

APRIL 2024

HOMeward Bound

THE GIVING IT BACK AND PAYING IT FORWARD REAL ESTATE NEWSLETTER



Leticia Almaro Nicolini

Selling Your Home and
Getting Top Dollar!

Call me TODAY for a free
consultation

925.216.7720

DRE#01155073



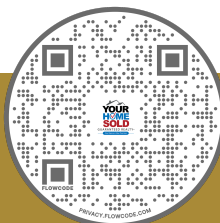
Welcome April! By the time you read this, we will be well into the month and I won't be able to play any April Fools' Day jokes on you! No matter, I've never been much of a fan of those anyway! Once as a teenager, my favorite radio station KHJ in Los Angeles (sister station to KFRC in the San Francisco 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. Whatever the month, there are few days more memorable than the day you buy your dream home, or close on the sale of your current home. We love working with our clients to make that day one of celebration and accomplishment.

Offering guarantees and assurances like those below helps you focus on your future, while we handle the details. 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.

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



Benefiting
B
WALKER
RANCH

**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.



Benefiting



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 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.



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](#)

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 wish you and your family a healthy and happy Spring!

Go Serve Big!!!

Leticia Almaro Nicolini
& The Almaro Team

Your Home Sold Guaranteed Realty!

Leticia

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

B Walker Ranch is a local 501(c)3 nonprofit that relies on Sponsorships and Donations to continue and expand needed programs. We proudly donate a portion of our income from Real Estate Sales to B Walker Ranch to support their continuing programs and to help increase awareness of the needs of young Adults with Autism.

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

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




The Almaro Team

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

A Heartfelt Thank You to Our Amazing Clients!

We're thrilled to share that, thanks to your support, we donated \$5,000 to B Walker Ranch last December 2023! This 10.63-acre sanctuary develops programs for adults with autism, fostering self-advocacy and purpose within a farm environment. Your Home Sold Guaranteed Realty - The Almaro Team is grateful for the opportunity to contribute to such a worthy cause. Thank you, our amazing clients, for making this possible!



A portion of our income is donated to B Walker Ranch from every closing. To refer someone you know, who is looking to buy or sell. Visit our website at ReferralsHelpAutism.com or call Leticia at 925-216-7720

Some of our sales



ALGIERS CIRCLE, PACHECO



WOODSIDE LN, SAN JOSE



OAKWOOD RD, ORINDA



CLINTON AVE, RICHMOND



ALCOTT CT, BETHEL ISLAND



MCKISSICK ST, PLEASANT HILL



GOLF CLUB RD, PLEASANT HILL



SHADDICK DR, ANTIOCH



CALIFORNIA ST, RODEO



MARITA DR, ANTIOCH

OUR CURRENT AND COMING SOON 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!



Charming San Jose Home

4 Bedrooms, 3 Bath, Approx. 1,787 sq. ft. Lovingly maintained, this home is move-in ready! **Call 925-392-3202** for a Private Showing and More Details.



Beautiful Family Home in Crockett, CA

4 Bedroom, 3 Baths, 8,400 sqft lot
Don't miss this opportunity to step into your dream home! **Call 925-392-3202** for a Private Showing and More Details.



Newly Remodeled Home in Pittsburg for Sale

3 Beds, 2 Baths, 1611 sqft
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 daily work occupy much of my time and resources, I always remember to "pay it forward" and do my best to make the world a better place. I personally know the founders of B Walker Ranch and share their sense of commitment and purpose around improving the lives of those in our community who need help. Both our and your sponsorships and donations can make a difference.

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.

Besides 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.

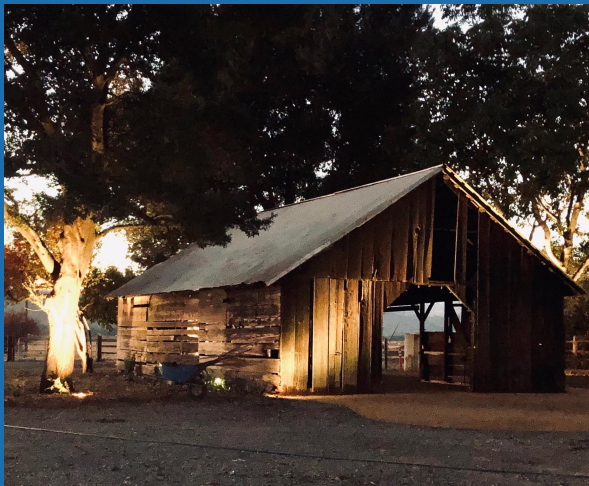
The daily tasks of running a ranch offers opportunities for meaningful work and a sense of belonging. Our ranchers will be fully immersed in the responsibilities of running a ranch; learning to care for animals, growing product from seed to harvest, and understanding the process.

The activities become the teaching tool and offer therapeutic benefits. 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 programs such as Horticulture, Cooking /Nutrition, Animal Therapy, Occupational and Art Therapies. Our trained staff will be sensitive to the capabilities and accomplishments of each rancher to foster 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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