



4.8-Star Rated on Google · A+ BBB Accredited Business



ALPHA CASH BUYERS

ALPHA CASH BUYERS

**ALPHA CASH BUYERS IS  
SETTING THE STANDARD  
IN DFW HOME BUYING.**

 FAMILY OWNED & OPERATED

469-983-3923

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# Dear Homeowner,

You're holding this packet because you're taking control of your situation — and that matters. Selling a home is one of the most significant financial decisions of your life, and you deserve a partner who treats it that way.

Alpha Cash Buyers was built from the ground up to be exactly that partner. When I founded this company in 2020, I made a commitment: that every homeowner who trusted us would walk away feeling respected, informed, and genuinely well-served. Not just satisfied — well-served.

We are a family-owned and operated company, born and raised right here in the DFW Metroplex. The neighborhoods we buy in are the same ones we call home. When we say community comes first, that's not a tagline — it's the reason this company exists, and it's the standard we hold ourselves to every single day.

In six years, we've earned a BBB A+ accreditation and a 4.8-star Google reputation — built not on advertising, but on doing exactly what we promised, every time. We've helped DFW families navigate probate, divorce, foreclosure, inherited properties, and difficult tenants — always without backing out, without dropping a price at the last minute, and without leaving anyone in the dark.

We don't just want to buy your home. We want to set a new standard for how this process should feel. Review this packet at your pace. Ask us anything. We're here to earn your trust — and then keep it.

*Jonathan Sucamele*

JONATHAN SUCAMELE — FOUNDER, ALPHA CASH BUYERS



**Our Promise: Honesty, professionalism, and fair value — on your timeline, not ours.**

- We work with you every step of the way — from first call to closing day.
- We go above and beyond to find creative solutions that fit your unique situation.
- We always tell you the truth and empower you with a transparent explanation of our process.



**4.8 Stars on Google**

BBB A+ Accredited

# Alpha Cash Buyers

SETTING THE STANDARD IN TEXAS HOME BUYING

## OUR MISSION

To provide DFW homeowners with honest, fair, and hassle-free real estate solutions — tailored to their situation, built on their terms.

## OUR VISION

To set the standard in DFW home buying by leading with integrity, prioritizing people over profit, and raising the bar for what homeowners should expect from every transaction.

## OUR PASSION

To make a meaningful difference in the lives of DFW homeowners by solving complex problems with creative, compassionate, and personalized solutions — one family at a time.

WHO WE ARE

# THE FOUNDER

## JONATHAN SUCAMELE

FOUNDER & OWNER · ALPHA CASH BUYERS · DFW, TEXAS

✉ jonathan@alphacashbuyers.com

Jonathan grew up right here in Fort Worth, Texas. He's not just familiar with DFW neighborhoods — he was shaped by them. When he says he knows this market, he means it in the most personal way possible.

In 2020, Jonathan founded Alpha Cash Buyers with one clear goal: to build a home buying company that DFW homeowners could genuinely trust. He'd seen too many sellers get blindsided by last-minute price drops, unreliable buyers, and a complete absence of transparency — and decided to do it differently.

Six years and hundreds of successful closings later, Alpha Cash Buyers has earned a BBB A+ rating and a 4.8-star Google reputation — not from a marketing budget, but from doing exactly what was promised, every single time. That is the standard Jonathan set from day one, and it's the standard the entire team holds today.

*"My commitment to every homeowner is simple: the number we give you is the number you'll see at closing. We don't renegotiate on price unless material facts were misrepresented to us. No surprises. Just a straight deal, done with integrity — every single time."*

*Jonathan Sucamele*

FOUNDER & OWNER · ALPHA CASH BUYERS

**A+**

BBB ACCREDITED

★★★★★

4.8 STARS · GOOGLE

**6+**

YEARS IN DFW

**Family  
Owned**

& OPERATED

# Our Values



## HONOR EVERY COMMITMENT

"After another buyer dropped the price right before closing, I gave Alpha Cash Buyers a shot — and they honored every term of our agreement without hesitation. That kind of integrity is rare."

