

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**

B
WALKER
RANCH

**GIVE ME
30 Seconds
AND WE'LL CHANGE
a Kid's Life Together...**



Welcome April! By the time you read this, we will be well into the month and I won't be able to play any April Fools' Day jokes on you! No matter, I've never been much of a fan of those anyway! Once as a teenager, my favorite radio station KHJ in Los Angeles (sister station to KFRC in the San Francisco Bay Area) announced they were going to change their format and start playing elevator music for half the day... So they did... and then announced, "April Fools!"

Another BIG deal in April is TAX day! Yep, the pesky deadline for filing income tax returns. I personally don't think most people mind paying taxes as long as they feel they're being put to good use and not wasted.

Both April 1 and April 15 are conversation starters, to be sure, one full of funny stories, the other maybe not so much, but there are few days more memorable than the day you buy your dream home. That day is supposed to be fun, exciting and with a great feeling of accomplishment, therefore.....

(see inside for details)

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



Benefiting
B
WALKER
RANCH

**Your Referrals Help
The Community!**



Leticia Almaro Nicolini
925.216.7720

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

**Call me TODAY for a free
consultation.**
925.216.7720

WHEN YOU PUT OTHERS FIRST
**GO
SERVE
BIG!**
YOU WILL NEVER BE SECOND



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

We offer guarantees and assurances to our clients.

We call this our Risk Removal System, like, our VIP Buyer Satisfaction Guarantee: If You Are Not Happy With Your Home, We Will Buy It Back!* and our Guaranteed Sale Program: Your Home Sold at a Price Agreeable to You or We'll Buy It* In fact, our Exclusive Seller Agreements Offer 10 Unprecedented Guarantees. In my experience, these guarantees elevate our service and our clients' experience.

By now, four paragraphs into this month's Homeward Bound, you must be wondering how does the headline: Give Me 30 Seconds and We'll Change A Kid's Life Together, tie into any of this? If you're receiving Homeward Bound for the first time, you will notice we give back to those in our community who need help the most, like our friends at **B Walker Ranch!**

Your Referrals Help Continue the Life Changing Work at B Walker Ranch!

The reason for the headline is because 30 seconds is all it takes to think about who you know, that may be considering buying or selling a home and to give us a call. If it's you, then awesome! If it's a friend or family member, that's great too!

OUR GUARANTEE to you, your friends, and family—

For the month of April, anyone you refer to me who is considering making a move, I will guarantee in writing that their home will sell or we will buy it at a price acceptable to them. We just need to agree on the price and possession date with the seller. This is where you can help!

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.

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 during 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.

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!

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

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!

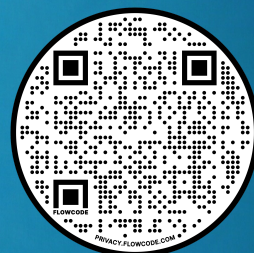
Or our Seller Guarantee:

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.



Benefiting
B
WALKER
RANCH



B Walker Ranch is on target to become a flagship property with a 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.

YOUR REFERRALS REALLY DO HELP THE COMMUNITY...

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

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!

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!

Thank you for reading this month's Homeward Bound and for the many referrals over the years. Rest assured when you refer family and friends they are in good hands, we treat them like our own.

Leticia

Go Serve Big!!!

Leticia Almaro Nicolini

& The Almaro Team

Your Home Sold Guaranteed Realty!

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.



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

OUR CURRENT AND SOLD LISTINGS!

Refer your friends and neighbors, associates or family members considering making a move and you can earn \$500 or more!

Sign Up at www.bit.ly/38x83mo to learn more about this amazing offer!



Awesome Richmond Home

3 bedrooms, 2 bathrooms and approximately 1,882 sqft of floor space

Just Sold at \$750,000
with multiple offers.



Awesome Homes in Bethel Island - Coming soon

Lovely Family Home in Bethel Island, in the heart of the "California Delta" with room to build! Call 925-392-3202

for a Private Showing and More Details.



Elegant Mediterranean Chateau

Unique details, one of a kind architecture, over 5000 sq.ft. of living space.

Call 925-392-3202
for a Private Showing and More Details.



Your Home HERE Coming Soon!

We have ready buyers looking for:

- 3bed, 2 bath home in Dublin, Pleasanton, San Ramon, Fremont to \$1.2M
- 3 bed, 2 bath home in Martinez or Pleasant Hill to \$700K
- 3 bed, 2 bath home in Pinole, El Sobrante, Concord to \$725K

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




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 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 and together, we can make a BIGGER difference!

B Walker Ranch

Vision

B Walker Ranch was born when Jeanine Stanley, mother of a son with autism, began working as the Parent Representative for the Martinez School District.

As well as sitting on the Community Advisory Council for Contra Costa County, Jeanine became painfully aware of the sheer number of autistic children coming through the system with little meaningful programming available when they turned 22 years of age. She joined forces with Pamela Hale Mitchell to create the B Walker Ranch, a Day Program for adults with autism. It is their mission to create a ranch that will become a model program to be replicated in other communities, meeting the growing number of people with autism.

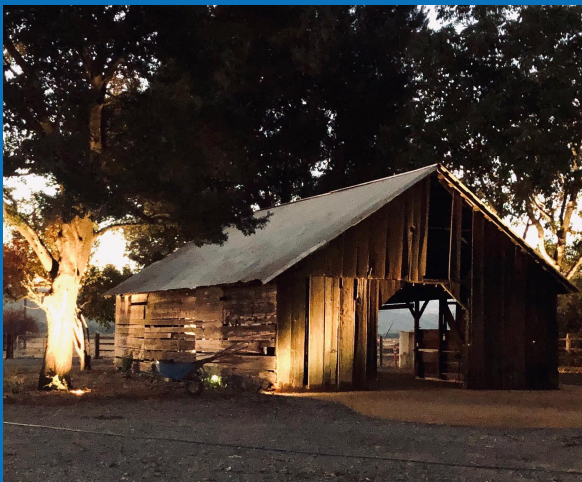
The daily tasks of running a ranch offers opportunities for meaningful work and a sense of belonging. Our ranchers will be fully immersed in the responsibilities of running a ranch; learning to care for animals, growing product from seed to harvest, and understanding the process.

The activities become the teaching tool and offer therapeutic benefit. Natural consequences will emerge and the next questions will begin to surface. The ranchers' interest will come forth as they are challenged physically and intellectually through various programming such as Horticulture, Cooking /Nutrition, Animal Therapy, Occupational and Art Therapies. Our trained staff will be sensitive to the capabilities and accomplishment we see coming forth and foster the ranchers' independence.



We are a green model ranch. Energy saving structures, nontoxic materials and organic farming practices support individuals with autism, who are known to be especially sensitive to chemicals and other toxicities. We offer an environment free from these substances where healthy lifestyles will be encouraged. Whether it is gathering eggs or shoveling manure, our ranchers will feel connected to their toxic-free environment and learn to care for it as their own.

B Walker Ranch is a "model" program that will be on the forefront of teaching others how to take this programming into their communities. As well, we will be a bridge to our community where volunteer opportunities will be expanded. Local colleges will be partnered, as we provide the perfect "training ground" for learning and teaching. Community collaboration is vital as we develop relationships that further the understanding and necessity of providing quality Day programming to individuals who have autism.



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