



CLEVER  
HOME SELLING



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# “A CLEVER SELLER SELLS THEIR HOME IN A CLEVER WAY”



## WHO ARE WE

Clever Home Selling is a pioneering real estate brokerage founded by seasoned real estate investors, bringing innovative solutions to Clever sellers. Whether you seek maximum exposure through open market sales, swift transactions via cash offers with quick closings and zero contingencies, or the prospect of truly passive income by selling on favorable terms, our wealth of experience and expertise is dedicated to securing the best results for you. Our approach prioritizes your goals, eliminating the pressure associated with conventional sales methods.



## OUR MISSION

Our mission is to elevate our customer's quality of life by providing Clever real estate solutions that maximize profits and foster enduring relationships.



## OUR STORY

Years of service as a real estate agent immersed me in the community during some of life's most significant moments. These experiences were deeply rewarding. Subsequently, I ventured into the realm of real estate investing, where I discovered clever buying and selling strategies that resolved common seller dilemmas. These strategies not only allowed me to acquire properties cleverly but also provided sellers with solutions that aligned with their plans.

Fueled by this revelation and unbridled enthusiasm, our goal became clear: to make these clever strategies accessible to everyone. Whether you aim to fetch the highest market price for your home while saving on the process, the speed and convenience of a cash offer without inspections or contingencies, seek to build passive income through terms-based selling, or the need to sell a property with minimal equity to cover costs, the secrets of clever investors are now within your reach. At Clever Home Selling, we believe a Clever Seller Sells Their Home in a Clever Way.

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## MEET THE BROKER

I'm Juan David Chaparro, the Broker Owner at Clever Home Selling. I've called Naples, Florida, home for the past two decades. I moved here at the age of 16, embarking on a career in sales that eventually led me to the world of real estate. With years of experience and acquired knowledge, I was prepared to offer Clever solutions for real estate needs, leading to the birth of Clever Home Selling.

Outside of real estate, I invest my time in sports such as pickleball, basketball, running, swimming in the Gulf of Mexico, kickboxing, surfing, and calisthenics. Family, personal development, and nutrition also hold significant places in my life. A leisurely stroll in the park with my family, an enlightening audiobook or podcast, and a nourishing meal all contribute to my journey toward becoming the best version of myself, enabling me to serve my family and community more effectively as a son, brother, uncle, real estate broker, team leader, and citizen.

My passion lies in exceeding your expectations through a Clever approach to real estate.



**Juan  
David  
Chaparro**  
Broker/Founder



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# HOW TO SELL A HOME



## **CASH OFFER**

- Sell AS-IS - No Repairs or Concessions
- No Selling Commissions
- Speed & Convenience During The Process - Quick Closing
- Lowest Risk Involved
- Optional Post Closing Occupancy



## **TERMS**

- Highest Selling Price - Highest Profit
- Taxes Savings
- No Appraiser or Inspections
- Quick Closing
- Secure Tie To Investment
- Sell Even With No Equity To Cover Closing Costs or Commissions
- Optional Post Closing Occupancy



## **OPEN MARKET**

- MLS Advertising
- High Selling Price
- Full Exposure to All Buyers & Agents
- Negotiating Expertise/Protection
- Optional Post Closing Occupancy

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## WHEN BUYING A PROPERTY

When investing in real estate, whether, for your primary residence, equity growth, passive income, or a vacation home, it's imperative to engage the expertise of a competent, reliable, honest, and ethical professional. With the right representation, you'll secure favorable terms throughout the buying process, ensuring a smooth journey from initial consultation to closing.



**CASH**



**FINANCING**



**SELLER FINANCING**



**SUBJECT TO THE MORTGAGE**



**LEASE TO OWN**

# CLIENT TESTIMONIALS

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- OMG, we are so blessed to have selected Juan David and his team as our broker to list & sell our challenging property in FL. From the initial consult through the many showings, negotiations, and contingencies; they met each challenge with alacrity and ingenuity. It just doesn't get better. We have years of real estate experience in many markets and they are certainly among the most professional, diligent, and resourceful we have ever worked with. Plus, Clever Home Selling donates a portion of its commission to local philanthropic causes too just icing on the cake in our opinion. Please give Juan David and the Clever Home Selling team your most serious consideration.

