



01/10/2025

I greatly appreciate your time and consideration in viewing this home. I've poured a lot of hard work, love, and effort into making it special, and I'm excited to share it with potential buyers or investors.

I've put considerable effort into revitalizing this property. For instance, I cleared out a forest in the back and cut down over 5-6 trees, along with massive branches over the house and trees on the side. I've breathed new life into both the exterior and interior of the home, as seen in the photos, and installed a new HVAC system, though the market right now is not the cheapest for labor nor material; I am it happen!

I take pride in being meticulous with all my properties, rentals, and investments. I've obtained home, radon, and pest inspections, and I'm willing to share the home inspection report. I've already addressed the small concerns mentioned in it, and you are welcome to use the same company for a reinspection, or you can choose to hire anyone you prefer for inspections. The pest inspection came out well. However, the radon levels were higher than usual. After discussing the radon inspection with the inspector, we concluded that the basement being closed off for quite some time could add to the factor of having a high reading. Nevertheless, I'm willing to address this and pass on the quoted invoice for a mitigation system. I can either install the system before closing or offer a credit/percentage of the system's cost.

I would also like to inform all showing agents that Brittini Cooke with Movement Mortgage is willing to provide a lender closing credit if a buyer chooses to use that institution for lending.

I plan to list this home on the market for 3 months to attract a serious buyer who will appreciate the area and the home and make it a worthwhile place to live. This home used to be an eyesore and a headache for the neighborhood, and all the neighbors are pleased that it now complements the aesthetics and care of the community. Please note that the home is being sold "as-is, where-is," and I will only address the mitigation system, given that we have already had an eagle-eyed inspection. If I do not receive the offer I'm looking for, I have already made plans and arrangements to keep the home and unlist the property.

*Alexis Molina*