

RETIRED LANDLORD SPILLS THE BEANS... the whole dang can!

Read my eBook then give me a call. I can help you
put cash where you need it the most. IN YOUR POCKET!

Who Else Wants A Retired Landlord To Show Them How To Escape From Being A Property Manager, Repairman, A Plumber and A Rent Stalker?

That's were I come in...



**I'll show you everything you need to know to sell your
house in 1 week... maybe even less and FOR ALL CASH**

...and best of all, you won't have to re-paint, re-carpet,
re-roof or do ANY repairs at all! *Zero, Zip, Nada!*

That's right! Selling a house in today's real estate market is not that hard!

Q: In today's real estate market what can a homeowner do to sell their house for top dollar and faster than fast?

A: A Local West Covina home buying company has found a way to make selling a home EASY even in today's tough real estate market.

According to **Dee Algorri**, trying to sell your home can be an extremely frightening and an over-whelming experience for any home owner!

If you need to sell a home quickly and for a fair price, He'll show you everything you need to know to sell your house fast and without any of the usual time delays or all the hassles of the old fashioned out-dated traditional home selling methods.

He uses his association with a group of home buyers and together they buy a number of homes each year throughout Los Angeles, Riverside and San Bernardino Counties.

In this eBook Dee will show you everything you need to know to sell your house TODAY and sell it FASTER THAN FAST! and for CASH!

Dear Fellow Homeowner,

My name is **Dee Algorri** and I'm a local Southern Cal homebuyer. My wife and I got started in the rental and land lording business back in 1991 when we bought our first rental house.

In our years of owning the properties we have dealt with every type of dreadful tenant problem you could imagine... but! being a landlord yourself I'm sure you've had all those **money sucking – gut wrenching – bad tenant** problems too!

We went on and bought and held a number of houses up until 2005 when we decided to sell them all... **So we did.**

After we sold them, we realized that we still know a lot of home buyers and landlords that are still buying houses, so we decided to just buy houses for them!

Now just because you're reading this and because you happen to own rental property please don't think that I'm assuming that you're sick and tired of being a landlord, burned out, loosing money and was just waiting for me to come along and save you by buying your house.

I mail a lot of letters and post cards to property owners, just like you, and you would really be surprised at how many are ready, tired, broke and just sick of being a landlord. Even the ones that had property managers are still happy that me and my partners came along and sent them a letter and we find them ready and willing to... **sell yesterday, or sooner!**

Here's some of the problems that I've heard from these owners in the past. See how many of these problems are familiar to you... maybe you can even add a few of your own.

If I was to go ahead list all the bad things about being a landlord that I've heard from them it would be a big list with VACANCIES probably being right up on the top. Vacancies or tenants just not paying the rent meant that it was their money making the monthly payment, **not their tenants.** **That hurt!**

Bet you've been in that situation a few times too haven't you? Having to write checks to cover the rent, having to write checks to clean up the place, having to write more checks to paint, re carpet and of course all the utilities that you had to put into your name, just so you could have a house sitting vacant... that means ZERO income coming in - and a LOT going out. ***That HURTS,***

Some have told us about professional tenants that just plain took advantage of them. They didn't pay rent on time, always promised you the world but never came thru, knew how to side-step you for a few months without paying and bang! they moved out in the middle of the night to never be seen or heard from again.

Some owners even had relatives renting from them that used that relationship to never pay rent and the family member who was the landlord didn't have the heart to throw them out. That's the one we've heard lots of times and I've also had that happen to me once too ***and it was painful!***

So maybe you're ready to sell now, maybe you're just ready to look into it but not really sure if you're ready to sell yet

Then just go ahead and continue reading. Maybe you'll see just how easy it could be to sell it today and get a big check in with-in the month *and that might help you to make up your mind.*

"I'm going to tell you about a FANTASTIC way to get a BIG CHECK for your house that will completely revolutionize the way you think and finally get you totally and completely sold on the idea, once and for all, to sell it TODAY for CASH"

If you are ready and tired of the landlord game and would like to get back to a normal – tenant free, repair free, re-paint free, re-plumbing and rent chasing free life, **then there's only one thing you need to know...**

To sell your house in today's real estate market all you really need is a qualified buyer... and I AM THAT BUYER



Here's why

I use my own money, NO BANKS, so I can move fast, I have ZERO hassles with appraisals, loan approvals or bank inspections, etc, etc, etc. and I can usually wrap up the sale in a few days and close with-in the month.

