

HOMeward Bound

THE GIVING IT BACK AND PAYING IT FORWARD REAL ESTATE NEWSLETTER | APRIL 2021

B Walker Ranch is out to make a profound difference for families whose lives have been touched by **autism**.

**B
WALKER
RANCH**



Leticia Almaro Nicolini
925.216.7720


The Almaro Team

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

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



GIVE ME 30 SECONDS
and We'll Save a Life Together

Welcome to the month of April. By the time you are reading this, you will be deep into it. That means I can't play any April Fool jokes on you. Never been a fan of those anyway. When I was a kid, my favorite radio station 96 Rock in Mexico, announced they were going to be changing formats and playing elevator music and for half the day they did that, only to announce it was a big April Fool's Joke.

Another BIG deal in April is TAX day! Yep! Deadlines for filing those personal income tax returns. I don't think most people mind paying taxes as long as they are being put to good use. I think it's the waste that bothers most us citizens.

Both days I mention above are for sure conversation starters, 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 great feeling of accomplishment.

(see inside for details)

**Your Referrals Help
The Community!**



**B
WALKER
RANCH**

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**

Therefore, we offer guarantees and assurances to our clients.

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

And by now, four paragraphs into this month's Homeward Bound, you are wondering how the headline ties into any of this. If you are 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 neighbors at **B Walker Ranch**!

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

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

A Real Estate Team that Gives Back



This year, we'd like to give even more!

Just like last year, my team and I are on a mission to raise **\$10,000** for **B Walker Ranch**, a day program for adults with autism. We do this by donating to them a portion of our income from homes we sell.

Continued on next page.



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

Leticia Almaro Nicolini
925.216.7720

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

B Walker Ranch is still on target to be a flagship property that will be a model program that can be duplicated in communities 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 step of their life. There are a 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 MAKE A PROFOUND DIFFERENCE FOR THOSE FAMILIES!

Many have no option but to go home putting an additional strain on already overwhelmed families in our community. And when a family suffers... an entire community suffers. According to the Center for Disease Control, 1 out of 59 births is on the autistic spectrum.

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. I want to make it easy to refer your friends, neighbors, associates, or family members considering making a move, so here are your options:

- You can call me direct at 925-216-7720 with their information or pass on my number.
- If you or someone you know is planning to make a move have them text LETY to 925-392-3202 to get my virtual business card.

... And Tell Them To Start Packing Today!!!

Over the last two decades of helping hundreds of families sell their homes and/or buy another, we have met some wonderful, loving, caring people. People like you! Sharing the same values we do!

Go Serve Big!!!

Leticia Almaro Nicolini
& The Almaro Team
925-216-7720



P.S. Please read over the great 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!

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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**.

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

*Some conditions apply

Contact Us


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REAL ESTATE

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The **Almaro** Team

Leticia Almaro Nicolini

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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.

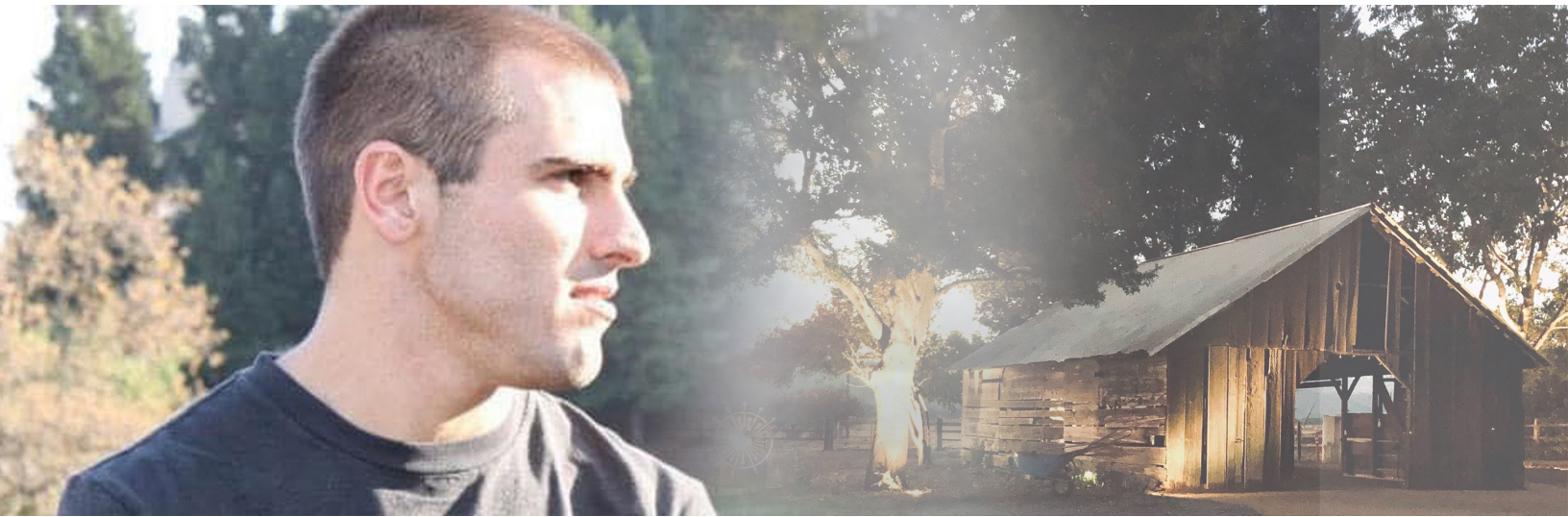
My team and I are committed to proving outstanding results for buyers and sellers referred to us by our past clients. I know the founders of B Walker Ranch share their similar commitments to their purpose, and since they rely on sponsorship and donations, we are happy to contribute and proud to support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

B Walker Ranch History

How we came up with this idea:

Our family began asking the question, “What will happen to Ben Walker when we, his parents, pass on?” His siblings and other family members have pondered this same question. Who will take care of Ben like his 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 for the future of meeting the need for meaningful Day programming for those like Ben. With a well trained staff, my son like many others can become a contribution to their communities by utilizing their strengths. Farming allows room to move, space to better handle odd behavior in an accountable yet adaptable environment. A ranch that will be free from prejudice and judgment, a place of acceptance and learning within ones own pace. A ranch where problems and solutions will show up organically.

Everyday tasks such as, getting the wheelbarrow unstuck or gathering the chickens become the natural teaching tool. 92% of people with autism are under the age of 18 and programming needs are limited. A good program that works with the individual's potential is scarce; as they are expected to adapt to the programs expectations. B Walker Ranch would take a different approach and teach 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 instruction, and he is easily motivated to try new endeavors. 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. 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 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 the limited access to good programming. If a good program could be found, the standard of the individuals' behavior is usually set too high. They are individuals with unique behaviors that need to be recognized and embraced. Programs need to be adaptable and offer choices. This will allow clients to find their capabilities and follow their interests, and families will feel more confident that a good fit is 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, and has been 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 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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