

Real Estate Agent Partnership Guide



SUCCESS STORY
REAL ESTATE

Results Beyond Expectation
A Real Estate Redevelopment Company



Who Are We?



firm that purchases and sells properties throughout the greater Charlotte, NC area. Founded in 2008 by friends Matthew Connolly and Anthony Moore, Pike Properties is proud to provide real estate services in the following areas:

- Residential Redevelopment
- Short Sales/Loss Mitigation
- Real Estate Investment
- Foreclosure Solutions

Since its inception, Success Story has passionately pursued our goal to help people in our community find solutions to their real estate needs. Our organization is well-funded, with years of experience successfully purchasing properties with CASH; and quickly renovating and listing to re-sell those properties to retail homebuyers and landlords. Completing in excess of 16 million dollars in real estate transactions since 2003, Success Story is excited to be part of the area 's renaissance , and we aspire to continue contributing to the economic rejuvenation of Florida and its neighborhoods.

Important Facts About SSRE

- Founded by Nader Ashchi, Author, Consultant, Entrepreneur, Investor, Speaker
- Full service real estate solutions company in Florida, specialized in buying and selling property
- Bought, sold and owned over 16 million in real estate since 2003 – A total of 100+ transactions
- Focused on providing solutions for clients and value for investors by locating and renovating distressed properties.
- Our goal is to provide the absolute highest level of service to our clients

We could not achieve our level of success without the many strong partnerships and relationships we have cultivated. At Success Story, we place high value on the knowledge and expertise of good real estate agents. We strive to build relationships with qualified, experienced agents who have both a passion for real estate and an uncompromising drive to succeed. We believe that by working together, we will not only develop a history of successful win-win transactions, but also create a powerful and lucrative collaboration that adds value and serves our community.

THE STORY OF SUCCESS STORY

Our Founder has over three decades of management consulting and “Award Winning” experience in Real Estate, the hotel and hospitality industry as well as the management of rental properties both residential and commercial. This makes us intimately familiar with the challenges Real Estate faces. We know how to overcome the problems, hurdles and bumps that are common to the industry because we’ve been along those paths and we have the experience to be on the path to higher profits & revenue, lower cost, superior service and a loyal productive & efficient team.

Early on, as we began to develop the company and carve our niche in the big world of real estate, we quickly realized that there was a distinct need for certain real estate services we originally did not foresee. So we decided to create a set of companies - where in collaboration with one another, we would offer a package of services under one large umbrella, known as “Success Story”.

Call us today and let's see how we can work together!

Company Leadership & Team



Nader Ashchi,
Founder

At Success Story Real Estate, LLC, our team is highly motivated, knowledgeable, ethical and resourceful. Qualified to handle any real estate transaction, our dedicated staff is committed to helping people with their real estate needs and making successful deals happen. Our team of professionals has the integrity to follow up on our promises, and the expertise to navigate any transaction to ensure you're fully informed for making the best decision possible.

In addition to being an author and an international coach, founder, Nader Ashchi is an Engineer, a Certified Hotel Administrator (CHA), a certified Food & Beverage Manager and has been a successful entrepreneur for the past 30 years. Most of these years have been in ownership and management of Hospitality and Service oriented businesses including hotels, rental properties (residential & commercial), Transportation and Limousines, Restaurants and more.



Our Mission Statement

When a passion for real estate is combined with talented individuals who have an uncompromising drive to succeed, amazing things will happen. At Success Story, it's our goal to not only have a positive effect on ourselves and our families - but also to inspire, motivate and create lasting change in everyone we encounter; simply, to close the GAP. We will treat our clients and team members with respect at all times. One of our motto's is "How you do anything is how you do Everything." Our company will dedicate itself to everlasting education and professional growth that will make the leaders of tomorrow P.I.K.E.

- Professionalism
- Integrity
- Knowledge
- Efficiency



Company Credentials

REAL ESTATE EXPERIENCE:

- Bought, Sold, and Owned over **16+ Million** in Real Estate in since 2003.

TRANSACTIONS SINCE 2008:

- RENOVATIONS: **28** Bought and Sold
- WHOLESALERS: **9** Bought and Sold
- BROKERAGE: **9** Retail Transactions
- SHORT SALES: **3** Fully Negotiated
- CASHFLOWING RENTALS: **34** Purchased
- Motels: **3**
- Mobile Home Parks: **8**

100 +

TOTAL TRANSACTIONS COMPLETED!



Transaction History

SUCCESS STORY TRANSACTION HISTORY

Since Success Story Real Estate was founded in 2003, we've closed over 16 million dollars in real estate transactions. Considering the state of our economy and the challenges of our housing market, this is an achievement that did not come easily.