That's a huge difference between me and listing your house with a real estate agent. An agent will have you sign a contract, list your house in the MLS along with 1000's of other houses and hope that it sells in 3 to 6 months. **That's a lot of wasted time**

With me, I'd like to buy your house and I'm ready to buy it right now.

I'll buy your house in any old condition, pay top dollar and close in just a few days, a few weeks or when ever your schedule requires.

I'll pay you a fair price even on a home that needs a lot of work. ***Those are my Specialty!***

While I can't make any promises right here and now, I can tell you I'm constantly looking for, and buying houses like yours from people just like you.

I'm sure you've thought about this... If your house might need some, or even a lot of work to increase the value to sell it faster you know you can do this by updating the house, adding a room or bath, finishing a den or by putting in a new AC/heating system..

Or just Brand new carpet, paint and landscaping will also go a long way to make a house more desirable.

But I understand that many home owners, maybe even you, don't have the time, the desire or money to do these things themselves. They just want to get it sold and get it over with today!

That's why I've put together this eBook. To give you some idea of how you can sell your house faster than fast, with zero hassles, not pay a dime in fees, get your check when I tell you you'll get your check and do it in just a few days. ***Sounds good, doesn't it? it sure does!***

Keep on reading and find out how to:

- ü **Get cash for your house!** What that really means to you!
- ü **Sell your house the way it is!** No painting, new roof or repairs needed!
- ü **Close when you're ready.** You pick your date!
- ü **Pay ZERO selling fees!** Between you and me, don't think you should have to pay any large fees just to sell your OWN house
- ü **And leave your tenant there if that's needed!** Yup, I can do that too!

LETS GO BACK AND START AT THE BEGINNING

Maybe you thought about trying to sell your house yourself?

You may have tried **FSBO** "**For Sale by Owner**". You buy your sign, place ads all over the internet, in the paper, show your home to lots of people and then you wait.

You call back the looky loos and leave messages. They make appointments to see your house, you wait around all weekend and find that some of them don't even show up!

Frustrating isn't it?

Back to square one with a house and a mortgage that you just can't seem to make go away.

People who have never tried to sell a home themselves just don't understand all that it involves. All the details, the time, the waiting, the ads that never make the phone ring, having strangers walking through your house criticizing your decorating tastes.

It can be a really much bigger nightmare than you ever had thought possible, *in fact*, it can easily turn into your families worst nightmare!

Have you thought about listing your home with a realtor?

It doesn't hurt to list your home with a real estate agent. However, most real estate agents simply list your property. What they do is have you sign a contract that limits you selling **ONLY** with them.

Now, what that means is that they list it in the Multiple Listing Service (MLS) and wait for a bite. The big problem with this method is that there are thousands upon thousands of other homes listed in the MLS system that are just like yours.

That's the problem, a real estate agent only knows that one formula: stick it in the multiple listing service and wait for an offer, counter-offer, contract, inspection, 20% down, buyer gets loan, close in 90 days and agents gets 6% fee. That's how they make a living and they wouldn't do it any other way.

The second problem is that most Realtors will want to list your property at a price that is unrealistically high. They do this because

- (1) they need room for their fee, and
- (2) they need room to counter offer when another agent presents them with an offer.

The bargaining goes back and forth as time goes by then the buyer needs to inspect the property, the bank rejects their loan application and blah blah blah - six months later you're back where you started

It wasn't that long ago when you or an agent could put a for sale sign out on your front lawn, and Bingo! You had a firm offer, which closed in just a short while later and making you a **BIG** profit in the process. Well, the real estate market has really changed since 2005 when that was the norm!

Yes, our economy is slowing right now and buyers are far more discriminating nowadays so you cannot afford to make mistakes if you want your home to sell and sell fast. **And who doesn't?**

However, you may not have a reasonable amount of time to work within. Maybe you've tried all these time consuming & very scary conventional ways to sell and are sick of everything to do with real estate.

Maybe the time you had for you to sell your home has already passed with the pressures of your future plans are bearing down hard and fast on you.

PRETTY GRIM SITUATION TO BE IN, HUH

So which way do you turn...

- ü Selling on your own and sweating out financing details, lost deals, or last any number of last minute "closing surprises"
- ü To a real estate agent with dozens of other listings to handle
- ü Or just let it sit vacant hoping you don't get some late night call with bad news about your house?

Well, I promised you that you could have your house sold in a week and for cash!

Here's how...

I'm looking for homes in your area and would like to talk with you about buying yours?

I'm able to pay cash for your house without bank appraisals or the typical long drawn out loan approval processes, And you can expect us to close escrow within a few weeks!

what do I do next...

