Selling Directly: Your Questions Answered

Understand the purchase before deciding whether it fits your plans.

What does Lewis Equity Group do?

We buy vacant land, single-family homes, multifamily and mixed-use properties in Suffolk County. You speak directly with Andrew Lewis about your property and the work we could take on through a purchase.

Why would you buy a property that needs work?

We buy for investment. We consider whether repairs, approvals or other property work could create an opportunity. Our proposed price allows for expected costs, risk and potential profit. We are buying the property, not listing it for you.

How do you decide what to offer?

We consider the property's condition, comparable sales, expected costs and our plans. Andrew explains the proposed price, conditions, timing and responsibilities. A direct offer may be lower than a sale after public marketing; compare the whole proposal.

Do I need to repair or clear everything out?

You do not need to do that before calling. Tell us about the condition and any belongings you would like to leave. Repairs, cleanout and your remaining responsibilities must be agreed in writing.

Your Questions, Continued

You can start a conversation before solving every property problem.

Can I call if records or other matters are unresolved?

Yes. Start with what you know. Concerns may involve property condition, finances, legal or family matters, title or ownership, municipal requirements, or tenants and management. We discuss what needs investigation and who would handle it.

How long would a sale take?

Tell Andrew about your preferred timing and any deadlines. The schedule depends on property checks, title work, any needed approvals and the contract. An agreed target date is not a promise that every issue can be resolved by then.

Who looks after my interests?

Engage your own lawyer to review the proposal and agreement. Andrew is a New York State Licensed Real Estate Broker, but Lewis Equity Group is acting as the purchaser. His license does not make him your broker in this purchase.

What happens when I contact you?

Share the address or tax parcel number, your concerns and your plans. Bring any records you have; you do not need every answer. Your lawyer and other decision-makers are welcome. The first conversation does not commit you to selling.

Take time to compare.

Use our companion guide, Comparing Your Selling Options, to discuss a direct sale and a brokered listing with the people you trust.