**Vincent & Jody Facchiano (sellers)**  
**8113 Excalibur Cir H6, Naples, FL 34108**  
**Vdacch2854@aol.com**

- Juan David Chaparro and the Clever Home Selling team are the embodiment of professionalism. Their profound knowledge of local real estate, ease of communication, and excellent negotiation skills make them the best broker I've ever had the pleasure of working with. Thank you, Juan and your team, for being the people that you are, making my home purchasing experience the best every step of the way, and truly taking pride in being the best at what you do.

**Scott Krauss (buyer)**  
**2785 Cinnamon Bay Cir, Naples, FL 34108**  
**sakrauss@gmail.com**

- Juan David was extremely courteous and responsive on all interactions. He provided all the support I could ask for. He understands the market and how to deliver a quick sale. He is a true professional.

**Christine Flerro (seller)**  
**6640 Beach Resort Dr #811, Naples, FL 34114**  
**Cel 631-605-4219 / cflerro658@gmail.com**



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Words cannot describe how super Juan David Chaparro and his team are as a professional broker that delivers top-notch world-class service! After being in the market for close to 6 months, of trying to buy our first house, we literally had no luck & were badly looking for a miracle to happen. Apparently, the miracle happened to be Clever Home Selling. As a first-time home buyer, I knew next to nothing about the process, Juan and his team explained everything from escrow to closing costs. He helped us get the house at the right price. There were some complicated aspects of the transaction. They went above and beyond to help us resolve those obstacles. They kept very close attention to my mortgage agent to make sure everything happened at the right time. They were never pushy. Juan was always on time for his appointments. They are always informative, and have a lot of positive energy, along with their "let's do it attitude", oh my, this is exactly what everyone should be looking for as a realtor. From day one to closing, they were there for me and my wife. After the seller accepted our offer, they kept us very informed about the timeline of what I needed to do from day 1 to closing. As a first-time buyer, their knowledge and advice were extremely valuable. One thing I really appreciated about them is that they respond to emails/calls within minutes! They are highly, highly recommended! Overall, a 6 stars experience, out of 5 stars. Call them now! I can't tell you how great they are.

**Aldo & Vivian Josephe (buyers)**

**9811 Country Oaks Dr, Fort Myers, FL 33967**

**239-823-9974/[aldojosephe@gmail.com](mailto:aldojosephe@gmail.com)**

Juan David and his team were amazing! they are truly the best in their career... they were able to help me every step of the way... If you're in need of a home or need to sell your home Clever Home Selling is the best one for the job... they will help you every step of the way.

**Jennifer Ramirez (seller)**

**3771 Timberwood Cir, Naples, FL 34105**

**305-978-8799/[jennycali88@gmail.com](mailto:jennycali88@gmail.com)**



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# THE TEAM

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## Local Lender

### Marc Creach

Senior Mortgage Loan Officer  
CrossCountry Mortgage  
Mobile (440) 567-8555  
marc.creach@ccm.com

### Viri Martinez

Senior Mortgage Loan Office  
NRL Mortgage  
Mobile (239) 537-5485  
viri.martinez@nrlmortgage.com

## Title Company

### Paradise Cost Title & Escrow

#### Amy Saad

Office (239) 963-1635  
amy@paradisecoasttitle.com  
<https://www.paradisecoasttitle.com/>  
2670 Airport-Pulling Rd, Naples, FL 34112

### Attorney

#### Sam Saad

Office (239) 963-8999  
sam@saadlegal.com  
<https://www.saadlegal.com/>  
2670 Airport-Pulling Rd, Naples, FL 34112

## Home Inspector

### Collier Home Inspections

#### Josh Simmons

Mobile (239) 370-0056  
CollierHomeInspections@gmail.com

## Insurance Agent

### Clayton Fane

Insurance Express  
Office (561) 839-1495  
clayton@insuranceexpress.com

## Contractors

### Rolim Construction & Remodeling

#### Van Franca

Mobile (239) 234-3013  
rolimconstruction@gmail.com

### Pelican Harbor Homes

#### Antonio Barroso

(239) 250-3044  
pelicanofswfl@gmail.com



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Youtube - [www.youtube.com/@cleverhomeselling](http://www.youtube.com/@cleverhomeselling)



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