



**EVERGREEN**  
CREATIVE HOME SOLUTIONS, LLC

# HOW TO **SELL THE** **HOUSE YOU NO** **LONGER WANT**

**SPECIAL REPORT**

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# HOW TO SELL YOUR HOUSE FAST IN TODAY'S MARKET

## BY WORKING WITH A PROFESSIONAL REAL ESTATE INVESTOR

This report examines how to sell your house faster without the help of a realtor.

When it comes to selling your house, there's the traditional route, and there's the fast route. Which do you want to take?

To sell your house, avoid realtor commissions, get a fair all-cash offer, and have a variety of creative selling ideas, work with a real estate investor for the path of least resistance.

See, a realtor's fee is in essence a marketing fee. You're paying them to advertise and walk buyers through your property, but when you deal with the buyer direct, you get to pocket that 6% of the sale, not to mention saving significant time.

Maybe you don't have time to let your house sit on the market for months, entertain insincere buyers, and fall out of escrow multiple times because the financing didn't come through.

When you sell traditionally, you rely on a lot of moving parts to sync up, and quite often, they don't.

When you work with a real estate investor, you're working with a professional who

does this for a living. They typically don't use traditional financing, and will often make you a cash offer.

Working with a realtor can take months for the sale of your house to close. The fastest typical closing is 30 days., but an investor can typically close in 7-10 days.

How relieved would you feel if you knew your house was going to be sold in a week? Investors simplify the selling process, at no cost to you.

Real estate investors know the market just as well, if not better, than the realtors in the same area. They can and will give you a fair assessment of your home value, with the research and comparables to back it up.

Most investors will give you a couple offers to choose from: an all cash offer or a special terms offer. Traditional buyers are often limited to conventional financing.

An investor's ability to creatively finance a property means that you get the money you want from the sale of your house, quickly, easily, and effortlessly. When you cut out the middleman, (realtors and banks) the process hums along smoothly.

It's the difference between walking outside and pulling a carrot from your garden, and driving to the store to buy one. Another benefit of dealing with investors is you don't have to hire a home inspector. A lot of investors don't have a home inspection contingency in their contract. In fact, most of the contingencies are waived - inspection and financing being the two top deal breakers.

You can avoid the hassle of advertising the sale of your home yourself, or paying a realtor to do it for you. Those for sale by owner signs are magnets for the inexperienced and non-serious homebuyer.

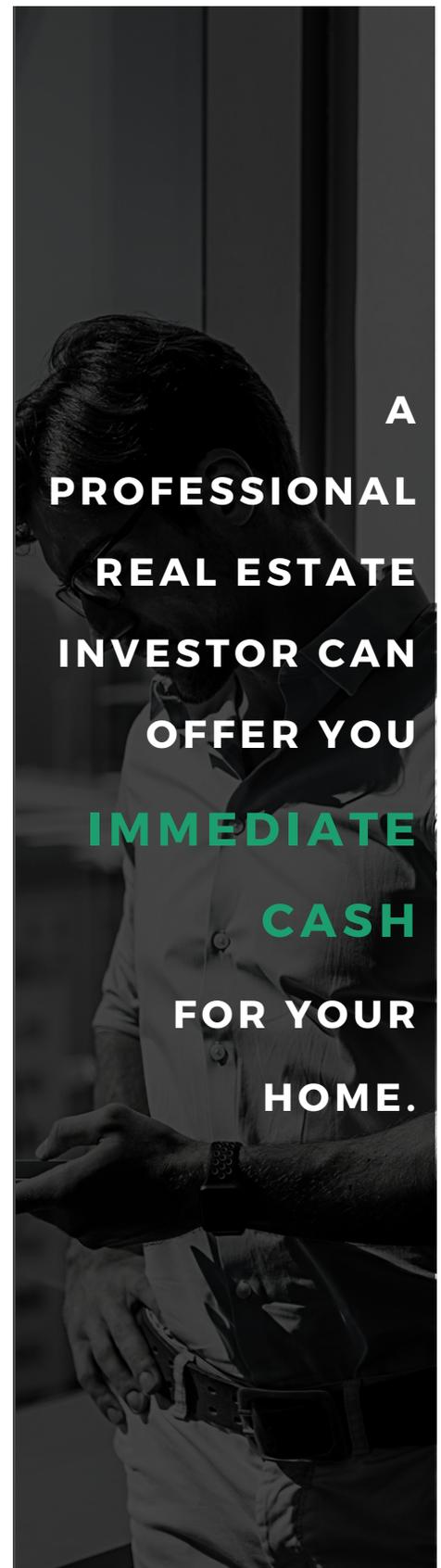
Imagine, not having to make a single repair either? Often times the condition of your home is of no consequence to the investor whereas if you are trying to sell your property to a retail buyer the potential repairs would be overwhelming enough to kill the sale. Retail buyers don't want to fix houses, but a real estate investor's job is to fix houses.