— Maria T., Fort Worth, TX



## OWN THE OUTCOME

"Frank walked me through every step without rushing me. I inherited this property with no idea what I was doing, and the team took full ownership of the process — no excuses, just results."

— David R., Arlington, TX



## LEAD WITH COMPASSION

"This was an incredibly difficult time for our family. Yolenda was patient, kind, and never pushed us into anything. She genuinely cared about our outcome — not just about closing a deal."

— Sandra L., Garland, TX



## RAISE THE STANDARD

"Kris handled everything on the back end and kept me informed the whole way. No surprises, no delays. These are genuinely good people doing right by their community. 5 stars isn't enough."

— Robert M., Mesquite, TX

# WHY US?



ALPHA CASH BUYERS

## ALPHA CASH BUYERS

- ✓ **Zero Fees — No Commissions, No Closing Costs, No Hidden Charges**
- ✓ **Sell As-Is — No Repairs, No Cleaning, No Showings Required**
- ✓ **Competitive Off-Market Price — Backed by Real Market Data**
- ✓ **Close in 7–10 Days — Or Move at Whatever Pace Works for You**
- ✓ **Leave Behind Program — Walk Away Without Cleaning Out**
- ✓ **Moving Assistance Program — Financial & Logistical Support**
- ✓ **BBB A+ Accredited · 4.8 ★ Google — Verified Real Track Record**



### REALTOR

- ✗ 5–6% Commission + Closing Fees
- ✗ Unreliable Buyers & Constant Price Negotiations
- ✗ Repairs, Staging & Cleanup Required
- ✗ Open Houses & Constant Showings
- ✗ 3–6+ Month Sales Timeline

### TYPICAL INVESTOR

- ✗ Focused on Their Own Profit — Not Your Best Interest
- ✗ Price Drops Before Closing — Often Without Warning
- ✗ Multiple Walkthroughs & Renegotiations
- ✗ Unfair Concessions & Hidden Clauses
- ✗ No Accountability — No Guarantee of Close

READY TO SELL?

# OUR PROCESS

Our process is designed to be as clear, comfortable, and stress-free as possible — from the first conversation to the day you get paid. No guesswork. No runaround. Just a simple, transparent path forward.



STEP  
1

## CALL, TEXT, OR FILL OUT OUR FORM

We respond the same day. You'll speak with a real person — no bots, no scripts. We ask a few questions to understand your situation and what matters most to you.

STEP  
2

## WE VISIT YOUR PROPERTY

We schedule a visit at your convenience. We walk through together, listen to your goals, assess the property's condition, and answer every question — zero pressure, zero obligation.

STEP  
3

## YOU RECEIVE A FAIR CASH OFFER

We present a no-obligation cash offer based on the property's condition, location, and current market data. We explain every factor — no mystery math, no black box.

STEP  
4

## CHOOSE YOUR DATE & GET PAID

Accept the offer, choose your closing date, and let us handle the rest. We can close in as little as 7 days — or on whatever timeline works for you. Funds go directly to you at closing.

HAVE QUESTIONS?

# WE HAVE ANSWERS



**Don't spend a single dollar repairing, cleaning, or worrying about your property.**

No matter your situation — probate, divorce, foreclosure, bad tenants — we have the experience and resources to find a solution that works for you.

## **IS THERE ANY OBLIGATION OR CHARGE FOR SOMEONE COMING OUT?**

Never. We do not charge fees of any kind for consultations or property visits. Our visit is simply to learn about you, your goals, and the condition of the property.

## **DO I NEED TO MAKE REPAIRS OR CLEAN OUT THE HOUSE?**

Absolutely not. We buy homes exactly as they are — no repairs, no cleaning, no staging. Don't spend a dime before you sell to us.

