

BUYER'S GUIDE

You are about to make a real estate investment on a property, with the expectation of a good return on your investment. The advantage to this deal is that you are already being provided with accurate comparables, a bid from a contractor ready to accept a contract with the price quoted and a realtor with exclusive knowledge of working with investors.

NOW WHAT!

We put this together only as a “Guide”, based on our past experiences; with the intent of providing you with as much valuable information to make this a successful business venture! We encourage you to review this “Guide” and apply the ideas as you chose; as our goal is to make this a desirable investing experience that you will want to repeat and repeat. **MAKE SURE** you know the conditions that need to be met if you are using a Private Lender or Hard Money Lender. Provide this information to the team that sold you this project as it will help close on time and help get you the expected return on your investment.

WHAT SHOULD YOU KNOW!

The Investor Packet that was provided was developed over a sophisticated evaluating process to achieve the most return on your investment. Your assignment fee may be slightly higher; but we feel this is value-added because the process and model has been successful time and time again.

The contractor selected to provide a bid on your project, has the buying power to deliver cost-savings to you the investor that is difficult to match elsewhere. They have the experience to work with you and adjust the bid according to your choices and preference.

DON'T RE-INVENT THE WHEEL!

Changes to a rehab project gets costly, provides possible challenges with bi-law guidelines, delays completion dates and **MOST IMPORTANTLY**, eats away at your bottom line!

DO'S AND DON'TS

Do review your contract with the contractor to make sure you clearly understand the draw mechanism, progress reporting, assuring once a draw is made there is a clean lien certificate and are there penalty mechanisms for construction delays caused directly by the contractor or sub-contractor.

Do require pictures and receipts of completed work prior to advancing funds.

Do have a bi-weekly process to follow-up on. We can help with this aspect or the Realtor may help here as well.

Do let your contractor do their job.

Do stick to the rehab plan and scope of work.

Do work with the Realtor to announce the property for sale – “Coming Soon” to draw up interest.

Do try to complete the outside to show the neighborhood there is positive work happening.

Don't get **EMOTIONAL** –this property is not for you, it is being sold to someone else.

Don't put materials other than construction grade, unless subject property requires it.

Don't divert from your process as it only causes communication problems between you and the contractor.