

Dear [name],

What's on the next horizon? Do you see yourself as a landlord for life? Is the property at [address] an asset or a burden?

We are Javiena Group, a local family-owned real estate asset management business founded in 2013. We work with homeowners in the Portland metro area to take the hassle out of selling property. Javiena Group is more than a buyer; we are homeowners and investors in the community.

There are so many reasons not to sell. Realtors are expensive, your property may require repairs, you would need to evict tenants, there is a lot of paperwork, and you aren't even guaranteed to find a buyer. We understand. Javiena Group's simple 4-step process focuses on the seller's needs:

- Step 1: Evaluation – Javiena Group evaluates your property and financial goals
- Step 2: Purchase Agreement – we present a formal purchase offer
- Step 3: Closing – title company is engaged; final closing documents are created and signed
- Step 4: Tenant Management – we can renew tenant leases or help with eviction paperwork

Javiena Group pays cash upfront or can structure revenue streams to defer taxes and provide long-term financial security. In December 2017, we helped Lee K. from Portland to sell his rental property and secure his retirement.



Lee K., Portland, OR

"I am too old to be chasing these tenants for their rent payments. Taxes are going up every year and I didn't want the hassle of dealing with this rental property anymore. Olga at the Javiena Group made me the right offer and made this whole process simple. We closed three weeks from me calling her."

Still not sure, but curious what your property is worth? Call us! Let's get the conversation started. Your future is waiting for you!

Sincerely,



Olga Carlson
Co-Founder & CEO
Javiena Group
olga@javienagroup.com
503-877-2507