estate also offers something she long sought during her earlier high-pressure careers. “Having worked in demanding jobs, devoting 60-plus hours per week with little flexibility, I determined I could use my caring and skills to help people while giving myself independence and time for family, friends and having fun,” she says.



Her husband, Jefferey Lilley, is an airline pilot and avid surfer who now works with her as what she jokingly calls her “RA,” or real estate assistant.

The couple shares a blended family that Judy proudly describes as “ohana.” She is a devoted grandmother and loves spending time with her children and grandchildren.

Outside of work, Judy stays busy with hobbies that include stand-up paddleboarding, dancing, acting, cooking, skiing and what she calls one of her favorite pastimes, “people watching.”

Judy also believes strongly in staying focused and confident, especially for new real estate agents entering the business. “Never compare yourself to

another agent,” she advises. “Be yourself. Copy habits of successful agents and make them your own.”

She also lives by a quote from Benjamin Franklin: “Never leave that till tomorrow, which you can do today.” “There’s no time like the present,” she says. Even after six different careers, Judy says she still feels energized about the future. “Real Estate Sales is my sixth career, and I am having a blast,” she says.

Recently, a fellow real estate agent congratulated her on launching her own company during the uncertainty of the COVID era. The comment caught her off guard. “So now I am thinking... what’s next?” she says with a smile.

If Judy has her way, the next chapter will look a lot like the rest of her life: meaningful work, strong relationships and plenty of fun along the way. And if something needs to get done, she hopes people will remember one thing.

“If you want something done, call Judy,” she says. “The job will be done successfully, and it will probably be fun too.”



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