## **HOW FAST CAN YOU CLOSE?**

We can close in as little as 7–10 business days, or we can slow things down and close when the time is right for you. It's your timeline, not ours.

## **HOW DO YOU DETERMINE YOUR OFFER PRICE?**

We evaluate the property's condition, location, size, and comparable sales in the area. We walk you through every factor — no black box, no mystery math.

## **WHAT IF MY SITUATION IS COMPLICATED? (PROBATE, DIVORCE, LIENS, TENANTS)**

We've navigated all of it. In six years of buying DFW homes, we've handled probate, divorce, code violations, back taxes, and difficult tenants. If there's a solution, we'll find it.

# SALE PROGRAMS

KNOW YOUR OPTIONS	AS-IS CASH OFFER	EQUITY PROTECTION	CONCIERGE LISTING	COMPETITOR CASH OFFER	TRADITIONAL SALE
GUARANTEED OFFER	✓	✓	✓	✗	✗
GUARANTEED CLOSE	✓	✓	✓	✗	✗
NO REPAIRS	✓	✓	✓	✓	✗
NO HASSLE	✓	✓	✓	✗	✗
FLEXIBLE CLOSING	✓	✓	✗	✓	✗
NO COMMISSIONS	✓	✓	✓	✓	✗
LEAVE BEHIND OPTION	✓	✓	✗	✗	✗
MOVING ASSISTANCE	✓	✓	✗	✗	✗
NO/LOW EQUITY OK	✗	✓	✗	✗	✗
MAX SALE PRICE	✗	✗	✗	✗	✓

# AS-IS CASH OFFER PROGRAM

## PROS

- Your offer is guaranteed with zero risk of price reduction — ever.
- You pay zero commissions, zero closing costs, and zero fees.
- Your home sells exactly as-is — no repairs, no cleaning, no showings required.
- You choose your closing date — we close in 7 days or move at your pace.

## CONS

- You are not represented by a real estate agent in this program.
- You will not receive a full retail market value offer.
- Our offers reflect the as-is condition and the convenience of a guaranteed, hassle-free sale.

## READY TO GET YOUR CASH OFFER?



469-983-3923



[alphacashbuyers.com](http://alphacashbuyers.com)



[info@alphacashbuyers.com](mailto:info@alphacashbuyers.com)



# EQUITY PROTECTION PROGRAM

## PROS

- You are no longer responsible for the property — payments, repairs, and utilities are off your plate.
- You can sell even if you have minimal or zero equity in the property.
- Your sale is guaranteed with a closing date of your choosing.

## CONS

- Your mortgage remains in your name until a future sale or refinance is completed.
- Your debt-to-income ratio and ability to take out new credit may be impacted until the home is fully sold or refinanced.

## WANT TO LEARN MORE ABOUT THIS PROGRAM?



469-983-3923



[alphacashbuyers.com](https://www.alphacashbuyers.com)



[info@alphacashbuyers.com](mailto:info@alphacashbuyers.com)



# CONCIERGE LISTING SERVICE

## PROS

- You pay zero commissions, zero closing costs, and zero fees — we absorb it all.
- You are not responsible for any repairs, renovations, or staging.
- We skip the paperwork, negotiations, and time commitments — we manage the entire process for you.
- Your agreed price does not change. We take on the full process from listing to close.

## CONS

- We'll need regular access to the home in order to bring in the best qualified buyers.
- You'll have less flexibility to choose your exact closing date compared to other programs.

## INTERESTED IN THE CONCIERGE LISTING SERVICE?



469-983-3923



[alphacashbuyers.com](https://alphacashbuyers.com)



[info@alphacashbuyers.com](mailto:info@alphacashbuyers.com)



# LEAVE BEHIND PROGRAM

## PROS

- Leave furniture, appliances, clothing, or anything you don't want to take. Zero cleanup required on your end.
- We coordinate all cleanout, donation, and disposal — at no extra cost to you.
- Move faster and with far less stress — pack what matters and walk away.

