

HOMeward Bound

THE GIVING IT BACK AND PAYING IT FORWARD REAL ESTATE NEWSLETTER | AUGUST 2020



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925.216.7720


TheAlmaroTeam

**Selling Your Home and
Getting Top Dollar!**

**Call me TODAY for a
free consultation.**

925.216.7720



BOY... IT'S
HOT!
and not just outside.

You do not have to be a weather person to predict the weather this time of year. We all know... it is the hottest time of the year. But that is not all that's hot. The economy is red hot too. By all measures the best economy in 20 years or so.

This is GOOD for most reading this, but there will be some exceptions. There always are. An example could be someone will sell a house and make out great, meaning a buyer pays a bit more than they would have not too long ago. And in some areas, the opposite happens. Seller does not make out that great, but the buyer does.

Most homeowners who do NOT have to sell of course know this and will hold back on buying or selling. That will of course impact supply and demand. Results right now? RED HOT opportunities! (see inside for details)

Your Referrals Help
The Community!



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

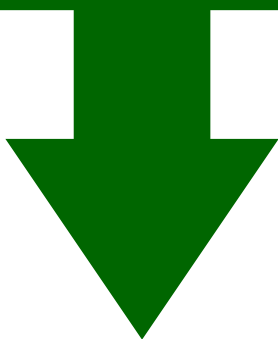
If you or a friend are thinking about selling, make sure to choose a real estate team you can trust!

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



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.

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How does this impact you? Well, it is a HOT time to invest in real estate. Single-family, multi-family, even farmland. If you did not get the memo, here is a special clause from our Buyer and Seller Agreements of our VIP Client Program enabling past clients of ours to create additional wealth thru real estate.

VIP CLIENT PROGRAM: Seller ___ does OR ___ does not wish to participate in Broker's VIP Client Real Estate Investor Program (REIP), whereby Seller will receive notices of free real estate investor trainings and notices of real estate investment opportunities by mail, email or phone at times when investment opportunities arise. Seller may opt out of The REIP at any time. Seller is never obligated to invest in real estate.

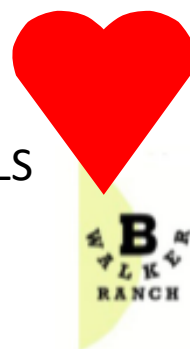
So, if you or anyone you know like the idea of making money in real estate using other people's money, please contact us right away... while these HOT investment opportunities are available.

Making gains in assets and wealth are nice! I especially like it because it allows me the opportunity to GIVE more. How about you?

As you probably know, we donate a portion of our income to some AMAZING worthy causes! Like B Walker Ranch, a day program for kids and adults with autism that enhances their skills and abilities.

A Real Estate Team that Gives Back

AND remember, your REFERRALS help the Community!



Continued on next page.

For a FREE Quick Online Home Evaluation Visit: www.YourQuickHomeValue.com

Or Listen To a FREE Recorded Message At 833-600-0793 ID #5041



B Walker Ranch leads the way in restoring lives one person and one community at a time.

This year my team and I are on a mission to raise \$10,000 for B Walker Ranch! According to the Center of Disease Control, 1 out of 59 births is on the autistic spectrum. 750,000 autistic adults will be looking for adult day programming as they age out of existing school programs. B Walker Ranch has the solution.

The ranchers will be fully immersed in the responsibilities of running a working ranch, learning to care for animals and growing product from seed to harvest, while understanding the process.

MAKING A DIFFERENCE

As a leading non-profit, B Walker Ranch depends on Sponsorships and Donations to continue its leading-edge service. We proudly donate a portion of our income from real estate sales to B Walker Ranch to help them continue serving the needs of those who most need it in our community!

SO, YOUR REFERRALS REALLY DO HELP YOUR NEIGHBORS WHO NEED HELP THE MOST!

The activities become the teaching tool and offer therapeutic benefit. The rancher's interest will come forth as they are challenged physically and intellectually through various programming.

As a leading non-profit, B Walker Ranch depends on Sponsorships and Donations to continue its leading-edge service. We proudly donate a portion of our income from real estate sales to B Walker Ranch to help them continue serving the needs of those who most need it in our community!

Who do you know considering buying or selling a home you could refer to our real estate sales team? Not only will they benefit from our award-winning real estate service, a very worthy cause will benefit as well. To refer anyone considering buying or selling a home just give me a call or pass on my number **925.216.7720**. Thank you in advance for your referrals!

