

## Faith & family

### Church reschedules fall festival

LARGO — Originally scheduled for Oct. 19, the annual fall festival will now take place Saturday, Nov. 2, at Christ the King Lutheran Ministries, 11220 Oakhurst Road, Largo.

A storm caused the postponement. The festival will feature food, a beer garden, bounce house, dunk tank, races, games, face painting, hayrides, hay bale bowling and a petting zoo.

Race contests will run from 2 to 4 p.m. Pony rides and the petting zoo will be open from 3 to 5 p.m. Live

music will be provided by Tom Davis from 4 to 6 p.m. Most events are free. Food and drink will be available for purchase.

For information, call 727-595-2117.

### Knights of Columbus to host pancake breakfast

SEMINOLE — The Knights of Columbus council 17162 will host its monthly pancake breakfast Sunday, Nov. 3, 7 a.m. to 12:30 p.m., at Blessed Sacrament Church, 11565 66th Ave. N., Seminole.

Donations will be used to help the parish food bank for the upcoming holiday season. All are welcome to attend.

### Church to host Holiday Bazaar

CLEARWATER — A Holiday Bazaar will be presented Saturday, Nov. 9, 9 a.m. to 1 p.m., at First Lutheran Church, 1644 Nursery Road, Clearwater.

The indoor event will feature a variety of vendors, a bake sale, raffle drawings for prizes, woodworking, jewelry, health services, and many handmade goods, seasonal and non-seasonal.

A continental breakfast will be available for purchase. First Lutheran School Student Council will sponsor a car wash.

The proceeds from the Holiday Bazaar will benefit families in the area who are in need of financial help, at Christmas and throughout the year. The public is

invited.

### Church to present arts and crafts fair

DUNEDIN — An arts and crafts fair will be presented Saturday, Nov. 16, 10 a.m. to 3 p.m., at the First United Methodist Church of Dunedin, 421 Main St., Dunedin.

Sponsored by the United Methodist Women, the event will feature unique and creative items. Lunch will be available for purchase.

Proceeds will benefit church missions local and worldwide. Vendors are needed.

For information, email bmosur@tampabay.rr.com or call 727-773-8481.

# Business Showcase

## Pinellas Cash Buyers offers a hassle-free way to sell properties

A young couple is dreading the process of selling their home because they have to move fast.

John is slated to begin his new job out of state in less than a month. His wife has a full-time job, too, and they both have little time to deal with the details of preparing the house for the sale.

The darn AC is leaking. The carpet needs to be replaced. The furniture must go. Yet another garage sale, they're thinking. Yuk.

They also worry about fees, closing costs and other details.

Through an advertisement, they learn about a hassle-free way to sell their house.

Enter Jeff Nemeth, who takes pride helping residents sell their properties quickly without headaches.

Put simply, Nemeth specializes in being a master of flexibility.

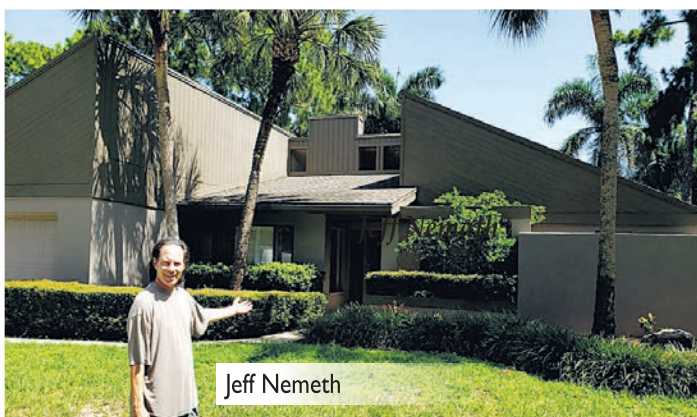
The owner of Pinellas Cash Buyers, Nemeth operates a real-estate investment firm that provides an alternative for sellers who want to avoid repairs, closing costs and other fees associated with traditional property transactions.

"A few of the advantages of working with Pinellas Cash Buyers as opposed to the regular traditional route is that we come in and buy these properties in 'as is condition', which means you don't have to make any repairs to the property. You don't have to worry about fixing things. You don't have to worry about passing inspections. You don't have to worry about buyers being able to finance the property because of needed repairs. We take that uncertainty out of the equation," Nemeth said.

Nemeth, a Realtor of 12 years, who has his license with Charles Rutenburg Realty Inc., can also serve his clients through the traditional route. However, Nemeth has experienced that a lot of homeowners prefer to sell their property directly to Cash Buyers.

If a seller wants to close on the transaction within a week, that can be arranged. Same for the seller who wants to close in 60 to 90 days.

"If we are approaching the closing date, and you need additional time to close, that's fine with us. No penalty. No charges — nothing like that. If you want to close



Jeff Nemeth

sooner than the original closing date, that's fine with us as well," said Nemeth. "We provide you the flexibility to close whenever you are ready to close," he said. Nemeth strives to meet the sellers' needs, whatever they may be.

Based in St. Pete Beach, his company will buy both expensive and inexpensive homes and condos. They also buy multi-family properties and land.

"We buy properties all over Pinellas County as well as the surrounding counties," Nemeth said.

He also emphasized that Pinellas Cash Buyers does not require the seller to leave the property vacant. The company will move out any unwanted belongings and try to give the furnishings to the Salvation Army or similar nonprofits. You don't have to worry about leaving an empty house.

Pinellas Cash Buyers will not make offers online; they visit all their clients' properties before making an offer. Nemeth says, "it doesn't make sense for a seller to receive an offer from someone who has never seen their property. And if they do get an online offer from a company, they need to read the fine print for added service fees, repair allowances and other costs that will be associated with those offers." Either Jeff or his partner, Bob Bello — who is also a realtor, will visit the properties. Prior to their visit, they will do a lot of research on the neighborhood

and look at the comps of the properties around the seller's home. They will know what is going on in the neighborhood prior to any visit.

"We don't come in with low-ball offers. We feel we come in with fair pricing, but it is going to be less than what you might receive for a full retail price offer with a Realtor transaction. Though, selling the traditional route with Realtors, the seller must account for Realtor commissions, service fees, having to show their home over and over to potential buyers, inspections, appraisals, repairs they might have to make, buyer concessions, the buyer's financing possibly falling through at the last minute, etc.... with Pinellas Cash Buyers, all of those issues go away," says Nemeth.


Improving neighborhoods and raising property values is a point of pride for Nemeth. "One of the biggest satisfactions we get — and it happens a lot — is that we'll come into a neighborhood, and we will purchase a house that is in ok or bad condition. It may look rough. We start fixing up the property, cleaning up the yard, doing landscaping, painting the house and then we'll start having neighbors stop by and say: 'We love what you are doing with the property, thank you'" Nemeth said.


He also said Pinellas Cash Buyers believes in giving back to the community through their "Pay It Forward Program." For any property they buy, they will give a percentage of the proceeds to a local organization, whether it is a school, youth group, a church or a synagogue.

Pinellas Cash Buyers has been involved in over 500 transactions. Nemeth takes pride in hearing sellers say at closings: "Thank you for doing what you said you would do, everything you told me that would happen, did happen."

 **Jeff Nemeth 727-202-2770**  
**Jeff@PinellasCashBuyers.com**  
**PinellasCashBuyers.com**

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\*Please call between Oct 1st and Dec 7th 2019