



NLC REALTY · DARK HORSE GROUP

BROKERED BY LPT REALTY

SANDHILLS · FAYETTEVILLE · SOUTH-CENTRAL NORTH CAROLINA

Cash Offers on Your Home

SELLER OPTIONS GUIDE — 2026

Want speed and certainty instead of showings and repairs? I can bring you competing cash offers — and show you exactly how they stack up against selling on the open market.

5

WAYS TO SELL

10 Days

FASTEST CLOSE



Nehemias Lugo-Cheverez

REALTOR® · Dark Horse Group · NLC Realty



EXPLORE YOUR OPTIONS

Five ways to sell — you pick the fit

Technology connects you to real cash offers and options, side-by-side with a traditional listing, so you can choose with the full picture in front of you.

Cash Offer

Get a quick cash offer on your home — skip the listing process, repairs, and sell with certainty and convenience. Fill out a 60-second survey, review your Offer Dashboard, accept, complete a home inspection, and close in as little as 10 days (or up to 120).

Example

Cash buyer purchases the property for \$500,000. A 3% service fee (\$15,000) is charged. Total proceeds due: \$485,000, less customary closing costs and payoffs.

Cash Offer+

Receive an instant, full market-value cash offer — with two payouts, so you still get the upside of the market. The buyer holds on average 8% of your equity as a “risk assessment” until the home resells; if it resells for more, the upside comes back to you.

Not all properties qualify. Service fee of 6–8% and resale fee of 7–8% may apply. A risk-assessment holdback of 5–15% ensures the home sells for the cash-offer price or higher.



MORE OPTIONS

Sell Now, Move Later & Trade-In+

Sell Now, Move Later

Get the cash in your home now and move when you're ready — leaseback your own house for up to 12 months, while still gaining appreciation. Choose your close date (21–120 days), then choose when to list, any time between month 1 and 12.

Example

Cash offer \$500,000, monthly lease \$2,500, 3% service fee (\$15,000) — total proceeds due at first payout, \$485,000.

Property later sells for \$575,000; after a 6% resale fee (\$34,500), second payout: \$40,500.

Trade-In+

Trade in your old home for your new one and move on your own timeline — Cash+ and a cash buyer working together. You purchase your new home from the lender at the price they paid, move in, and once repairs are made, I list the old home on the open market as your agent.

Program fee: 3–6% of the sale price the investor buys your existing home for, plus 0–1.5% of the price the investor pays for your new home.



THE TRADITIONAL PATH

List On Market

List your home on the open market directly with me as your agent — get the highest possible price by showcasing your home to qualified buyers. We price it right, prep it, market it with professional photography and targeted campaigns, review offers, and guide you through inspections, appraisal, and closing.

Example

List price \$500,000, agent commission (6%, negotiable) = \$30,000. Total proceeds due: \$470,000, less any closing costs and loan payoffs.

Why sellers choose cash

Sell as-is

Skip repairs and prep — cash buyers purchase your home in its current condition.

No showings

No open houses or strangers walking through — ideal for busy or private sellers.

Pick your closing

Close fast, or on a date that lines up with your next move.



HOW IT WORKS

Three simple steps

1. Tell me about your home

Share a few details and photos — no cost, no obligation.

2. Receive your offers

I gather your options — Cash Offer, Cash+, Sell Now Move Later, Trade-In+, and a market listing — and prepare a side-by-side comparison.

3. Choose your path

Take the option that fits your life and close on your timeline — your call.

READY TO COMPARE YOUR OPTIONS?

Let's get your offers.

No obligation — compare every option side-by-side and choose what's best for you.

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