

Net Proceeds Comparison

Scenario: San Diego single-family home | Market value: \$550,000 | Condition: Needs \$20,000 in cosmetic repairs (paint, flooring, landscaping, minor kitchen updates)

LINE ITEM	CASH OFFER	TRADITIONAL LISTING	CONCIERGE LISTING
Sale Price	\$440,000	\$550,000	\$550,000
Discount from market	-20% (as-is)	Full market	Full market
Repairs (seller pays)	\$0	-\$20,000	\$0 (we pay)
Agent Commission (5.5%)	\$0	-\$30,250	\$0 (we pay)
Closing Costs (2%)	\$0	-\$11,000	\$0 (we pay)
Staging & Photography	\$0	-\$3,000	\$0 (we pay)
Carrying Costs (mortgage, insurance)	\$0	-\$12,000	\$0
Concierge Program Fee	N/A	N/A	-\$75,000*
NET TO SELLER	\$440,000	\$473,750	\$475,000
Time to Close	7-14 days	3-6 months	30-90 days
Seller Effort Required	None	High	None
Price Certainty	Guaranteed	Uncertain	Guaranteed

*The concierge fee is the difference between the guaranteed price (\$475K) and the final sale price (\$550K). MYCHS absorbs all risk — if the home sells for less, seller still receives their guaranteed price.

Which Option Is Right for You?

CASH OFFER

Close in 7-14 days. Sell as-is with zero repairs. Fastest and most certain option.

TRADITIONAL LISTING

Maximize price if you have time, money for repairs, and tolerance for uncertainty.

CONCIERGE LISTING

Get full market value with zero hassle, zero cost, and a guaranteed price. We do all the work.

**Best for: Speed,
certainty, distressed
properties**

**Best for: Move-in ready
homes, patient sellers**

**Best for: Maximum
value without the stress**

"With our Concierge Listing Service, you net roughly the same as a traditional listing — but you pay \$0 out of pocket, do zero work, and have a guaranteed price from day one. For most sellers who aren't in a rush, that extra time puts an additional \$35,000 in their pocket compared to a cash sale."

— Richard Farmer, Co-Founder & CEO, My California Home Solution

My California Home Solution | (760) 477-4552 | www.mycahomesolution.com/concierge-listing

These figures are illustrative examples based on typical San Diego County market conditions. Actual net proceeds vary based on property condition, location, market timing, and negotiated terms. DRE License #01229897.