

# HOMeward Bound

THE GIVING IT BACK AND PAYING IT FORWARD REAL ESTATE NEWSLETTER

## B WALKER RANCH

is out to make a profound difference for families whose lives have been touched by autism

[www.ReferralsHelpAutism.com](http://www.ReferralsHelpAutism.com)

# Merry Christmas

#WorthyCause



You know the song, the one that begins “It’s the most wonderful time of the year”? Well, there is something to that. Our current year is coming to a close and as Christmas and other faith driven holidays approach, we’re given a very special time to give thanks, **be joyful, pray for peace and feel hopeful.**

If you look around, you’ll notice this Spirit of Giving exceeds any other time of the year. But why can’t it be this way everyday, every year? I think it can. It just takes intention and a little effort. Here’s what we’re doing and how you can help. As we look forward to the holidays with anticipation, some homeowners are less than enthusiastic because they feel trapped. They desperately need to exit their current place and give themselves a big Christmas Gift - **a NEW place to call home.** (see inside for details).



Leticia Almaro Nicolini  
925.216.7720

Selling Your Home and Getting Top Dollar!  
Call me TODAY for a free consultation.  
925.216.7720



Check out How I Guarantee Your Sale. Scan the QR Code.



Your Referrals Help The Community!



Go Serve Big!!! Investing in the People of Our Great Community.



**As you know, we love making guarantees!**

**Like our Buyer Satisfaction Guarantee:**

Love the home, or we'll buy it back!

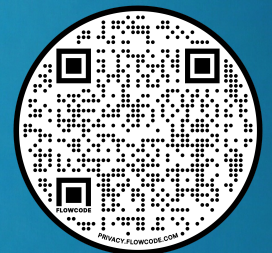
**Or our Seller Guarantee:**

Your Home Sold or We'll Buy It! And we guarantee that a portion of our income WILL go to a very worthy cause like B Walker Ranch!

Call me today for a **free consultation**. I am here to help with your real estate needs.

**Leticia Almaro Nicolini**  
**925.216.7720**

Check out the Latest on the Market.  
Scan the QR Code.



**IF YOU OR A FRIEND ARE THINKING ABOUT SELLING, MAKE SURE TO CHOOSE A REAL ESTATE TEAM YOU CAN TRUST!**

**A real estate team with experience, proven results and a give-back philosophy!**

**HAVING PEACE OF MIND AND GETTING TOP DOLLAR FOR YOUR HOME IS WHERE EXPERIENCE COUNTS!**

As a result of working with over 5,000 families over my 20+ year career and through three documented recessions, we have developed a special market-proof program to quickly get an acceptable "cash" offer on any home at market value. So, we are giving homeowners wanting to make a move, a **very special gift** this holiday season.

**OUR GUARANTEE to you, your friends, and family—**

**For the month of December, our guarantee, in writing, is a CASH Offer within 24 Hours at a Price Acceptable to any homeowner wanting to sell the place they call home.\***

There is some risk on my part in making such an incredible guarantee, but we are selling just about every home we list for market value, sometimes more, so there is no reason for any homeowner to fret about selling right now.

***This is where you come in...*** If you or anyone you know is considering making a move, we would like to offer them a **FREE No-Obligation-to-Sell Consultation** to discuss just how they can make their move, get what they want and do it **with the least amount of hassle.**

**Just like we are thankful for you and your business, I am confident your referrals will be thanking you for steering them in the right direction to getting their home sold!!!**

**AND please remember, your REFERRALS help those in need!**

**A Real Estate Team that**  
*Gives Back*



**Benefiting**  
**B**  
WALKER  
**RANCH**

Go Serve Big!!! Investing in the People of Our Great Community.



**B Walker Ranch is on target to becoming a flagship property and model program that can be duplicated in communities everywhere.**

**A Real Estate Team that Gives Back!**

BWR, a 10.63-acre parcel, is developing a variety of programs for adults with autism designed to foster self-advocacy by recognizing their individual needs and harvesting a sense of purpose within a farm environment. When our children graduate from high school at 18 they have an opportunity to go onto the next stage of their lives. There are few next steps for those children with autism. The US has an ongoing crisis as individuals age-out of existing programs at 22, while still needing structured environments in their daily lives.

Over the decades of helping families sell or buy the place they call home we have met some of the most wonderful, loving, caring people sharing the same Go Serve Big values we do!

**I hope you and your loved ones have an extra special Holiday Season filled with much joy and happiness.**

**YOUR REFERRALS REALLY DO HELP THE COMMUNITY...**

Go Serve Big!!!

Leticia Almaro Nicolini & The Almaro Team

Your Home Sold Guaranteed Realty!

If you would like to find out more about B Walker Ranch and sponsorship opportunities, visit their website by clicking [HERE](#)

P.S. Please read over the story enclosed. It will help tell the story of the great work B Walker Ranch is doing better than I can.

P.P.S. It is easy to refer those you know considering buying or selling a home. Just call me at 925-216-7720 or pass on my number.

**MAKING A DIFFERENCE**

As a 501(c)3 nonprofit, B Walker Ranch survives on Sponsorships and Donations to change and support an idea who's time has come. We proudly donate a portion of our income from real estate sales to B Walker Ranch to help them continue building this program and increase their awareness.