You and your referrals mean more than ever to my team and me. As we move forward thru this red-hot summer, please know we are extremely thankful for you and you being a special part of our business.

Go Serve Big!!!

Leticia Almaro Nicolini
& The Almaro Team

Leticia

P.S. I copied and pasted the story enclosed from B Walker Ranch website. It tells the story of the great work they are doing better than me.



Photo courtesy of B Walker Ranch



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

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

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

In the last 20 years of helping hundreds 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 our business card to them. Text LETY to 925-392-3202 to get my virtual business card.

3

You can go to **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**.

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

*Some conditions apply

Contact Us


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REALTOR

DRE# 01491166

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, and when I became aware of the amazing work my colleagues at B Walker Ranch had been doing to support Autistic children and young adults, I felt motivated to help. I love that I can utilize a portion of my income to also contribute, in addition to volunteering my time and energy, to further work of B Walker Ranch.

Building into the community where we live is very important to me, so bringing together my business, my clients and a worthy cause inspires me to give it my all.

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

My team and I are committed to proving outstanding results for buyers and sellers referred to us by our past clients. I know the founders of B Walker Ranch share their similar commitments to their purpose, and since they rely on sponsorship and donations, we are happy to contribute and proud to support them.

I hope you will join me in supporting B Walker Ranch, by referring people ready to make a move— buying or selling. Simply go to: **www.ReferralsHelpAutism.com** together, we can make a BIGGER difference!

Potential farmers find purpose picking apricots at B Walker Ranch



SUISUN VALLEY — When life gives you social-distancing guidelines, pick apricots.

That was the philosophy at B Walker Ranch, where families of young adults who may want to become farmers were invited to experience what the nonprofit has to offer.

The ranch takes its name from Ben Walker, 31, who was in attendance. His mother, Jeanine Stanley, began working as the parent representative for the Martinez School District.

Stanley, in addition to sitting on the Community Advisory Council for Contra Costa County, became aware of the number of autistic children coming through the system with little meaningful programming available when they turned 22. She joined forces with Pamela Hale Mitchell to create the B Walker Ranch, a day program for adults with autism.

Hale Mitchell has a brother with autism.

Volunteers and community donors have given time, talent and treasure so participating young adults can become fully immersed in the responsibilities of running a ranch, from learning to care for animals, to growing produce from seed to harvest.

Windermere Real Estate for several years took a day each June to do community service at the Abernathy Road property. An office was constructed last year.

That day was put on hold for 2020, along with many other events, including fundraisers, due to the novel coronavirus pandemic, Hale Mitchell said.

There were trees overflowing with apricots that needed to be picked.

Bob Ziebur and his wife, Teresa Ziebur, traveled from Concord with her daughter, Whitney Alvarez, 33. The family had previously visited B Walker.

This visit was especially fun for Alvarez. It marked

the first time since early March that she had been outside her neighborhood.

“She is so excited,” Teresa Ziebur said.

Alvarez attends a program in Contra Costa County that is scheduled to reopen July 3. Her mother is hesitant for her to return. Masks are required and Alvarez isn’t likely to keep one on since she has an obstructed airway.

David Purewal, 39, and his sister, Simi Purewal, picked apricots at an amazing rate, showing great teamwork. He’s involved in a program that affords him the chance to help out at the senior center and Meals on Wheels in Danville.

“When funding got cut, it turned into a community-based program,” Simi Purewal said. “It’s losing its structure. We are looking for alternate options.”

The potential farmers were also challenged to select the 12 best apricots and put them in an egg carton. They were also treated to lunch, were welcome to take home all the apricots they picked and to get some apricot jam.

Sophia Brace was contemplating turning her newly acquired fruit into an apricot pie.

B Walker Ranch is composed of 10.6 acres. Five are currently being used. How the remainder will be used is to be determined.

The floor of the old barn was raised to keep the structure sound.

A Phil Glashoff metal sculpture is located on the side of the barn. Inside are printed banners thanking donors, a timeline of B Walker Ranch and banners showcasing its proposed programs, which include art therapy, occupational therapy, a learning center and cooking and nutrition, to name a few.

“It takes your breath away,” Hale Mitchell said while standing on the property. “We are really anxious to start the program.”

You can learn more at bwalkerranch.org.