## CONS

- In cases of significant volume, offer price may reflect the cost of a full property cleanout.
- Not available on all property types — ask your specialist whether it applies to your situation.

# MOVING ASSISTANCE PROGRAM

## PROS

- Receive financial support toward your moving costs, making your next chapter more affordable.
- Access to our vetted network of trusted DFW movers at preferred rates.
- Coordination support to reduce the logistical burden of your transition.

## CONS

- Available on qualifying transactions only — not every property type is eligible. Determined during the offer stage.
- Assistance is limited to a fixed amount based on the transaction and is available within the DFW Metroplex radius only.
- Final moving assistance terms are confirmed at the offer stage — ask your specialist for details specific to your situation.



# WHAT HAPPENS AFTER YOU ACCEPT OUR OFFER

Accepting our offer is just the beginning. From here, our role is to keep the process clear, calm, and completely predictable.

## Here's what you can expect:

You are not rushed | There are no surprise renegotiations | We do not disappear after the contract is signed

### STEP 1: MEET YOUR TRANSACTION TEAM

Once you accept, your home buying specialist introduces you to Kris Cloesa, our Transaction Coordinator. Kris becomes your main point of contact from here — keeping you organized, informed, and moving forward confidently.

### STEP 2: FINALIZING PAPERWORK

Kris coordinates with the title company to complete all necessary documentation, verify ownership, and prepare for closing day. We walk you through every form — no surprises, no fine print you didn't see coming.

### STEP 3: PARTNER WALKTHROUGH (IF APPLICABLE)

In some cases, a brief walkthrough is scheduled with trusted partners from our vetted network. **This is not a renegotiation.** It simply confirms the terms already agreed upon. Your price does not change.

### STEP 4: CLOSING DAY

We close in the way that works best for you: at our office, with a mobile notary who comes to you, or at our title company's nearest location. Once signed, funds go directly to you. Done.

### FLEXIBLE CLOSING OPTIONS

From contract to closing, you are supported every step of the way. No pressure. No surprises. Just a clear path forward with a team you can trust.

# TESTIMONIALS

★★★★★

"Selling our home was very quick, fast and stress free. The closing was very smooth. Most importantly, they were very kind, gentle and not pushy at all when we talked about the property and detailing all the expectations."

— A.H. · Verified BBB Review

★★★★★

"This was my first experience in house selling in many years, and I could not have asked for better guidance and help to make it go so smoothly. Each and every one I dealt with was professional from start to closing."

— Verified BBB Review, DFW

★★★★★

"They were professional, attentive, and kind. They made what could have been a stressful and emotional experience into a positive and quick process. They were straight up with us, offered a competitive price, and the transaction was smooth."

— Verified BBB Review, DFW

★★★★★

"Our experience with Alpha Cash Buyers — and specifically Jonathan — was very professional but yet very personal. They made selling our home easy from beginning to end. What they proposed as far as timelines was perfect, and they kept to every word. That kind of integrity is wonderful to work with. I will definitely reach out to Jonathan in the future."

— Kassy Tanner · Verified Google Review

★★★★★ **FEATURED GOOGLE REVIEW**

*"Jonathan was an absolute godsend. From the very first call, I was treated as a friend — not just a potential client. He listened not just to my needs, but to my story. During the process, I had a title issue that caused a delay of over two months, and through all of it Jonathan was patient, understanding, and never once made me feel rushed or pressured. Things I needed most: peace of mind that I was doing the right thing, and the ability to move on with life. Jonathan heard that. Bottom line: You cannot go wrong in choosing Alpha Cash Buyers. You will be safe in the hands of a professional, caring, real person."*

— S. Neal · Verified Google Review

*"It was a super quick, easy process. We closed in 2 weeks!" — Stephanie Wade · Google*

## DON'T JUST TAKE OUR WORD FOR IT.

People choose Alpha Cash Buyers because we've been doing this for six years, right here in DFW — and we have the reviews, the BBB rating, and the track record to prove it. Whether your situation seems simple or complicated, we've seen it before — and there's almost always a solution. Give us a shot to earn your trust.