So When you hear me say **"YOUR REFERRAL HELP THE COMMUNITY..."** they really do!



**When You Put Others First, You Will Never Be Second!**

## Contact Us

Your Home Sold  
**GUARANTEED**  
Or I'll Buy It!\*

\*Some conditions apply

(925) 216-7720

Visit us on the web at:  
[www.TheAlmaroTeam.com](http://www.TheAlmaroTeam.com)



TheAlmaroTeam

**Leticia Almaro Nicolini**

BROKER REALTOR

DRE# 01155073

**A real estate team with experience,  
proven results and a give-back philosophy!**

Over the last two decades of helping thousands of families sell their home and/or buy another, we have met some wonderful, loving, caring people.

People like you! So your referrals can rest assured that not only will they get the award-winning service we are known for and the guarantee to back it up, but that a solid portion of the income we receive will go toward a very worthy cause.

**Refer your friends, neighbors, associates or  
family members considering making a move:**

- 1 If you received this newsletter via email and want to refer a friend, it's easy! Just [CLICK HERE!](#)
- 2 You can pass along my business card to them. Simply text LETY to 925-392-3202 and forward it to them.
- 3 You can go to [www.ReferralsHelpAutism.com](http://www.ReferralsHelpAutism.com) and enter their contact info online or forward the link to who you know is considering a move.
- 4 Of course you can always call me direct as well at 925-216-7720.

**Why I Give to  
B Walker Ranch:**



I was born and raised in Mexico City. My family moved to Los Angeles, California when I was fourteen. After obtaining my BS Degree in Accounting in 1981 from USC, I became a US Citizen.

I am passionate about helping others. When I became aware of the amazing work my colleagues at B Walker Ranch are doing to support children and young adults with autism, I felt compelled to help. I love contributing a portion of my income in addition to volunteering my time and energy, to furthering the work and awareness of B Walker Ranch.

'Building up' my community is very important to me. Using my business to bring together clients, a worthy cause and an even stronger sense of community, really inspires me to give it my all.

There is so much joy in giving. While family and work occupy much of my time and resources, I keep top of mind to pay it forward by helping make the world a better place.

My team and I are committed to providing outstanding results for buyers and sellers referred to us by our past clients. I personally know the founders of B Walker Ranch and share their same sense of commitment and purpose to improving the lives of those in our community. They rely on sponsorships and personal donations.

I hope you will join me in supporting B Walker Ranch, by referring people ready to make a move – either buying or selling. Simply go to: [www.ReferralsHelpAutism.com](http://www.ReferralsHelpAutism.com) and together, we can make a BIGGER difference!

# B Walker Ranch History

## How we came up with this idea:

Our family began asking the question, “What will happen to Ben Walker when his parents pass?” His siblings pondered, “Who will take care of Ben like our parents do? Does a program exist that can provide the type of care required for Ben and thousands like him?” It is questions like these, that keep parents awake at night.



The family business of commercial farming could be our answer, to meeting the future needs of providing meaningful Day Programs, for those like Ben. A well trained staff, could assist my son and others like him, to becoming contributing members of our communities. By using their strengths, realized through farming, it will allow these young adults room to move, space to better handle odd behavior in an accountable and adaptable environment. We are building a ranch free of prejudice and judgment; a place of acceptance and learning at one’s own pace. A ranch where problems and solutions are created organically.

Everyday tasks such as getting the wheelbarrow unstuck or gathering the chickens will become natural teaching opportunities. 92% of programs for people with autism today, only serve those under 18. Adult programs that work with the individual’s potential are scarce. At B Walker Ranch, we are taking a different approach. We will teach according to the participants’ capabilities, a unique attribute of a working ranch. Some will plant, some will weed, some will organize and label. The idea, is that more opportunities will create more possibilities for the client.

Ben my son, has many strengths. He is capable of working small machinery with supervision and direction. He is able to follow clear instructions, and he is easily motivated to try new things. He often sits listening to his ipod during his current Day Program. This is an outrage to parents that have spent countless sums of money on education and behavioral therapies. There needs to be better options for our young adults and B Walker Ranch will address these needs.

My business partner, Pamela Hale Mitchell, has a similar story about growing up with little or no adaptable programming for her brother, Roger. He has many talents and many strengths and if given the opportunity to reach his potential, he could move mountains. What has gotten in the way, is limited access to good programming. If a good program is found, the standards set for an individual’s behavior is usually set too high. There are individuals with unique behaviors that need to be recognized and embraced. Programs need to be adaptable and offer choices, to allow clients to find their capabilities and follow their interests. Families would then feel more confident that a good fit has been found for their loved ones.

Pamela has aligned her passions to this cause of creating quality Day Programming for adults with autism. She brings 25 years of entrepreneurial experience as a successful Real Estate Agent, an athlete and a mother. She is dedicated to creating a business that inspires people to give their time and money to better the everyday lives of this special needs population. I am privileged to have her co-create with me and I look forward to the day we officially open B Walker Ranch and begin helping these individuals with autism find meaning and purpose in their lives.

—Jeanine Stanley

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