



WWW.DIRECTBUYERSNATIONWIDE.COM

(551) 388-2868

LIVE LEAD REPORT

610 Crescent Dr, Bound Brook, NJ 08805, USA

Date November 12, 2024
Client Mario Camino
Lead ID lead2946418790
Virtual Caller Mary Claire Cabaliza

Name	Email	Phone
Test Camino 26	arkadceo@gmail.com	7323094648

Lead Status	Appointment
Temperature	HOT
Pref Language	English
Type of Seller	Absentee Owner
Occupancy	Owner Occupied
Lead Source	Referral

APPOINTMENT INFO

Call Back Date Tue, Nov 12, 2024
Walkthrough Date Sat, Nov 2, 2024



[CALL RECORDING](#)

WHOLESALE DISCORD



WHOLESALEDISCORD.COM



WWW.DIRECTBUYERSNATIONWIDE.COM

(551) 388-2868

PROPERTY INFO

Clean as a whistle! Upgrades throughout. New roof, windows, light fixtures, updated kitchen and bathroom. Freshly painted. Backyard and basement ready for entertainment. Parking for 6. Attic. All appliances stay, h/w under carpet. Better than a condo, Fee Simple Ownership. Good condition townhome on quiet street, great neighborhood and location. Not in a Flood Zone. Closed to all major highways. 3% Downpayment Assistance for Qualified Buyers

Type of Property	Single Family
County	Somerset County
Current Taxes	\$ 6,121.00
Year Built	1,950
Size	928 sqft
Lot Size	3,010 sqft
# of Bedrooms	2
# of Bathrooms	1
Basement Y/N	No
Garage Y/ N	No
Heating	No
Cooling	No
Parking	0

WHOLESALE DISCORD



WHOLESALEDISCORD.COM



WWW.DIRECTBUYERSNATIONWIDE.COM

(551) 388-2868

SELLER'S SCRIPT

Why do you need to sell?

► Death in the family

What is the current property condition?

► Good (\$25/ft) - Need nothing

How Soon do you need to sell?

► 60 Days - Need to sell Fast

Asking Price (range)

► 556,675.00

Who is living at the property?

► Owner Occupied - Its been occupied

How long have you owned the property?

► 1-5 Years

Is the property Listed w/ Realtor?

► No

Open to Subject to?

► No

VA CALLER NOTES

Notes

..... **WHOLESALE DISCORD**



WHOLESALEDISCORD.COM



WWW.DIRECTBUYERSNATIONWIDE.COM

(551) 388-2868

Virtual Callers Disclosure

It's essential to recognize that while the leads you generate and the offers you make are vital, they are just the starting point in our acquisition process. Each lead and offer undergoes a thorough evaluation and due diligence process. This means that, despite our best efforts, not all leads and offers will result in closed deals. Various factors, such as market conditions and property evaluations, influence the final outcome, many of which are beyond our control.

Our team is committed to assessing each lead and offer based on our established criteria and the current market landscape. This requires continuous follow-up and adjustments to maximize the potential for success.

We want to emphasize that your performance is evaluated based on the quality and quantity of leads generated and offers made, rather than the final closure of deals.

We believe in focusing on generating high-quality leads and making well-researched offers, which is where your expertise shines. We are here to support you every step of the way. Continuous feedback and guidance are part of our commitment to helping you improve your strategies. If you ever have questions or need assistance, please don't hesitate to reach out.

WHOLESALE DISCORD



WHOLESALEDISCORD.COM