



February 15, 2013

Mr. Lee Jones
4353 67th Street
Sacramento, CA 95884

Dear Mr. Jones,

I am a real estate agent based in the Sacramento region. I am contacting you today because your home seems to have a great deal of potential, and I would like to discuss an opportunity with you.

My team includes an outstanding builder and a rock-solid financial partner. Together we have identified your home as a good candidate for purchase and remodel.

My partners and I have an excellent track record of success in helping homeowners like you realize a good return on your investment. We have also been recognized for improving the neighborhoods where we work—one home at a time.

I do not know if this is the right time for you to realize the return that your property may hold, but I would value a brief conversation with you about the possibilities. In our discussion, I will provide you with a no-obligation professional valuation of your property.

Please contact me at your convenience.

Sincerely,

A handwritten signature in blue ink that reads "Tim".

Tim Collom

Real Estate Expertise.

Over the last three years, Tim has sold \$33 million in real estate in 85 transactions, with an average sales price of 99.2% of listing price. In short, Tim gets his clients their price. He is consistently featured as a real estate expert in local media—KCRA, News10, and the Sacramento Bee. In 2011, Tim was hired as an expert by HGTV, for a season-long spot on the nationally aired show ‘Bang for the Buck.’



Work Harder. Proactive Approach.

Like a lot of things, success in real estate has to do with planning ahead and staying focused on your long term goals. It is not enough anymore to be reactive and make decisions based on immediate factors. I look at the complete picture based on each situation: moving up, scaling back, investment transactions, short sales, refinancing. Whatever the case, by keeping our eyes on the ball we are ready to act quickly and capitalize when the time is right



Priced Right.

One of the most important factors in a successful home sale is to zero in on the right listing price, the sweet spot between not leaving money on the table and selling within a reasonable time period. We look at comparable homes sold, and try to understand the intangibles: strength of the immediate radius, current market inventory. And we have the confidence to follow professional instinct.



Client Success.

I have had the opportunity to work with, and help, some amazing clients—interesting people, special families. For this, I am very appreciative.

Success is driven by accurate pricing decisions, marketing, and by the ability to effectively communicate listing strategy to clients.



TimCollom
Realtor



A Master Builder and Rock-Solid Funding.

Our team includes a builder whose craftsmanship and construction management is consistently recognized as outstanding—and an excellent financial partner who delivers on his promises. That's a pretty good combination. Add real estate expertise, and we believe you won't find a stronger residential development team in this area.



Your Opportunity.

Our team knows how to spot potential and turn it into opportunity. We help homeowners like you realize a good return on your investment. And we are known for improving the neighborhoods where we work.

I don't know if this is the right time for you to realize the return that your property may hold, but I would value a brief conversation with you about the possibilities.

In our discussion, I will provide you with a no-obligation professional valuation of your property. Please contact me at your convenience.

an agent of

DUNNIGAN
Realtors

DRE No. 01301485

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Realtor





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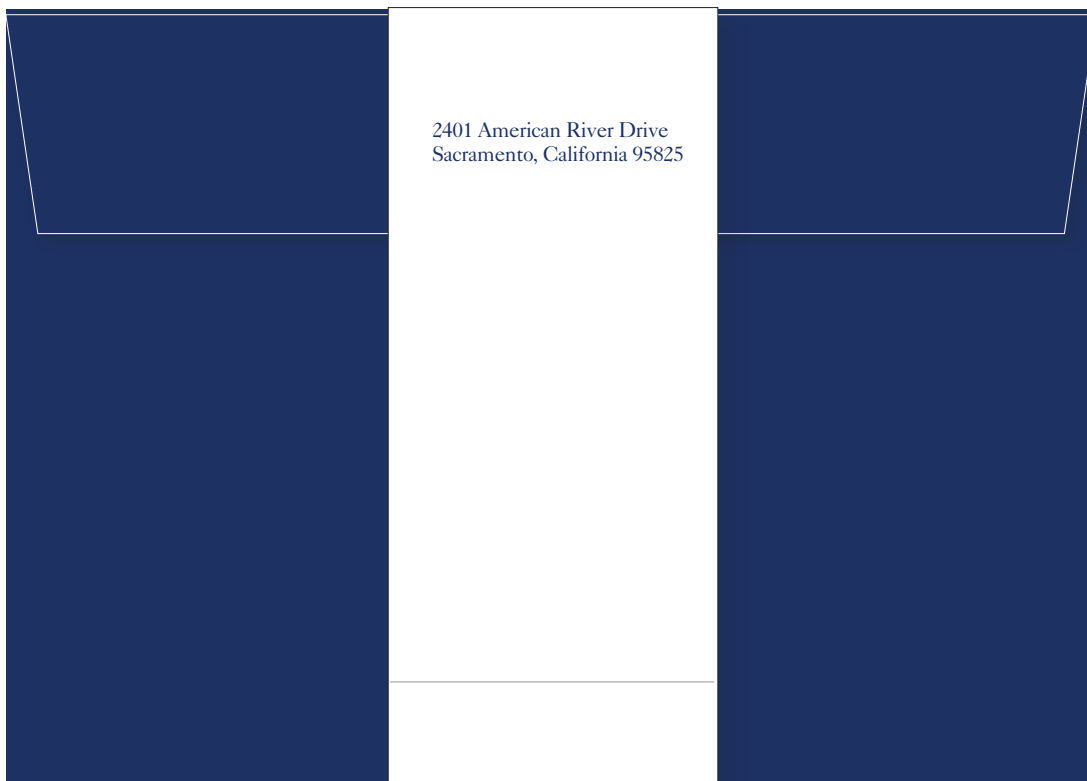
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FRONT



BACK

9 X 12" ENVELOPE WITH BAND CLOSURE