

Special Report Special Report Special Report Special Report Special Report Special Report

\$47.00

How To **Sell** Your House In 3 Days Or Less

**Your Guide To Selling On The Date
Of Your Choice, For A Fair Price,
And Without Doing Any Repairs**



Learn how to sell your
property quickly, without
the usual hassles!



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Selling your property can be a stressful and expensive chore that most don't want to deal with, especially when and if, houses in the area are NOT selling quickly. This Special Report will inform you how to sell your property quickly, without the usual hassles, and without paying big fees to get it done.

Obviously we can't guarantee that we can, or will buy your property. However, we can tell you we are always out there, looking for and buying properties like yours from other folks in situations just like yours right in this area.

Who We Are:

We are a small personable group of designers, contractors, and investors, with over 50 years' experience throughout the West. We specialize in new custom homes, guest cottages and ADU's, and renovating and improving tired properties. Not much scares us anymore.

We are NOT Real Estate agents. We do not charge a commission to help you find a buyer. We are the buyer, and we will work hard with you to create a win-win scenario, so that we can buy your house in a matter of days. We move quickly and rarely require inspections that slow the process down. Also, we will not nickel and dime you over repairs your property may need. We buy properties in all conditions and what that means to you is that you won't need to do ANY repairs.

We also don't need or rely on bank financing to buy houses. What that means to you is when you deal with us, the process is smooth and swift. This is unlike a typical scenario where the buyer goes to the bank to finance the transaction, and you both endure the paperwork nightmare, the delays that are so common, and/or the real possibility that your time will be wasted when the buyer doesn't qualify.

As investors, it is probably obvious that in order to get involved we do have to be able to make a reasonable profit on the deal. We're sure you understand.

So far, so good?

People who have never tried to sell their house on their own can be surprised, if not overwhelmed, by all the complex paperwork, inspections, snags, etc. that can be involved. Plus, if your buyer backs out of the deal, or is unable to qualify for the loan, or just ends up wasting your time, it can be devastating, both emotionally and financially.

When you deal with us, we handle all the paperwork and skip over the usual inspections and snags so we can close at a mutually agreeable time. Plus, we have our funding lined up and ready to go now, before we even discuss your house. We are professionals and know how to navigate the transaction process with the least amount of hassle or time wasted.

We're flexible in many ways too. For example, if you would like to close quickly, as in a few days, we are usually able to accommodate that. It's just the same if you want the peace of mind knowing your house is "sold," but you want or need to close in a couple of months or more, we can accommodate you there too. So it's up to you. We will close on the date of YOUR choice.

Who we aren't:

We aren't Real Estate Agents, so (assuming your house is not listed with an agent) you will not pay a commission when you sell to us.

We are not end user/owner occupant buyers. What that means to you is we don't need to get bank approval to buy your house. We won't nitpick your house and then nickel and dime you over minor problems. And... we won't drag the process out with inspections, appraisals, surveys, loan approvals, etc.

We are not going to require you to make repairs on the house, if you don't want to. We buy as is. In fact, we won't even require you to remove all your belongings. If you're unable to take everything with you, no problem, we'll handle it. So you can remove everything as you go, or you can literally stand up and walk out without taking a thing. Either way, or anything in between is ok with us.

So, what next?

From here, it's up to you. Obviously we need to hear from you in order to see how we can help. Filling out the form on the web page you came to where you found this report is the best place to start. With the information you provide we can begin to formulate a strategy to buy your house.

Every situation, including yours, is unique so there's no one generic cookie cutter solution. That's the reason for the specific questions about the house and the mortgage information. Please understand we need to know your mortgage balance and if your payment is current in order to do a meaningful evaluation. And please understand that everything between us will be kept in the very strictest of confidence.

So, if you will make the effort to contact us and let us know the details about your house, we will be more than happy to tell you if we can help and how. In fact, if we are able to buy your house, we will likely provide you with one or more solutions (offers) within 72 hours. Please provide all your contact info in the web form, so that we can contact you without delay.

Remember... we specialize in **buying** homes. We are highly motivated, professional real estate investors and depending on your situation, we may be able to structure more than one option for you to choose from, and let you decide which will best suit your needs.

We can immediately take over your monthly payment and in some cases make up back payments (if any). We can take care of any repairs or maintenance, regardless of how minor or how serious. We can stop foreclosure and even pay all cash for your house. Plus, you'll have the comfort of knowing we can close on the date of your choice.

No matter what your reason or motivation, we care about your situation and will take the time to help you in any way we can.

There's only one way to find out if we can help you and that's to contact us. Don't put it off any longer... let's talk today!

Bring your questions and concerns.

No strings.

No games.

No bull.

Thank you for requesting this information.
We look forward to working with you.



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