
FREE GUIDE

5 THINGS EVERY HOMEOWNER SHOULD KNOW

Before Selling a Distressed, Vacant,
or Pre-Foreclosure Property

- ✓ No repairs or cleaning required
- ✓ Close in as little as 7 days
- ✓ Zero commissions or hidden fees
- ✓ 100% confidential process
- ✓ Fair cash offers — guaranteed

Get Your Free Cash Offer Today

WebbCapitalInvestments.com | Raleigh, NC

Serving homeowners across North Carolina

Welcome

If you're reading this, you may be dealing with a property that feels like more of a burden than a blessing. Maybe it's been vacant for years, or you've fallen behind on payments, or the repairs are simply too overwhelming to handle. Whatever brought you here — you're not alone, and there IS a way forward.

This free guide was created by Webb Capital Investments to give you the honest, straightforward information you deserve — no fluff, no pressure. By the time you finish reading, you'll understand your real options and feel confident moving forward.

About Webb Capital Investments

We are a real estate investment company based in Raleigh, NC, dedicated to Investing Beyond the Property. We specialize in acquiring vacant, aged, distressed, and pre-foreclosure properties — always with compassion, absolute confidentiality, and a commitment to preserving communities.

What's Inside This Guide:

- #1 — What 'distressed property' really means (and why it's not a dead end)
- #2 — The real cost of waiting too long to act
- #3 — How the pre-foreclosure process works — and how to stop it
- #4 — Why cash buyers are different from traditional buyers
- #5 — How to evaluate any cash offer you receive

■ How to Use This Guide

Every tip in this guide is designed to protect your equity, your credit, and your peace of mind. Share this with anyone you know facing a difficult property situation.

1

What 'Distressed Property' Really Means

And why it's not the end of the road

A distressed property is simply a home that is difficult to sell through traditional channels. This could be due to physical condition (needed repairs, code violations, storm damage), financial circumstances (missed mortgage payments, tax liens, probate), or situational factors (vacant for extended periods, inherited property, divorce).

The key thing to understand: distressed does NOT mean worthless. Real estate investors — like Webb Capital — specialize in seeing the potential in these properties and making fair offers based on current market value, not outdated perceptions.

Vacant Properties

Unoccupied for months or years. Insurance risks, vandalism risk, and tax burden can pile up quickly.

Aged & Worn Homes

Older homes needing major repairs. Traditional buyers require inspections, repairs & financing — creating delays.

Pre-Foreclosure

Behind on mortgage payments. A window exists to sell and protect your credit before auction.

Webb Capital Can Help:

Webb Capital buys ALL three types of properties — as-is, no repairs, no cleaning. The process is discreet and can close in as few as 7 days.

2

The Real Cost of Waiting Too Long

Every month you wait, the numbers get worse

- Mortgage payments continue to accumulate — including interest, late fees, and penalties
- Property taxes keep accruing and can lead to a tax lien if unpaid
- Vacant homes deteriorate faster — roof leaks, mold, plumbing failures compound quickly
- Insurance premiums on vacant properties are significantly higher
- Your foreclosure timeline shortens — reducing your options and negotiating power
- Your credit score suffers more damage with each missed payment reported

■ The Bottom Line

The single biggest mistake homeowners in distress make is waiting. A cash offer today is almost always better than a lower offer — or no offer — six months from now.

3

How Pre-Foreclosure Works

You have more power than you think — but only if you act fast

Step 1 — Missed Payments

After 3–6 missed mortgage payments, your lender issues a Notice of Default (NOD). This begins the official foreclosure clock.

Step 2 — Notice of Sale

If no action is taken, the lender schedules a foreclosure auction. This is typically 90–120 days after the NOD in NC.

Step 3 — Your Window to Act

Between the NOD and the auction, you CAN sell the home. A sale stops foreclosure, protects your credit, and may let you walk away with equity.

Step 4 — Auction

Once the home sells at auction, you lose all equity and receive a foreclosure on your credit record — which stays for 7 years.

