

# PROS AND CONS OF INSTANT CASH OFFERS

Thank You For Downloading This Easy To Understand Guide  
That Could Save “Your Money So You Keep Your Money.

Get The Facts To Make An Educated Decision When Selling Your Home.

Your Home Is One Of The Biggest Investments You Make.  
Let Us Show You The Math And  
You May Decide To Keep Your Appreciation & Equity  
In Your Bank Account.



# PROS AND CONS OF INSTANT CASH OFFERS

## THE PROS

- Fast Money / Cash In 21 Days
- Quick Closing / Pick Your Closing.
  - If You Are Buying A New Home, The Closing Date Can Be Within 8 Months.
- Home May Be Sold In “As Is” Condition - You Don’t Have To Do Repairs
  - Some Companies Will Assess You For Repairs
- No Open Houses
- No Staging For Showings



# PROS AND CONS OF INSTANT CASH OFFERS

## THE CONS

- The Home Is Priced Below Market Value
- The Costs Are Called Holding Fees, Convenience Fees, Service Fees, Etc.
  - These Costs Equate To A Higher Percentage Than A Realtor Would Charge. Many Costs Are Twice The Amount.
  - Between The “Below Market Value” And The High Costs, Your Sales Proceeds Are Much - Much Lower.
- Additional Costs May Apply
- Hidden Repair Costs
- No Personal Touch
- No Personal Service
- No Representation - No One Is Protecting Your Personal Interests
  - Who Works For You?



# PROS AND CONS OF INSTANT CASH OFFERS

## THE “COSTS” OF INSTANT CASH OFFERS

- Holding Cost
- Hidden Cost For Repairs
- Buyer Commission
- Sellers Commission
- Convenience Fees
- Value Differential



# PROS AND CONS OF INSTANT CASH OFFERS

## LAS VEGAS AVERAGE DAYS A HOME IS ON MARKET

Jun 2019	18	\$280,000
Jul 2019	19	\$285,000
Aug 2019	22	\$279,900
Sep 2019	22	\$285,000

## MULTIPLE LISTING SERVICE STATISTICS FROM THOUSANDS OF MONTHLY LISTINGS

Why Sacrifice Your Money Or Why Give It Away?

**Instant Cash Offers Still Take 21 Days.**

The Las Vegas Market Moves Quickly - Unlike Most Other Cities.  
As You Can See Above, Las Vegas Homes Sell Under 30 Days.



# COMPARISON OF INSTANT CASH OFFERS

**Opendoor**



**Offer – \$449,300**  
**Your Net– \$395,376**  
**Costs – \$53,376**

- **Service Charge – 12%**
- **5% Holding Cost \$22,465**
- **3% Buyer Agent Commission \$13,479**
- **2% Listing Cost \$8,989**
- **1% Convenience Charge \$4,493**
- **1% Closing Cost \$4,493**

**Zillow**

## OFFER EXAMPLE

**Offer – \$453,000 (“Zestimate” Was Higher)**  
**Your Net– \$402,485**  
**Costs – \$50,515**

- **Service Charge – 11%**
- **10.3% Service Charge \$46,659**
- **0.8% Closing Cost \$3,624**

Your Loan Payoff Not Included In Net



# COMPARSION - LAS VEGAS REALTOR

## Las Vegas Realtor Offer Example

Offer	- \$496,300 - Market Value
Your Net	- \$461,280 (Your Loan Payoff Not Included In Net)
Cost	- <u>\$34,741 - Only 7%</u>
○ Commission	- 6%
○ Closing Cost	- 1%

**A REALTOR Would Net You \$461,280**

**Zillow Would Net You \$402,485**

Put **\$58,795 MORE** In Your Bank Account From **Your** Sales Proceeds For A New Car, College Tuition, Vacation, Your New Home, Life Events, And The List Goes On.

Why Lose Your Money For Minor Inconvenience, Only A Few More Days, And No Representation To Protect You?



# PROS AND CONS OF INSTANT CASH OFFERS

Please Let Us Know If We Can Show You The Comparison  
On The Sale Of Your Home.

There Is No Obligation - Just Information.

Get The Service You Deserve By The People You Can Trust.

