

AUGUST 2024

HOMeward Bound

THE GIVING IT BACK AND PAYING IT FORWARD REAL ESTATE NEWSLETTER



GUARANTEED REALTY™

Our Name is Our Promise

Boy... It's hot AND NOT JUST OUTSIDE.



Leticia Almaro Nicolini

Selling Your Home and Getting Top Dollar!

Call me TODAY for a free consultation

925.216.7720

DRE#01155073

We all know that it has been one of the hottest summers on record. While you may want to avoid the heat outside, this summer is a great time to take advantage of the hot market in Real Estate. The current market trends here in the East Bay continue to create opportunities for both sellers and buyers alike. Sellers have been cashing in, and buyers, with the advent of remote working or new jobs, have been able to escape city life for more room and home ownership in the suburbs.

So, what's the market like right now? Some areas are cooling due to current interest rates, some areas are holding steady, and others continue to see some price growth, even with industry experts predicting no rate declines by year's end.

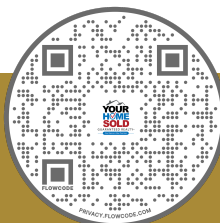
What does that mean for you? It's a great time to sell and buy because home prices in our area will continue to steadily rise over the long term, just not at the unprecedented rate of the past 3 years. Know that the rate of price increases of the last few years is the only bubble, and it has already burst

2024 is a great time to invest in both single-family and multi-family real estate. Our **VIP Client Program** is set up to enable both current and past buyers and sellers to create additional wealth through Real Estate investing. Part of our VIP program is the Almaro Team's Real Estate Investor Program

(see inside for details)



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



Your Referrals Help The Community!

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



Our **VIP Client Real Estate Investor Program (REIP)** gives you timely notices of free real estate investor trainings and notices of real estate investment opportunities by mail, text, email, or phone at times when investment opportunities arise. This is a great way to keep abreast of current market trends and opportunities. This program does not obligate you to invest or sell, and you may opt out at any time.

A Real Estate Team that Gives Back

So, if you or anyone you know likes the idea of making money in real estate, please contact us right away to stay current on what investment opportunities are available. Making gains in assets and 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 nonprofits.

OUR GUARANTEE to you, your friends, and family—

For the month of August, 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.

As you know, we love making guarantees!

Like our Buyer Satisfaction Guarantee:

Love the home, or we'll buy it back!

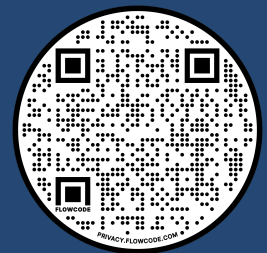
Or our Seller Guarantee:

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





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.



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!



Your Dream Home Awaits in Tracy, CA

4 Bedrooms, 3 Bath, 9,710 Sq Ft Lot.
Awesome School District and in Desirable Neighborhood
Call 925-392-3202 for a Private Showing and More Details.



Newly Remodeled gem in San Lorenzo

3 Bedroom, 1 Baths, 5,004 sqft Lot
Don't miss this opportunity to step into your dream home! Call 925-392-3202 for a Private Showing and More Details.



Stunning Family Home in Gilroy

5 Beds, 5 Baths, 3,035 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 helping thousands of families sell their home and/or buy another, we have met some wonderful, loving, caring people. People like you!

Your valued 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 our income will go toward a very worthy cause, like B Walker Ranch.

**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.

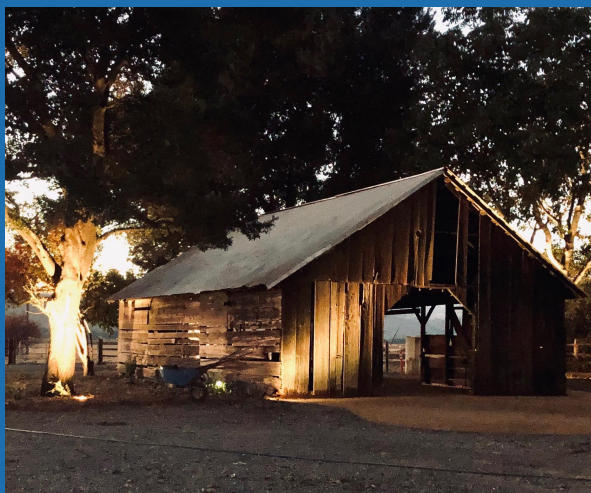
The daily tasks of running a ranch offers opportunities for meaningful work and a sense of belonging. Our ranchers will be fully immersed in the responsibilities of running a ranch; learning to care for animals, growing product from seed to harvest, and understanding the process.

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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