Webb Capital's Pre-Foreclosure Promise:

Webb Capital specializes in compassionate, confidential pre-foreclosure buyouts. We've helped homeowners protect their credit and walk away with dignity — not debt. Contact us the moment you receive a Notice of Default.

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Cash Buyers vs. Traditional Buyers

Understanding the difference could save you months of stress

Factor	Traditional Buyer	Cash Buyer (Webb Capital)
Financing	Bank-dependent — can fall through	No financing needed — guaranteed
Timeline	60–90+ days to close	As few as 7 days
Repairs Required	Inspections require fixes	None — we buy as-is
Commissions	5–6% agent fees	Zero — no agents
Certainty	Offers can be rescinded	Written cash offer, firm
Confidentiality	MLS listing, public record	100% private, discreet

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How to Evaluate Any Cash Offer You Receive

Not all cash buyers are equal — know what to look for

If you receive a cash offer on your home — from any company — here is a simple checklist to help you evaluate it fairly. A reputable cash buyer will have no problem answering every question below.

- ✓ **Is the offer in writing?**
Any legitimate offer should be documented clearly. Verbal-only offers are a red flag.
- ✓ **Are there hidden fees or deductions?**
Reputable buyers are upfront. Watch for last-minute 'repair credits' that reduce your final payout.
- ✓ **What is the closing timeline?**
A real cash buyer can close in days, not months. Ask for a specific timeline in writing.
- ✓ **Is the process confidential?**
Your situation is private. Your buyer should guarantee it stays that way.
- ✓ **Do they have references or reviews?**
A trustworthy company will have testimonials, a real website, and a verifiable business address.
- ✓ **Is there any obligation to accept?**
A fair offer comes with zero pressure. You should always have time to decide.

■ The Webb Capital Standard

Webb Capital Investments LLC checks every box above. We provide written offers, zero hidden fees, flexible close dates, and absolute confidentiality. Our process is designed around YOUR needs — not ours. We invite you to compare us against any offer you receive.

Ready to Get Your Free Cash Offer?

No obligation. No pressure. No fees. Just a fair offer — fast.

WebbCapitalInvestments.com

Bonus: Frequently Asked Questions

Q: Do I need to clean out the house before selling?

A: No. Webb Capital buys homes exactly as they are. Leave behind whatever you don't want — furniture, debris, personal items. We handle everything.

Q: Will this affect my credit score?

A: Selling through Webb Capital has NO negative impact on your credit. In fact, for pre-foreclosure sellers, it PROTECTS your credit by stopping the foreclosure process.

Q: What if I owe more than the house is worth?

A: We can often still help. We have experience with short sales and will work with your lender on your behalf. Contact us and we'll walk you through your specific options.

Q: How long does the process take?

A: From your first call to cash in hand, our process typically takes 7–21 days, depending on title clearance and your preferred timeline. We work on YOUR schedule.

Q: Is my information kept private?

A: Absolutely. We never list your home on the MLS, hold open houses, or share your situation publicly. Everything we do is discreet, professional, and confidential.

Q: What types of properties do you buy?

A: We purchase vacant homes, aged and distressed properties, pre-foreclosure homes, inherited properties, and homes that need significant repairs — anywhere in North Carolina.

Q: Is there any obligation if I request an offer?

A: None whatsoever. Getting an offer is completely free and requires no commitment. You can take all the time you need to decide.

Take the Next Step Today

You've done the research. You know your options.
Now it's time to take action — on your terms.

Get My Free Cash Offer →

WebbCapitalInvestments.com

■ Website

WebbCapitalInvestments.com

Request your free offer online

■ Office

5540 Centerview Dr. Ste 204

Raleigh, NC 27606

■ Process

Free • Fast • Confidential

Zero pressure, zero fees

What Homeowners Say About Webb Capital

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"Webb Capital made a really difficult situation feel manageable. They were honest, fast, and I never felt pressured."

— NC Homeowner, Pre-Foreclosure Sale

“

"I inherited a property I had no idea what to do with. Webb Capital handled everything and the process was seamless."

— NC Homeowner, Inherited Property

Our Mission: Investing Beyond the Property

We create and preserve affordable housing that strengthens communities — one family at a time.

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