

FEBRUARY 2024

HOMeward Bound

THE GIVING IT BACK AND PAYING IT FORWARD REAL ESTATE NEWSLETTER

YOUR HOME SOLD

GUARANTEED REALTY™

Our Name Is Our Promise



The LOVE Doctor is in...



Leticia Almaro Nicolini

Selling Your Home and Getting Top Dollar!

Call me TODAY for a free consultation

925.216.7720

DRE#01155073

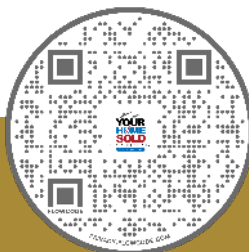
Yes, the Doctor of Love is in... in all of us. Our lived experience teaches us that Love truly is a Many Splendored Thing. Each love has its unique aspects. When my husband and I were planning our Wedding, our event planner suggested we reveal to all in attendance the words that best convey our **LOVE** for each other.

My favorite Love Description is from **1 Corinthians 13: Love is patient, love is kind. It does not envy, it does not boast, it is not proud. It is not rude, it is not self-seeking, it is not easily angered, it keeps no record of wrongs. Love does not delight in evil but rejoices with the truth. It always protects, always trusts, always hopes, and always perseveres.**

Regardless of your 'religious persuasion', you may agree that the above IS a great description of Love. I am talking Love because February is widely celebrated as the Month of Love, centered on Valentine's Day.

I could go on, with all kinds of examples like "Love Your Neighbor as Thyself", "Love doing business with you", "Love your referrals", etc. The fact is, we love helping people find their next homes to love, whether it's their 1st or 5th purchase or sale. And our clients say we are great at it!

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



Benefiting

WALKER RANCH

Your Referrals Help The Community!

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





The first step in helping people find their next home to love is finding the best Realtor to help make it happen. That's where "Love your Referrals" comes in. Know that my team and I are eager to help anyone you know who wants to make a move. In fact, we are willing to make an offer they will surely love. This Valentine's month we are offering homeowners who wish to make a move a very special gift

OUR GUARANTEE to you, your friends, and family—

For the month of February, 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!

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



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 hope you and your family are well and this Valentines Season brings you much joy and happiness. **Happy Valentine's Day!**

Go Serve Big!!!
Leticia Almaro Nicolini
& The Almaro Team

Leticia

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.

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 REFERRAL HELP THE COMMUNITY..."
they really do!

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



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.



Awesome Homes in Bethel Island

Remodeled, 3 beds, 2 baths
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 for 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 word 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!



Autism – “A Mother’s Story” (Jeanine Stanley)

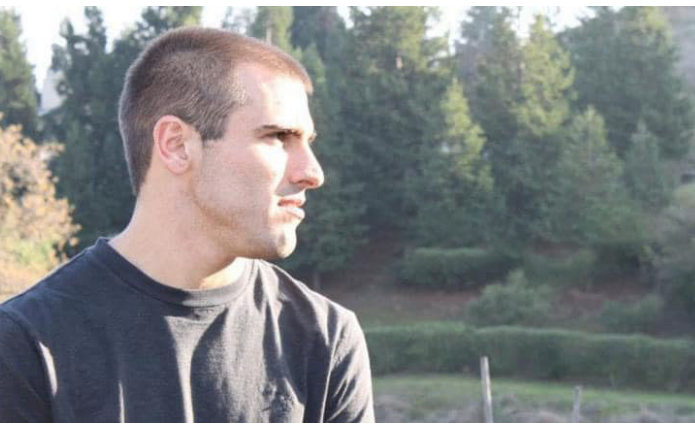
If moms are the heart of the family then special needs mothers have to have an extra-special heart! We take on the extra burden of raising children who require more. The colossal task of rearing special needs children is daunting, isolating, overwhelming and yet, ultimately rewarding. Without us even realizing it, the experience changes us profoundly. We don't Sweat the Small Stuff, we just try and survive it and in time learn to celebrate and embrace it.



My son's diagnosis of Autism occurred when he was three years of age. With the diagnosis went a life of dreams that I had for my only boy. I began a time of depression and grief as I ventured into this different world of Special Education.

It was nothing I knew as my two daughters had attended regular schools. I fought the “little yellow bus” with all my being, as it symbolized anything but normalcy. That moment arrived on our first day of school when that bus pulled up to the curb and my son, donning his cutest little Gap outfit, had to get on. He took that big step up, faced the bus driver and asked “Will you bring me back to this house with this mom?” and I beamed as I knew in that instant that I was “special” too.

A year prior when symptoms were just beginning, I remember justifying the different things I saw my son do. I couldn't face the possibility that something might be wrong. Is he just tuning me out because he is preoccupied? Is he relentlessly tapping that hanger on the floor because he is going to be a drummer one day? Eventually he was tested and that fateful diagnosis came and my hope for a regular life with a regular boy began to slip away.



What I grieve most is the dream of raising a son who would play team sports, get a drivers license, possibly go to college, get married and eventually allow me grandchildren. I don't know to what extent these events will happen as the story is not yet over, but the reality is many of our children never get these opportunities and moms lament over these losses.

Surviving the small stuff is the order of the day. We have easily given up the notion of perfection and just pray we don't drown in another day of challenges.

There were too many shopping trips where I would reach to grab some vegetables only to find my son in an instant eating out of the bulk bins. Will the school call with a calamity? “Your son was standing too close to some girls at recess and now the parents want to talk to you.” Do our neighbors want to levy another complaint? Will the cat live through another flight from the second floor? It is all small stuff yet any one of these things can cause you severe angst and can bring the strongest of us to our knees.

For full article Click: bwalkerranch.org

