



**W E L C O M E**

Visit us at [i96homebuyers.com](https://www.i96homebuyers.com) for your offer today!

# Purchasing Power of I-96 Home Buyers

Since we started, our team has always given clients clear, simple advice and great ways to sell. We work hard for every client and every sale. We want to find the best plan just for you.

- ✓ 600+ transactions completed
- ✓ 15+ years West Michigan market

## ■ MEET THE TEAM



### Ronnie Walker

**PRESIDENT · LICENSED  
AGENT**

600+ transactions completed across West Michigan. Your direct point of contact from first call to closing.



### Nathan Valle

**HOME SPECIALIST**

Evaluates properties, builds accurate offers, and guides homeowners through every available option.



### Aica Valdez

**TRANSACTION  
COORDINATOR**

Manages every detail from signed contract to closing day — so your transaction is smooth and on time.

■ A DISTINCT WAY OF REAL ESTATE

# Removing Stress From Every Sale

Selling a home can be one of the most stressful events a person experiences in their lifetime. We have identified the specific reasons why people get stressed and **eliminated them from our client's process** — creating a smoother, easier path to closing.

- ✓ No open houses
- ✓ No repairs required
- ✓ No financing risk
- ✓ No renegotiations
- ✓ No showings
- ✓ No cleaning needed
- ✓ No commissions
- ✓ No surprises

## Easier Approach

We work hard to determine your home's value and **simplify the math**. Instead of complicated calculations of fees, repairs, and hidden costs — the price we offer is pure and straightforward. You know exactly what you are walking away with before you ever reach the closing table.

## Proper Expectations

Clients get all the details upfront. The process is clear from start to finish — **price is established, fees are eliminated, buyer uncertainties are removed, and communication is consistent** throughout every step.

*"Our goal is simple — you walk away feeling like you were treated fairly, you understood everything that happened, and you never had to stress about a single step."*

— **Ronnie Walker, President · I-96 Home Buyers**

■ AN INTRODUCTION TO A BETTER WAY

# Everything We Do Centers on You

Sellers benefit from the simplicity and real estate expertise of I-96 Home Buyers — combined with the purchasing capabilities and strength of West Michigan's most connected home buying team.

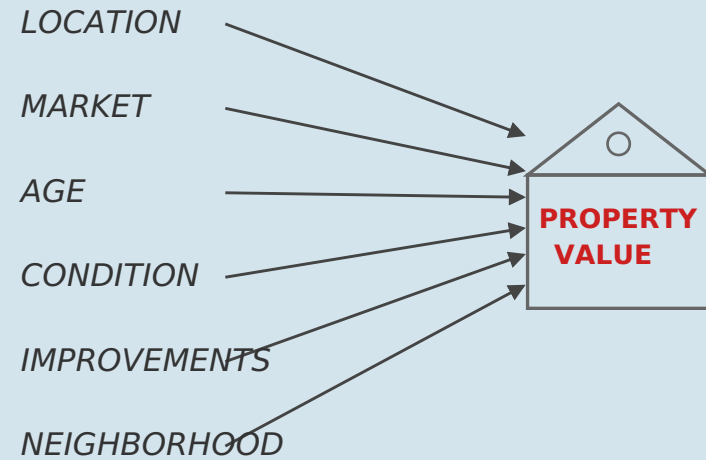
- S** **Simplicity**  
Delivers proper expectations and transparency in every transaction
- D** **Dedicated Team**  
Working together to deliver a smooth and stress-free closing
- E** **Exclusive Solutions**  
More options than any other buyer — tailored to your specific situation



# Appraisal Value Simplified

## Determine Value Based On

- ✓ Home Features
- ✓ Home Condition
- ✓ Local Market Trends
- ✓ Nearby Sales



## Capture Equity Without Spending Money

- ✓ Receive Money; Don't Spend It
- ✓ Let Us Take the Risks
- ✓ Capture What You Put In
- ✓ Renovations is Our Specialty

# A Solution for Every Situation

## PREMIUM PURCHASE SOLUTIONS

- ✓ Convenient tailored selling process
- ✓ Inheritance and estate distribution
- ✓ Foreclosure relief
- ✓ Vacant and liability properties
- ✓ Divorce and distribution assistance
- ✓ Landlord help — tenant problems
- ✓ Properties with attached liens
- ✓ Cash Purchase — no contingencies
- ✓ Silent Mortgage Assumption
- ✓ Partnership Purchase
- ✓ Short Sales · Listings · Mobile Homes

## TRANSACTION ASSISTANCE

- ✓ Inheritance assistance
- ✓ Professional Appraisal Opinion (PAO) — MLS based
- ✓ Tenant relief
- ✓ Moving assistance
- ✓ Mobile notary

## MORTGAGE PAYMENT ASSUMPTION

- ✓ Mortgage Payment Assignment — existing payments assigned to buyer
- ✓ Wrap-Around Mortgage
- ✓ Lease / Option — Rent-to-Own program



## ■ PURCHASING POWER

# It Starts With Capital

Sellers can relax knowing that the capital is ready and available to purchase their property. Having access to private capital investors gives I-96 Home Buyers the **purchasing power unmatched by other home buyers.**

### Capital

Our capital — raised through relationships with private investors — provides **certainty and confidence.** When we make an offer, the money is available. No bank approval. No waiting.

### Strength

Our strength is in the **speed and precision of execution.** When a property fits our parameters, we move immediately — putting our sellers in the best possible situation.

**600+**

TRANSACTIONS  
COMPLETED

**\$0**

FEES OR  
COMMISSIONS

*Every closing is a relationship — not just a transaction.*

— Ronnie Walker

■ TRADITIONAL SALE VS. A BETTER WAY

# The Real Math — Side by Side

TRANSACTION ITEM	TRADITIONAL SALE BASED ON \$300,000 OFFER	CASH OFFER — I-96 BASED ON \$240,000 OFFER
Agent Commission	6% → \$18,000	\$0
Title Policy Cost	2% → \$6,000	\$0
Seller Closing Costs	2-3% → \$6,000-\$9,000	\$0
Survey + Inspections	\$400-\$600	\$0
Buyer Negotiation / Concessions	5-8% → \$15,000-\$24,000	Accounted for in offer
Mortgage Payments (holding)	2-3 months → \$5,000	0-30 days → \$2,000
Utilities + Insurance + Upkeep	2-3 months → \$1,811	0-30 days → \$725
Property Tax (prorated)	\$2,186	\$875
<b>Money Back to You</b>	<b>\$239,603</b>	<b>\$236,400</b>
<b>What You're Losing vs List Price</b>	<b>- \$60,397</b>	<b>- \$3,600</b>

## What This Means For You

On a \$300,000 traditional sale you could lose over **\$60,000** in fees, costs, and negotiations. On our \$240,000 cash offer you lose just **\$3,600** — a difference of less than \$3,200, for a process that takes 14 days with zero repairs or showings.

## The Cash Offer Advantage

- ✓ **\$0** commissions
- ✓ **\$0** closing costs
- ✓ **No** repairs
- ✓ **No** showings
- ✓ **No** financing risk
- ✓ **14** day close



**THANK YOU**

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