

HOMeward Bound

THE GIVING IT BACK AND PAYING IT FORWARD REAL ESTATE NEWSLETTER



B WALKER RANCH

is out to make a profound difference for families whose lives have been touched by autism

www.ReferralsHelpAutism.com

#WorthyCause

Worthy Cause



You do not have to be a weather person to predict the weather this time of year. We all know... it has been one of the hottest years on record *unfortunately*, but *fortunately* for real estate, these past 3 years have been on fire, creating opportunities for both sellers and buyers alike. Sellers have been cashing in and buyers, with the advent of remote working or pivoting to new jobs, have been able to escape city life for more room and homeownership in the suburbs.

So, what's the weather like right now? The market temperature is cooling, due to rising interest rates with industry experts predicting another 2 rate hikes by year's end.

What does that mean for you? It's a great time to sell and to buy, because home prices will continue to steadily rise, just not at the unprecedented rate of the past 3 years. *That unprecedented rate is the only bubble and it has already burst.*

(see inside for details)

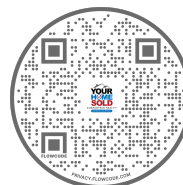
Benefiting



Your Referrals Help
The Community!



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



Leticia Almaro Nicolini
925.216.7720

Selling Your Home and
Getting Top Dollar!
Call me TODAY for a free
consultation.
925.216.7720





2023 is a great time to invest in both single-family & multi-family real estate. If you did not get the memo, here is a special clause from the Buyer and Seller Agreements of our VIP Client Program enabling past clients to create additional wealth through real estate. **VIP CLIENT PROGRAM:** Seller ___ does OR ___ does not wish to participate in The Almaro Team'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, please contact us right away... while these HOT investment opportunities are available.

Making gains in assets and wealth are 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.

YOUR REFERRALS HELP THE COMMUNITY! Keep them coming

OUR GUARANTEE to you, your friends, and family—

In the month of August, for 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!

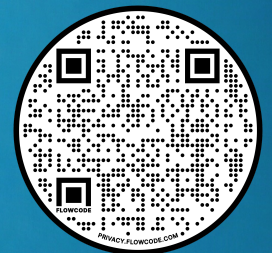
Or our Seller Guarantee:

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!

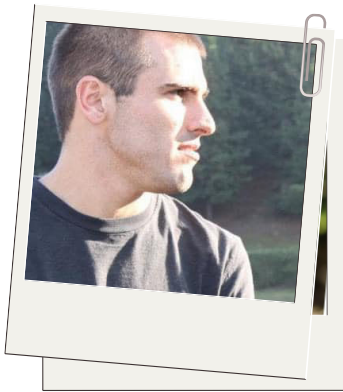
Call me today for a **free consultation.** I am here to help with your real estate needs.

**Leticia Almaro Nicolini
925.216.7720**

Check out the Latest on the Market.
Scan the QR Code.



**Benefiting
B
WALKER
RANCH**



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.

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!

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.

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](#)

Leticia

Go Serve Big!!!
Leticia Almaro Nicolini
& The Almaro Team
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
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 When you hear me say
"YOUR REFERRAL HELP THE COMMUNITY..."
they really do!



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

OUR CURRENT AND SOLD 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!



Awesome Richmond Home

3 bedrooms, 2 bathrooms and approximately 1,882 sqft of floor space

Just Sold at \$750,000
with multiple offers.



Awesome Home in Bethel Island For SALE or TRADE!

Remodeled, 3 beds, 2 baths Move-in-ready. ! Call 925-392-3202

for a Private Showing and More Details.



Elegant Mediterranean Chateau

Unique details, one of a kind architecture, over 5000 sq.ft. of living space.

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 work occupy much of my time and resources, I keep top of mind to pay it forward by helping make 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 personally know the founders of B Walker Ranch and share their same sense of commitment and purpose to improving the lives of those in 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 – 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 be the enlarged 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 taping 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

