



YOUR LOCAL CASH HOME BUYERS

Cash closing at a reputable title
company in as little **as 7 days.**



Who We Are

Thank you for checking us out!

One Putt Properties is a local St Augustine-based team focused on buying off-market properties with cash in Saint Johns, Putnam, Clay, Duval County and surrounding areas.

We are not your typical “flippers” looking to pay pennies on the dollar. We are local St Augustinians who pay market value for properties based on comparable sales and repairs needed. We pride ourselves on providing a reliable, timely and ethical approach to working with members of our community.



Jacob Kline – Owner & Founder

When you call us to sell, you will work with Jacob and his team throughout the process. Jacob has lived in St Augustine his entire life and entered into real estate investing to help offer property solutions for those in unique situations. He studied at the University of North Florida and was a member of the golf team (that’s where the name “One Putt” came from). He is outgoing and loves to meet new people, his specialty is creating win-win solutions for homeowners.

How The Process Works



Our aim is for your transaction to be smooth, professional, and fast. We are accredited with the BBB and aim for every client to become a referral partner. There's a reason that we are known as **the cash buyers in St Johns County and beyond.**



Compare Us

Selling with **OPP** vs. **Listing with a Real Estate Agent**

<ul style="list-style-type: none">✓ No realtor commission✓ No closing costs✓ Immediate cash offer✓ Offer is NOT subject to bank/finance contingencies✓ No appraisal needed✓ Only 1 showing needed - us!✓ YOU choose your closing date✓ We pay for repairs	<ul style="list-style-type: none">✓ You pay 3-6% commission✓ You pay closing costs✓ Could take months to receive offer✓ Offer may be subject to contingencies - and often they fall through✓ Appraisal required✓ Multiple showings✓ Closing 0-60 days after offer acceptance✓ Repairs must be negotiated
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About Our Offer



OPP Offers a Solution For

- Inherited Property
- Repairs Needed
- Cosmetic Work
- Code Violations
- Unpermitted Work
- Job Loss/Transfer
- Trouble Tenants
- Foreclosure
- Probate
- Divorce
- Mold
- Behind on Payments
- Death in Family
- Vacant Property
- Delinquent Taxes
- Squatters
- Relocation
- Expired Listing
- Fire Damage
- & more**

SELLER FEEDBACK

"Saved my property from foreclosure"

"They saved my property from foreclosure when I thought I'd have to let it go to auction. After my husband passed away, I had no way of paying the mortgage. Jacob and his team were able to take over my mortgage payments and I walked away with cash! They were patient in explaining the process to me and responded quickly to questions"

- Sandra L.

"Walked away with over \$150,000"

"My grandfather passed away and left the house to us, we couldn't afford to fix it up and didn't want the headache of selling with a realtor. Jacob helped us from day one and even hired a moving company to get us moved before closing. Their care for people really shows in how they work. I walked away after closing with over \$150,000."

- Felicia P.

"Did everything they said they would do"

"They were easy to work with and did everything they said they would do. Initially I thought it was too good to be true, but One Putt Properties made me a fair offer and even took the property with bad tenants! We closed on the property 10 days after I reached out, despite our unique situation. Jacob was professional throughout the process and responded to my questions quickly. Highly recommend selling to them."

- Jimmy S.



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