Call Joe

NO B.S. REAL ESTATE

ALL CALIFORNIA BROKERAGE, INC.

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ACB REAL ESTATE
All California Brokerage Inc.
Real Estate, Escrow & Mortgage Services
Joe Sullivan
562-423-9680

SELLING OR BUYING YOUR HOME

THERE IS MORE INVOLVED IN THE SALE OF YOUR HOME THAN FINDING A BUYER

If you are considering selling your home, I will help you. My results are guaranteed. I am not paid until you have received your proceeds check from escrow.

Here is what I will do for you.

1. Conduct an initial interview where I will explain the entire selling process. Help you decide if now is the right time for you to sell.
2. Professionally evaluate your property. Help you price your home correctly & realistically.
3. Share cost effective tips that will help you sell your home quickly for top market dollar.
4. Design a marketing plan to suit the specific needs of your property. Arrange for convenient showing of your home.
5. Promptly present all offers to you and negotiate in your behalf.
6. Explain the purchase agreement to you and verify the buyer's ability to perform.

"YOUR LANDLORD SAYS HI! AND THANKS FOR PAYING HIS MORTGAGE AGAIN..."

Why pay rent when you can buy? Rent or buy you pay for the home you occupy. The first step to buying your home is the desire, then the means. It has to make financial sense to you to reach your decision and the goal of home ownership.

Are you drowning in rent receipts? If you are paying $800.00 a month apartment rent, 20 years rent equals $192,000 paid out with nothing to show for your money except shelter.

With home ownership, you could be building up equity, deducting mortgage interest and property taxes that you pay lowering your income tax. You could have the financial credentials to buy now, but don't know it.

There are literally thousands of homes available. How will you ever find the right one for you... The one that combines your needs, dreams, and pocketbook? The odds are you won't. That's why you need me.

"INVEST IN YOURSELF.
YOU DESERVE IT!"

THE TEN DEADLY MISTAKES MOST SELLERS MAKE

1. Listing with a friend or a relative, just because they are a friend or relative.
2. Over Pricing
3. Under Pricing
4. Not knowing their prospective realtor
5. Allowing loopholes in the sales contract that could cause legal nightmares.
6. Overspending on needless repairs.
7. Being unaware of zoning and legal requirements.
8. Underestimating the closing and selling costs.
9. Allowing unqualified strangers (or worse) to have access to your home.
10. Trying to sell your home by yourself. For sale by amateur, the FSBA.

"IT REALLY IS
WHO YOU KNOW &
NOW YOU KNOW ME!"