CALL ME TODAY... Give me a call and let's talk. **1-888-888=8888**

Go ahead and call me right now. If it's after hours or you get my voice mail, please just go ahead and leave a message and I'll return your call ASAP!

I'll gather a few facts, do a little research and plan what we might do with the house after we buy it. Fair enough?

Once I've got your information, I'll drive on over and see your house and if you'd like, I won't disturb anyone there.

Generally it'll only take me 15 to 20 minutes to look at the house, so you don't even really have to be there.

Next I'll work up my offer by starting with today's real estate market value for your neighborhood.

I'll put what I can do for you in writing and If you like my proposal and we come to an agreement, I'll be happy to open escrow!

I'll explain everything to you in plain, everyday English. I'll be 100% direct, clear and honest with you from the first day we meet to shaking hands at the finish.

-OR-

Or do it the easy way and just simply visit us online at www.RealEstateCash911.com fill out our online CASH OFFER FORM with your contact information and information about the house that you're interested in selling for cash.

It's just a short questionnaire that asks some questions about the house such as number of bedrooms, bathrooms, square footage, etc. The more information you enter, the quicker I can analyze your property and we can get started

I'll contact you and share some information with you and we can start the process to get you a **100% FREE, No Strings Attached - No Obligation To Sell** written offer on your house

Now... would you like to know what that really means... I CAN PAY ALL CASH? . . .

I've found that a lot of people really don't know what this really means. When I first started in 1991, I had all kinds of pictures in my head about big brown paper bags filled with money. Boy was I way off!

First realize that whether you sell to a cash buyer or a conventional buyer, you'll be receiving cash either way.

The difference is a conventional buyer will be applying for financing that will pay off your existing mortgages plus a conventional buyer will probably pay a little more. *If you have the time and money to wait it out... list it on the MLS with an agent*

By "**All Cash**" I mean that I have access to CASH and don't need a new loan to buy your house which allows me to move fast, guarantee the purchase and close with no hassles once you and I come to an agreement. ***That's peace of mind isn't it!***

All cash also means that I won't be signing a contract with you that says that I have to sell my house first, wait for my new buyers loan to be approved, wait for the escrow to close and hope that everything goes with out a hitch! ***That's a lot of wasted time that maybe you don't want to waste!***

It's really that easy! That's a great deal, isn't it! You bet it is...!

Now, if you think that you still might be a little skeptical, that's ok.

- ü You can have your lawyer review all the paper work.
- ü The closing will take place at a local licensed escrow company.
- ü If you're not 100% comfortable and sure of everything, then I wouldn't want you to do business with us. I've found in the past that someone that isn't happy in the beginning will not be happy at the end.

I find that I do have the same questions come up all the time so I'm going to answer the most asked questions for you right here

ü Why don't I just list with a Realtor?

That's certainly an option, but obviously a Realtor won't make your payment for you while they're attempting to sell your house. I'm willing to buy your house right now!

ü Can I really buy your house that fast?

Maybe, maybe not. A lot depends on you. If you want to get above market price for your house, then probably not. but I'm also not just out to steal your house either

If you want to sell your home fast you'll need to sell at a lowered price. That's how all the stores, big and small, sell thousands of items in just one weekend... "discount".

You don't have to let someone steal your house but there might be something that's worth more to you than getting every penny.

Maybe it's something as simple as just selling and moving on without all the headaches and the time that's required to sell the traditional ways. Sell today and have your money within the month... **That's what an all cash deal can do for you!**

ü What do you do with the houses you buy?

We rent them out, sell to a family or sell to another home buyer that we work with. We know many buyers that will buy them from us, re-model them and hold them as long-term rental properties.

ü Why would I want to sell to you, an investor?

Why Not!

After reading this report I hope that I've been able to show you how an investor would be able to do more, move faster, and deal with you on a one to one basis in the purchase of your house.

This gives you greater control of the sale as compared to selling it yourself or selling with a licensed broker.

With me, you choose the escrow closing date and tell us how much time you need. If there's a tenant there, that makes no difference to me. I'll buy your house with the tenant there, as well as any other special circumstances or concerns that you might have.

I'll work hard to meet your needs and can provide you with a lot of flexibility.

I know, and will never forget that it takes the both of us being happy with the deal to make this a successful sale.

Rest assured that from start to finish, we will be courteous, professional and will close escrow on time so that you can plan your future and rid yourself of any problems that this property has caused you.

So just a little recap for you here ...

When I buy your house there's...

ü **No realtor commissions** - There's no reason for you to pay the standard 6% commission since we don't charge fees.

