

Free Special Report...

“How to Sell Your House ‘as is’ at a Fair Price on the Date of Your Choice”

**If you want to sell your house in the fastest, easiest, and most
convenient manner, read this important message.
You may discover the perfect solution... because we buy houses
anywhere in Salt Lake County!**

Dear Neighbor,

Selling a house is usually an expensive and complicated process. That's why real estate agents make thousands (sometimes tens of thousands) of dollars on a single sale. But, when I buy your house, there are no commissions to pay.

And you certainly won't have to tolerate dozens of total and sometimes frightening strangers tramping through your home and poking through your drawers and closets.

My name is Pete McCoy. I am associated with a group of private investors and we buy houses in Salt Lake County. But the best part is... we use private funds that require no long, drawn out bank approvals. So we can act fast!

I can usually close within 9 days... or as little as 72 hours.

I'm as serious about buying your house as you are about selling it.

That's the biggest difference between me and listing with a real estate agent. An agent will list your house... hoping it sells within 3 to 6 months. I want to buy your house... now! That's a huge difference when you're the one with the house for sale.

An agent lists five, ten, even dozens of houses at a time, and it's rare if an agent can give all their properties their close personal attention. It's no wonder that a listed home can sometimes take a long time to sell while you, the owner, are stuck maintaining the property and making house payments month after month.

What's your alternative? Of course you could just sell it yourself -- without an agent. After all, who knows more about the house than you do?

But consider this. How many houses have you bought and sold in your life? Two, maybe three? You haven't had to solve even a fraction of the typical problems that can pop up -- right before closing.

Remember, buying a house is a big decision for most people and it's easy for them to get "spooked." At the first sign of a complication or small problem (like a lien, necessary repair, or one of the other typical closing glitches), they can run like a scared jackrabbit.

Then you have to start all over at square one -- it's a frustrating experience.

Plus, when you try to sell it yourself, you still have to put up with dozens of strangers trampling through your home -- only now you'll have to be there yourself. For some owners, that's a scary thought.

And what if you need to move fast? You could dump the price and hope someone will steal your house, but can you afford to do that? Or, you could go ahead, move out, and leave it with the agent. And every month, while making two huge mortgage payments (most people find that tough to swallow), you hope and pray that someone will buy your old house next month -- and the next -- and the next. Of course, that's assuming you can even qualify for a new mortgage with the old one still on your back.

And when it's sitting vacant, what's going to stop someone from climbing through the kitchen window and tearing up your property?

Frankly, that's more worry and aggravation than most people need in a lifetime.

Pretty grim, huh? Which way do you turn? To an agent with dozens of other listings to handle? Selling on your own and sweating out financing details, lost deals, last minute closing "surprises"? Moving out and hoping you don't get some midnight call with "bad news" about your house?

Here's a better solution -- a way out...

When we buy your house "as is" for a fair price on your date of choice, we might help you AVOID...

- * Putting your house on the market entirely...
- * Relying on an agent to perform or keep their promises...
- * Doing fix-up work to please a picky buyer...
- * Becoming an unwanted landlord...
- * Counting on a bank to approve your buyer's loan...
- * Having your buyer back out at the last minute...

- * Paying prepayment penalties...
- * Having the cash you need NOW tied up in your house...
- * Struggling with the uncertainty of when it will sell...
- * Making house payments you can no longer afford...
- * Making payments on a vacant house...
- * Foreclosure or bankruptcy...

If your property qualifies and I come out to see it, I will provide you with a firm written offer. I'll explain everything to you in plain, everyday English. I'll be 100% direct, clear and honest with you... from start to finish.

In fact, I can usually "pre-qualify" your home right over the phone, in just a few minutes. That can save us both time.

**If we come to an agreement, I can pay all cash
with no contingencies.**

That's because (unlike most potential buyers) I don't have to sell another house first. And if you want, we can close in just a few days. I'll handle all of the paperwork and make all the arrangements ... and you can get on with your life!

I don't yet know your particular reasons for selling, but I do know how to get your house closed as quickly, and professionally as possible.

**Imagine, by this time next week your house
could be sold.**

Can I really buy your house this quickly and easily? Maybe, maybe not. A lot of it depends on you. If you want to get above market price for your house, don't bother calling me. I'm a professional and I do expect to make a profit. But I'm not out to steal your house either. My profit will come from my future buyer or tenant.

Does your property meet my requirements? Call my office and let's find out. I buy all types of real estate and I can quickly determine if your house fits my investment needs. If I don't end up buying your house, I'll be happy to share ideas or advice on what you might try next. You'll still have all your other options available. You have nothing to lose by calling us first.

"We wanted to write you a note to express our appreciation for your excellent service. You have shown us that the process of selling a house does not have to be a painful experience. We sold our home quickly, at a fair price, and without having to deal with the entire process having to list and show our home... there were no surprises, everything went smoothly and as planned... "

-- Stephan & Tammy Glaser

"... Our house was on the market for 3 months, when we had to move. The house remained on the market for 3 more months with no interest shown by the agent... If only we had found you sooner... Thank you again for coming to our rescue."

-- John & Tonya Lyon

"... I would like to take the opportunity to thank you for the great job you did for us... we were having trouble moving our property... We were constantly burying money into an empty house on a monthly basis, just to pay the loan, and having no luck with the local real estate agent or finding good renters... you did exactly what you promised enabling us to build a new home... and get on with our lives... Thank you again for your help."

-- Bob & Christy Gantt

So, if you want to learn more or if you have any questions, fill out the form on this website right away, or call me on my cell phone at 801-580-7383. I'll gather a few facts, do a little research and plan what I might do with the house after we buy it. That helps us ball park what we can pay until I see the house.

All information you provide will be held confidential. I'll then call you back and share what I've discovered. Fair enough? Just fill out the form on the website or call now. If you get my voice mail, please leave a message and I'll return the call - usually within the hour.

Sincerely,

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