



Designed to Sell (5 for 5 Plan)

At Merced Yosemite Realty we do more than just sell real estate. As a Licensed General Contractor with the state of California (CSLB# 1006497) we can fix it, we can flip it, and we can sell it. Whether it be a bit of deferred maintenance or a complete market renovation, MYR's sliding scale "5 for 5 Plan" has you covered by paying part of those costs.

The consultation is free and the formula is simple:

If you pay equal to or more than 5% of the final purchase price in construction cost MYR will drop their Traditional Full Service commission fee by a full one percent to 5% for the Full Service.

Example:

\$180,000 Current Market Value

\$10,000 in "Designed to Sell" upgrades performed (minimum 5% of final purchase price)

\$200,000 Final purchase price

$\$200,000 * 6\% = \$12,000$ Standard Commission VS $\$200,000 * 5\% = \$10,000$ Reduced Commission

\$2,000 Commission Saving

In this example, not only is the Client doubling their money on the upgrade (the target goal we strive to attain on every flip), the client also realizes a \$2,000 commission reduction as well. So you save 20% on your initial out of pocket upgrades. The net gain in this example is \$12,000!