ü **No need to do repairs** - Save your time and money! We don't need a sparkling, brand-new house to make a deal work. If your house needs a little or a lot of work... those are my specialties

ü **Eliminate time consuming open houses** - You won't have to show your home to anyone, anymore ever again.

ü **Certainty of sale** - Avoid the disappointment of 'selling' your home, waiting 45 days for a buyer to qualify and then finding out the deal fell through for what ever the reason might be. Then you start the process all over again, and now the pressure is really on you.

ü **Certainty of amount you'll receive at closing** - You know upfront the amount you will have in hand when you walk away from the closing table. We typically pay some of or all related costs such as termite inspections, appraisals, surveys, title insurance policies, recording fees, etc

ü **Close when you want** - We're flexible so we can close in a few days or a few months, whatever best fits your schedule

ü **No hassle transaction** - You don't have to worry about constantly cleaning the house for the hordes of lookers. You also won't have to worry about starting over months later because your buyer can't qualify for financing.

ü **We handle all the paperwork and details.** All you do is show up at closing to sign some papers and pick up your check.

There's just no way in a single report that I could possibly answer every question and need that you may have.

So, If you want an alternative to the tired, traditional ways of selling your home and would just rather get BIG CHECK right now... Simply fill out our CASH OFFER FORM or if you'd feel more comfortable just give me a call and lets talk,

I've still got a few thing for you so I'll just go ahead and list a few more ways that I just might be helping you out of a jam...

ü Avoid doing fix-up work. ***That could cost a lot***

ü Avoid putting your house on the market entirely. ***Who needs that***

ü Avoid hoping that an agent will keep their promises

- ü Avoid staying an unwanted landlord
- ü Avoid going after late rent payments ***That's no fun!***
- ü Avoid late night tenant repair calls. ***! really hated those!***
- ü Avoid tenants tearing up your house. ***Money, money, money!***
- ü Avoid relying on a bank to approve a buyer's loan
- ü Avoid having a buyer back out at the last minute
- ü Avoid having your cash tied up in your house
- ü Avoid struggling with not knowing when it will sell
- ü Avoid making payments on a vacant house! ***That one really hurts***

I'm sure you could add a few things of your own to this list too, huh?

Contact me today so we can get started

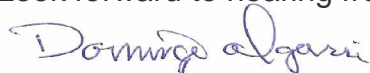
Give me a call at
1-800-888-8888

Visit my web site at
www.RealEstateCash911.com

Email me directly at
Dee@DeeAlgorri.com

Send me a fax with your questions to
626-915-8801

Look forward to hearing from you



Domingo "Dee" Algorri

CALL ME!

**Get a cash offer with
NO OBLIGATION TO SELL
1-800-888-8888**

P.S. I can only buy so many at a time so be the first to call before I get real busy!!

**P.P.S. Don't forget, you can submit your property info 24 hours a day online at our
CASH OFFER FORM**

**P.P.P.S. If you're not interested in selling your house now, please keep this letter for
future reference. When you are ready to sell we are your perfect solution for selling
your property.**



Contact me today and let's get started! ***Thanks again...Dee***

THANK YOU!

Just take a few minutes to tell us about your house and your situation.

I'll review your information and contact you and we can discuss a solution that will work for you.

If you have already decided that you would like to sell your property and would like to start the process today, you can also enter your information using this same Questionnaire

If you prefer not to use my questionnaire just call me today. Give me a call at 1-888-888-8888

First name _____ Last Name _____

What is your email address? _____

What is a good call back number? _____

Why are you trying to sell this property? _____

Property Address _____

City _____ State _____ Zip _____ Year built _____

Number of bedrooms _____ Number of full baths _____ Number of half baths _____ Number of levels

One _____ Two _____ Slit Level _____ Garage Yes ___ No ___ How Many Cars _____

Attached _____ detached ___ If there is no garage where is car parked Carport ___ Street ___ Driveway ___

What repairs need to be made? _____

What updates or upgrades have been made to the home within the last 5 years? _____

Do you need all cash or could we take over your monthly payments? _____

If we were to lease the property what is the monthly rent you need _____

How much money do you need for the property? _____

Is the property vacant _____ occupied _____ Listed with a Realtor Yes _____ No _____

What is the total mortgages balance? _____ What is your total monthly payments? _____

If Tax and Insurance is not included in the monthly payment: Yearly Tax _____ Yearly Insurance _____

Are you behind on payments? Yes _____ No _____ How Much _____

Fax 1 626-915-8801 / no cover sheet needed

Email Dee@DeeAlgorri.com

Phone 1-888-888-8888

www.RealEstateCash911.com

