

HOMeward Bound

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



*With Your Home Sold Guaranteed Realty,
Your Referrals Help the Community!*

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 news for most of you reading this, however there will be some exceptions. There always are. An example is the seller who needs to sell, hit a certain number but because of their location misses their target. The buyer benefits. *In most cases* the seller is benefiting from the buyer paying more.

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!

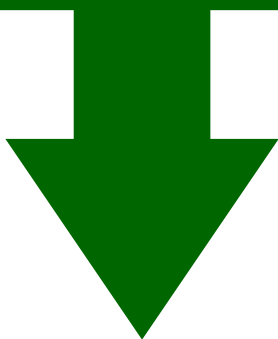
A real estate team with experience, proven results and a give-back philosophy!



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.

Leticia Almaro Nicolini
925.216.7720

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 likes 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 asset wealth is 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 non-profits.

A Real Estate Team that Gives Back



AND remember, your REFERRALS help the Community!



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 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 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, it's 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 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 that 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 too. It is very easy to refer your friends, neighbors, associates or family members who are considering making a move.

Thank you in advance for your referrals!

The best number to reach me: 925-216-7720.

In over 2 decades of helping thousands of families sell and buy the place they call home, we have met so many wonderful, loving, caring people. We are so grateful. 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.

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

Leticia



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 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



(925) 216-7720

Visit us on the web at:
www.TheAlmaroTeam.com




The **Almaro** Team

Leticia Almaro Nicolini

BROKER REALTOR

DRE# 01155073

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 motivated to help. I love that I can utilize a portion of my income to contribute further to the work and awareness of B Walker Ranch, in addition to volunteering my time and energy.

There is so much joy in giving! Helping to build 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 and pay it forward to making 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 and purpose in improving 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 –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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