# The Real Net Proceeds

Based on a sample \$300,000 home. Your actual numbers may vary — but the pattern is consistent across DFW.

COST ITEM	TRADITIONAL MLS	ALPHA CASH BUYERS
Sale / Offer Price	\$300,000	\$270,000
Realtor Commission (6%)	– \$18,000	\$0
Repairs & Prep to List	– \$8,000	\$0
Seller Closing Costs	– \$3,000	\$0
Carry Costs — mortgage, taxes & insurance × 3 months	– \$4,500	\$0
Buyer Repair Requests & Concessions	– \$3,000	\$0
<b>YOUR ESTIMATED NET</b>	<b>\$263,500</b>	<b>\$270,000</b>

TRADITIONAL MLS  
**90–120**  
 days to close (average)

ALPHA CASH BUYERS  
**14–21**  
 days to close (average)

THE DIFFERENCE  
**+\$6,500**  
 more net with cash offer

\* Sample illustration using a \$300,000 home. Actual commission rates, repair costs, and carry costs vary by property and market conditions. Alpha Cash Buyers covers closing costs on qualifying transactions. Ask your specialist for a personalized net proceeds estimate based on your specific home and situation.

# A Real Alpha Cash Buyers Home Sale

Real Seller · Real Situation · Real Results · Richardson, TX

## THE SELLER

### Stephanie M.

#### PROPERTY LOCATION

Richardson, Texas

#### SELLER RESIDES IN

Cheyenne, WY (out of state)

#### PROGRAM USED

**As-Is Cash Offer**

CLOSED IN

**21** days

## THE SITUATION

Stephanie's family had recently gone through the heartbreaking loss of her sister. As part of navigating that difficult season, her family had inherited a property in Richardson, Texas. The probate process had already been completed — but the property still sat there, needing attention no one had the bandwidth to give it.

Stephanie lived in Wyoming with her own family to care for. She couldn't commit to repairs, wasn't available for showings, and had zero desire to deal with listing agents, open houses, or an unpredictable timeline. She needed someone trustworthy who could make the sale simple, fast, and certain — so she could close this chapter and move on.

## THE CHALLENGE

- ✗ Property needed repairs she couldn't manage
- ✗ Out-of-state — couldn't attend showings
- ✗ Needed certainty — no contingency buyers
- ✗ Emotionally difficult time — family grieving
- ✗ No time for open houses or long timelines

## THE PROGRAM

### As-Is Cash Offer Program

A straightforward, no-obligation cash offer based on the current condition of the home — no repairs required, no financing contingencies, no surprises.

- ✓ Sell completely as-is
- ✓ Flexible closing date
- ✓ Remote signing available

## THE TIMELINE

- DAY 1** Initial call with Jonathan
- DAY 3** In-person walkthrough of property
- DAY 5** Written cash offer presented
- DAY 7** Contract signed remotely from Wyoming
- DAY 21** **Closed. Cash in hand. Done.**

## THE OUTCOME

Stephanie sold the property **as-is, in 21 days**, without leaving Wyoming once. No repairs. No showings. No agent commissions. No back-and-forth negotiations. From the first phone call to cash at closing, everything was handled with care and complete transparency — exactly as promised.

## SELLER REFLECTION

*"I didn't know what to expect. Dealing with the loss of my sister was already overwhelming, and I thought selling her house was going to make everything worse. But Alpha Cash Buyers made it so simple. Jonathan was patient, transparent, and there was never any pressure. It felt like they genuinely cared about making this easy for me — and they did. I never had to fly in once. We closed in three weeks and I can't thank them enough."*

— Stephanie M. · Probate Sale · Richardson, Texas



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**A+**  
RATING

BBB  
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4.8 Stars on Google