

# GOOD NEWS ABOUT YOUR HOME

## Your Home Sold Guaranteed or I'll Buy It for Cash!\*

To discuss the sale of your home  
call me at 678-381-8045



Ricardo Nadal  
The Nadal Team

According to a recent survey by the MLS, 78% of all homes did not sell with the agent the sellers chose to list with the first time. This same survey reveals that 61% of these same sellers failed to sell their home again when they re-listed with the same agent. This has led to over 23 billion dollars in lost income for these home sellers.

It will cost you nothing to discuss this sale with me but not calling me, according to the survey referred to above, it could be hazardous to your bank account. \$\$

### 3 Important Details

- ★ 1. We GUARANTEE, in writing, that your home will sell at your price.
- ★ 2. I've copied and pasted a screen shot of our Buyers-In-Waiting database as proof that we can make such a bold guarantee as I have.
- ★ 3. These are buyers that have registered with us and want to buy homes. Because we have so many well qualified Buyers you get more money in less time and with less hassle!

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There is a difference in real estate agents, the services they provide and the results you get. You owe it to yourself to see first-hand the difference that can benefit you.

Sincerely,

Ricardo Nadal  
678-381-8045

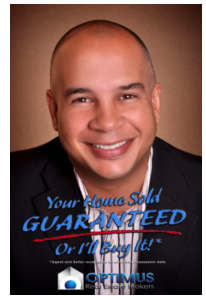
PS. Check out the attachments to this letter that show why you will net 3.19% more money when we sell your house! That amounts to thousands of dollars in your pocket!

\*Agent and Seller Must Agree On Price and Possession Date

**The Nadal Team/Optimus Real Estate Brokers**

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According to the data from the Georgia Multiple Listing Service, **The Nadal Team** sells their Listings for 3.19% more than the average agent and Sells them faster. See important graphs below. **Choose your agent wisely.** Your bank account will appreciate it. We Promise!

## SELL FOR MORE

Well sell our listings for 3.19% more in sales price. This means real dollars in YOUR pocket

Average Agent

The Nadal Team Listings sell for 3.19% More Than The Average Agent

## 8.5% MORE LIKELY TO SELL

Well sell nearly 100% of our listings compared to the average agent who only sells 91.5% of their listings. Don't take the chance with the average agents track record.

Average Agent  
Selling Success  
91.5%

The Nadal Team Nearly 100%  
Selling Success

## SELL FASTER

Per Georgia Multiple Listing Services the average agent sells a home in 103 days while The Nadal Team average time for selling a home is only 47 days!

MLS Data from 01-01-2014 thru 03-29-2014

The Nadal Team has  
Record Selling Times

Average  
Agent  
103 DAYS  
SOLD

47 Days  
SOLD

These numbers are from the MLS and are 100% accurate. Call me to discuss a sale. 678-381-8045 Thanks. Ricardo

# Read what your former neighbors are saying about Ricardo Nadal and his Home Selling Team.



## 7 OFFERS within days and we Sold for \$7,100 over list price.

After interviewing other agents we knew Ricardo Nadal was the right choice for us. Ricardo and his team took on this project with efficiency and professionalism. The house was sold in 16 days and we received 104% of our listing price with multiple offers in spite of the poor down market. Ricardo was very reliable dealing with the offers and closing process and his guidance in every aspect of the sale process was outstanding. It was a satisfying and profitable home-selling experience. Thanks for the amazing results Ricardo, we appreciate it!

Paul & Marilyn Shine- Lawrenceville, GA

## Peace Of Mind, Professional Team, Unbelievable Results

After seeing the Nadal Team sell homes all around my subdivision, I decided they would be my first choice to sell my home. They already had a buyer for my home and they professionally handled every aspect of the sale for me. They SOLD our Home within 1 Day of Listing It. The peace of mind that I had with the whole team made the transaction easy for me.

L. Escobar  
Lawrenceville, GA

*Cool*



## Our home sold in just 16 days! And for FULL PRICE!

Ricardo got so many qualified buyers into our home the very First day we listed our home that we could not believe it! He promised his marketing plan would work and boy it did! We were happy to finally agree on a full price offer so that we could take the home off the market! He followed thru with every promise he made including making the process very easy to us and selling FAST and FOR TOP DOLLAR! Anyone thinking of selling their home should call Ricardo and The Nadal Team.

Mason Rose  
Buford, GA



*INCREDIBLE*

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See other side of this page for a List of our Buyers who are looking to purchase a home like yours!

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**The Nadal Team/Optimus Real Estate Brokers**

Over 2,800 Buyers in Waiting that we have registered on our website. Here is a recent screenshot of the Home Buyers. These Home Buyers are looking to buy a home today.

	Name	Registered		Last Login	Last Touch	Task	Activity	Info	Agents
<input type="checkbox"/>	<b>B</b> Sarah Davis 207-585-3221 sdavis2173@hotnail.com	1 HOUR google	\$339k Berkeley...	1 HOUR 1 total	n/a -	n/a 0 total	1 ? 0 0 1	\$ +	Ricardo Nadal Unassigned
<input type="checkbox"/>	<b>B</b> Jay P 703-725-7215 jcp2011@gmail.com	3 HOURS google	\$600k Snellville	12-24 mo	3 HOURS 1 total	n/a 0 total	1 ? 0 0 3	\$ Y \$ Y + N	Ricardo Nadal Unassigned
<input type="checkbox"/>	<b>B</b> Helen Bercsacz 772-344-7912 hbercsacz@yahoo.com	22 HOURS google	\$205k Winder	3-6 mo	22 HOU... 1 total	n/a 0 total	1 ? 0 0 3	\$ N \$ Y + N	Ricardo Nadal Unassigned
<input type="checkbox"/>	<b>B</b> Diane Sewell 404-409-4622 dianesewell@yahoo.com	1 DAY google	\$142k Loganville	12-24 mo	1 DAY 1 total	n/a 0 total	0 8 + N	\$ N \$ N + N	Ricardo Nadal Unassigned
<input type="checkbox"/>	<b>B</b> Anne Thomas 770-471-5343 nurse102@hotnail.com	1 DAY google	\$249k Snellville	12-24 mo	1 DAY 1 total	n/a 0 total	1 ? 0 0 10	\$ Y \$ N + N	Ricardo Nadal Unassigned
<input type="checkbox"/>	<b>B</b> Veena Gouri 770-985-4357	1 DAY	\$549k				1 ? 0 0 1	\$ Y \$ N + N	Ricardo Nadal Unassigned

### Statistics

2,891	TOTAL LEADS
2,851	CINC LEADS
55	NEW THIS MONTH
84	NEW LAST MONTH
13	UNWORKED
672	HIGH QUALITY LEADS
327	HIGH VALUE LEADS

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If you look closely you will notice that I have nearly 3,000 home buyers looking for a home and 672 of them are High Quality Home buyers that Need a Home ASAP. Within 72 hours of listing your home for sale, we will activate a "Search and Match" of your home features to the buyers in my data base. We are so confident of selling your home at your price, that I guarantee it in writing. Your Home Sold Guaranteed, Or I'll Buy It for Cash\*. To Discuss the Sale of Your Home Call Me at 678-381-8045 And Start Packing!

