

# You Inherited a House. Or a Lot. Or a *Headache*. We Help You Decide What to Do.

Maybe a parent passed and left you a property in another state. Maybe you're going through a divorce and the old house is sitting empty. Maybe you bought an investment property that didn't go the way you planned. Whatever brought you here, the truth is the same: **vacant property gets worse every week nobody is watching it — and the costs add up faster than most owners realize.**

## — WHAT AN UNWATCHED PROPERTY ACTUALLY COSTS YOU

### → Code-violation fines

Many cities now run vacant-property registries with active enforcement. Fines accrue per day, not per visit — and they attach to the property as liens at sale.

### → Insurance gaps you didn't know you had

Most homeowner policies have vacancy clauses that limit coverage after 30 or 60 days unoccupied. You may be paying premiums for coverage that won't pay out.

### → Squatter and vandalism damage

By the time a neighbor calls or the property manager checks in, the loss has already happened — copper stripping, water damage, fire risk.

### → Lost equity at sale

A property sold without current condition documentation transacts at a 5–15% discount to market — thousands or tens of thousands left on the table.

## — MOST PEOPLE COME TO US WHEN...

### → You inherited a property

The estate is closed but the house is two states away.

### → You can't afford to rehab right now

The property has equity but you don't have the cash to fix it.

### → You're in a transition

Divorce, job change, relocation — the house is empty.

### → The city sent you a notice

Code violation, registry requirement, fines accruing.

**You don't have to figure this out alone.** A free 15-minute call walks through your specific situation and lays out your options. We can secure the property, watch it for you, and help you decide whether to hold, rehab, or sell — with real numbers, not guesses. No pressure.

THE CONVERSATION STARTS HERE

## Tell Us About *Your Property*.

A free 15-minute call. We'll listen to your situation and tell you what we'd recommend. No commitment, no pressure, no upsell.

## *Reach Out.*

IT'S FREE