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opportunity to work
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Listing Options



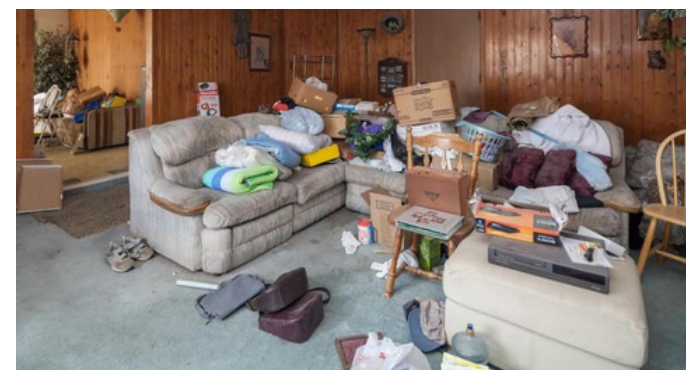
As-is/cash offer

Selling a home "as is" for cash with no clean-out is an efficient solution for homeowners who need to sell quickly or want to avoid the hassle of extensive preparations. This type of sale is often attractive to real estate investors or cash buyers who are looking for properties they can renovate or flip. The main advantage for the seller is the convenience: there's no need to make repairs, stage the home, or even remove unwanted belongings. The transaction is typically faster, as cash buyers can close quickly without the delays associated with traditional mortgage approvals. However, this convenience comes at a cost, as cash buyers may offer a lower price, factoring in the cost of necessary repairs and clean-out.

As-is/MLS

Selling a home "as is" on the MLS with a clean-out offers a middle-ground approach for sellers who want to avoid the expense of major repairs while still making the property more appealing to a broader range of buyers. By cleaning out the home, the seller ensures that it presents well in listing photos and during showings, which can help attract traditional buyers who may be hesitant about taking on a property full of clutter or unwanted items. Listing on the MLS opens the sale to a wide audience, including both investors and regular homebuyers, potentially leading to more competitive offers. While the "as is" designation signals to buyers that they should expect to handle any repairs or updates themselves, the clean-out can make it easier for them to visualize the home's potential. This strategy can lead to a faster sale at a better price compared to a property that is left in its current condition without any preparation.

As-is/cash offer examples (no clean-out)



As-is/MLS examples (clean-out)



Refresh



A house refresh focuses on minor updates and cosmetic changes to make a property look more modern. home refresh includes projects that are more extensive than repairs and touch-ups but typically do not require any permits. Our projects also take less time than traditional general contractor work, so this option is great for sellers looking to move quickly.



Below are some of the individual services that might be involved in a house refresh:

- Cabinet refinishing
- Flooring updates
- Countertop replacements
- Backsplash installation
- Painting
- Wallpaper removal
- Landscaping
- Repairs



Remodel



For older homes with nonsensical layouts to homes in disrepair that need a complete rehab. Remodels require more extensive work than a simple refresh or basic repairs and touch-ups. They typically require permits and can include layout changes, new cabinets, bathroom additions, and rerouting plumbing and electric systems.



Below are some of the individual services that might be included in a pre-listing remodel.

- Wall removals and additions
- Cabinet installation
- New roof
- Kitchen remodels
- Bathroom remodels
- Basement/attic finishing
- Decks and fences
- Bathroom additions
- Electrical rerouting



Return On Investment*



Refreshing a home can result in an enormous return for sellers, but many homeowners worry about how to finance these changes. Upfront costs can be intimidating and unrealistic for many homeowners. To help make these home refresh projects accessible, we offer options of no payment due until closing if needed. This all-inclusive price model allows homeowners to maximize their equity without worrying about upfront costs.



↑ Average ROI: **377%**

Instead of a full renovation, a kitchen refresh focuses on smaller projects such as painting cabinets, adding backsplash, replacing countertops, or upgrading light fixtures. These minor updates can appeal to potential buyers and drastically increase home value.

↑ Average ROI: **256%**

Outdated bathrooms can turn buyers away, but a few updates can transform the space into a modern powder room. A bathroom refresh can include projects like reglazing tile, painting vanities, and updating light features.



↑ Average ROI: **251%**

Basic landscaping before selling is the outdoor version of a refresh to a house. Pruning bushes, mulching, and weeding are all cosmetic updates that have a huge return on investment for sellers.



*results may vary depending on market



Ready to sell? Find the Perfect Strategy for You!

Whether you are seeking a fast cash sale or aiming to enhance your home's value, we have the ideal strategy for you. Explore our four proven approaches to selling your home:

- As-Is Cash Offer** – Sell fast with no repairs or clean-up required.
- As-Is MLS with Clean-Out** – Get market exposure with minimal prep.
- Refresh** – Make simple updates to attract more buyers.
- Remodel** – Invest in renovations for top-dollar returns.

Each strategy is tailored to your needs and timeline. Let us help you choose the right path to a successful sale. **Contact us today** to learn more and start the process with confidence!