

# HOMeward Bound

THE GIVING IT BACK AND PAYING IT FORWARD REAL ESTATE NEWSLETTER | AUGUST 2022

B WALKER RANCH  
**Summer  
LUNCH**



Leticia Almaro Nicolini  
925.216.7720

  
**TheAlmaroTeam**

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

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



You do not have to be a weather person to predict the weather this time of year. We all know... it has been one of the hottest years on record *unfortunately*, but *fortunately* for real estate, these past 3 years have been on fire, creating opportunities for both sellers and buyers alike. Sellers have been cashing in and buyers, with the advent of remote working or pivoting to new jobs, have been able to escape city life for more room and homeownership in the suburbs.

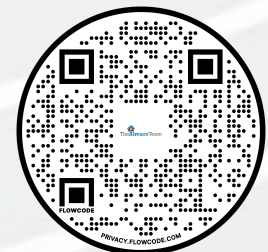
So, what's the weather like right now? The market temperature is cooling, due to rising interest rates with industry experts predicting another 1-2% higher interest rates in the next 12 months.

(see inside for details)

**Your Referrals Help  
The Community!**



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



**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.**

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



**B**  
WALKER  
RANCH

What does that mean for you? It's a great time to sell and to buy, because home prices will continue to steadily rise, just not at the unprecedented rate of the past 3 years. *That unprecedented rate is the only bubble and it has already burst.*

It's a great time to invest in real estate-single family and multifamily. If you did not get the memo, here is a special clause from the Buyer and Seller Agreements of our VIP Client Program enabling past clients to create additional wealth through real estate. **VIP CLIENT PROGRAM:** Seller \_\_\_ does OR \_\_\_ does not wish to participate in The Almaro Team'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 likes the idea of making money in real estate, please contact us right away... while these HOT investment opportunities are available.

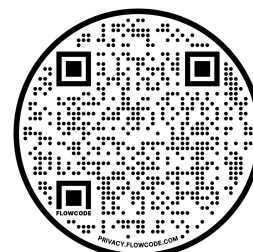
Making gains in assets and wealth are nice! I especially like it because it allows me the opportunity to GIVE more. How about you?

As you probably know, we donate a portion of our income to some AMAZING worthy causes! Like B Walker Ranch, one of the area's leading nonprofits.

### A Real Estate Team that Gives Back

AND remember, your REFERRALS help the Community!

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



*Continued on next page.*

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

**A Real Estate Team that Gives Back!** *Continued from page 2.*

***B Walker Ranch's goal is to be a flagship property with a model program that can be duplicated everywhere.***



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. We have an epidemic in this country as 1.5 million children are turning 22 and aging out of their existing program with little or nowhere to go, is critical.

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

If you would like to find out more about B Walker Ranch and Sponsorship Opportunities visit their website by clicking **HERE**

Life moves fast for some and we are eager to make the home selling and buying experience a smooth and rewarding one. 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, but a very worthy cause will also benefit as well. It is very easy to refer your friends, neighbors, associates, or family members considering making a move.

As we move forward this summer, please know we are extremely thankful for you being a special part of our business.

**Thank you in advance for your referrals!**

**The best number to reach me at is 925-216-7720.**

Go Serve Big!!!  
Leticia Almaro Nicolini  
& The Almaro Team  
925-216-7720

*Leticia*

**B  
WALKER  
RANCH**

  
**The Almaro Team**  
**YOUR HOMESOLD**  
GUARANTEED REALTY™  
*Our Name is Our Promise*

*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.*



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!

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**.

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)**

**YOUR HOME SOLD**  
GUARANTEED REALTY™  
Our Name is Our Promise



  
The Almaro Team

**Leticia Almaro Nicolini**

BROKER REALTOR

DRE# 01155073

**B**  
WALKER  
RANCH

## 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 had been doing to support children and young adults with autism, 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 the work and awareness 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 providing outstanding results for buyers and sellers referred to us by our past clients. I know the founders of B Walker Ranch and share their sense of commitment to their purpose of improving their community. They rely on sponsorships and personal 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](http://www.ReferralsHelpAutism.com) 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

For article source [Click here](#)