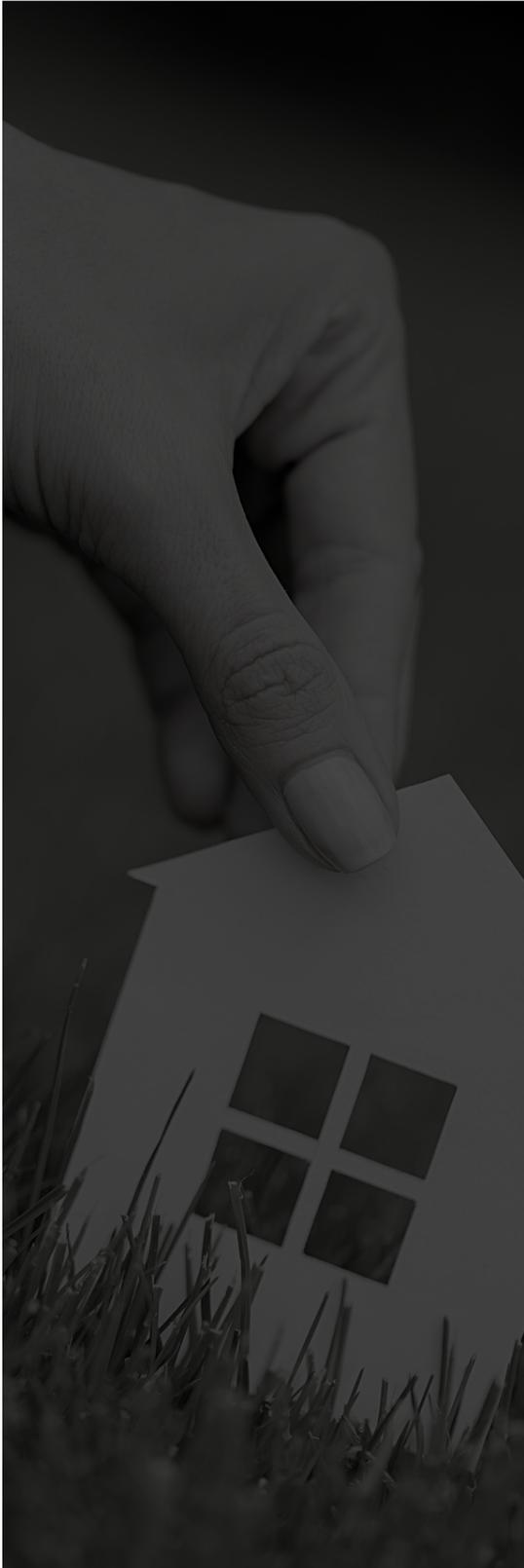
Do you worry about investors being money-grubbing greedy shysters? Honestly, that's an unfair rap. Investors know that reputation is everything in this business. Because of that, you'll find them to be honest, straightforward, and trustworthy. One deal is not worth risking a reputation, and we know that bad news spreads fast.

Also, contrary to popular belief, most investors are willing and want to help you understand the buying and selling process. They're in the know, and they want you to be as comfortable as possible during the process.

Investors understand that you don't have time to idle around, waiting for your house to sell. They'll give you honest answers about the price and potential deal structure that will make the most sense for your situation.

Sounds like someone you'd want to work with, right? So, how do you attract said investor to buy your home? There are a few ways, but know that by advertising your home





yourself, you are going to get all kinds of calls -unqualified buyers, realtors, and investors alike.

Be sure to get details about the buyer before you spend too much time talking. You'll tire quickly and become frustrated if you waste time talking to non-serious buyers.

Get your for sale sign up. Yes I know I said signs attract everyone, but some investors drive neighborhoods or have bird dogs seeking for sale by owner signs. So definitely put a sign out.

Advertise on Craigslist and other property sites. Investors comb the internet for properties, so you'll definitely want yours on there. But, be sure to state that inquiries from realtors are not welcome.

Lastly, attend a REIA meeting or two in your area. These are hives of activity for the real estate investor. REIA stands for real estate investment association.

Go to an investor meeting and talk to a few people about your home. Bring flyers. Spread the word. We guarantee you'll have interested buyers lining up to talk to you.

Selling your house doesn't have to be hard. It doesn't have to be confusing, frustrating, or a waiting game. Release the stress and get the help you deserve by working with a professional buyer who does this every day.

We hope this information has been helpful to you and has shed some light on the ill-reputed real estate investor. Yes, it is a business, but we are truly here to help make your life easier.

It's a win-win situation for everyone involved.

# MEET THE TEAM



AUTUMN  
ALEXANDER



MELANIE  
TORRES



TILISA  
STUBBS



BETZY  
TORRES



TYRONE  
WILLIAMS

If you need help or an honest assessment on the sale of your house, feel free to contact us.

We will make you an offer within 24 to 48 hours. Your situation matters to us, and if we can be the ones to help you out of it, all the better. Contact us today and we'll give you the information to assist you in making the best decision for you! Remember, if you need any help selling your home, we can make you an offer. Feel free to contact us at anytime.



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**Send us an email: [evergreen.creativesolutions@gmail.com](mailto:evergreen.creativesolutions@gmail.com)**

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**GOT ANY  
QUESTIONS?**

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CONTACT US TODAY!

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**SPECIAL REPORT**



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