The reason we share our transaction history is not to impress you, but rather impress upon you the fact that Success Story has the experience and expertise necessary to help anyone find a solution to their real estate needs. Choosing the right company to work with will always be one of the most important steps of that process. So how do you get to over 16 million in closed transactions? One house at a time. Here is a list of a few of our closed transactions since 2003.

OUR TRANSACTION HISTORY			
314 Westchester Dr.	26 Forrest Green	5833 Gilcrest Rd.	5831 Gilchrist Rd.
5831-A Gilchrist Rd.	316 Fletcher Ave.	319 S. Thompson St.	430 S. Parsons Ave
558 W. French	906 S. Florida Ave.	908 S. Florida Ave.	914 S. Florida Ave.
31446 Skyline Dr.	1266 Essex Rd.	31242 Lake Dr.	8 Lenox Ct.
9 Lenox Ct.	436 Lisbon Pkwy	44645 Lake Mack Dr.	7929 Mariner St.
5202 Cemetery Rd.	31330 Inez De.	44015 Jessie Dr.	251 Anne Ave.
8695 Alexa Dr.	8698 Alexa Dr.	8684 Alexa Dr.	438 Cahoon Rs
8125 Old Plank Rd.	8135 Old Plank Rd.	8110 Albany St	8120 Albany St.
8130 Albany St.	8150 Albany St.	7845 Stuart Ave.	7853 Stuart Ave.
7861 Stuart Ave.	7867 Stuart Ave.	1255 S. Lake Shore Way	308 S. Thompson
200 Old Daytona Rd.	802 Arizona Rd.	1100 W. 3 rd St.	8746 Dandy St.
38820 Tall Dr.			
Palms Mobile Home Park	Hontoon Mobile Home Park	Westport Mobile Home Park	Shady Oaks MH Park
Malabar Business Complex	LakeSide Villas Motel	Briarwood Mobile Home Park	Malabar Motel
Trout River MH Park	Arroyo Mobile Home Park	Happy Time Motel	

Benefits of Working With Us

SUCCESS STORY VS. TRADITIONAL BUYER

Here are just a few benefits sellers have of working with Success Story to sell a home:

- ✓ **CASH OFFER**
- ✓ **NO COMMISSION**
- ✓ **QUICK CLOSE**
- ✓ **NO FEES**
- ✓ **PAY NO CLOSING COSTS**
- ✓ **WE BUY THE HOUSE AS IS**
- ✓ **NO APPRAISAL**
- ✓ **NO LENDING RESTRICTIONS**



Most homeowners have no idea what options are available to them beyond listing a house with a Realtor or trying to sell the house on their own and just hoping for the best. We provide a unique alternative to listing their house on their own or with a Realtor.

When we work directly with a home seller, what we provide can not only make for a smooth transaction, but it can also add up to thousands upon thousands of dollars in savings as compared to selling a home through traditional means. Our “out of the box” creative approach to real estate investing is a cut above the rest.

How Do We Compare to a Traditional Buyer?

	Traditional Buyer	SUCCESS STORY
Method of Payment	Bank Financing	CASH
Repairs	1-8% of Homes Value	None (Sold AS-IS)
Closing Timeframe	45+ Days	10-14 Days
Commissions	6% of Sale Price	None
Seller Paid Closing Costs	1-6% of the Purchase Price	Zero
Appraisal	Mandatory	None
Length of Time on Market	150 Days on the Market (On Average)	0 Days

Benefits of Working With Us

GAIN REPEAT BUSINESS

One of the main benefits of working with an investor is the potential for repeat business throughout the course of a year. By working consistently with a successful investor who actively buys and sells properties, you can predict a steady revenue stream based on their level of activity. Although it varies, most real estate agents typically close between 2 to 10 deals per year with investors. A good agent will be able to leverage those deals into even more deals, just by working with the buyers who purchase investment properties.

OPPORTUNITY TO MAKE BOTH SIDES OF COMMISSION

By acting as a dual agent in a transaction, representing both the buyer and seller, you can earn both sides of the commission. For example, let's say that you as a licensed agent have an REO property listed. Our goal is for the agents we work with to be excited to work with us which is why we're happy for you if you received both sides of the commission. That merely means you were great at your job!

***Representing Both Sides Of A Transaction Allows
You To Make Double Commission!***

BECOME A DISTRESSED PROPERTY SPECIALIST

There are a number of properties in the marketplace needing renovations – anything from cosmetic repairs to full-gut rehabs. Often times, you as the agent are the first contact for sellers behind on payments, who need to sell quickly, or don't have equity in their home. These are exactly the types of opportunities we are looking for. If you or someone in your office have these types of listings, we may be able to quickly purchase the homes with CASH. After a few successful transactions, you can utilize that success to gain more exposure in your market and build your credibility as a distressed property specialist – ultimately, increasing your income opportunity.

What's In It For You?

- Opportunity to make double commission
 - Consistent business (we buy 24-36 properties a year)
 - Obtain referral leads
 - Access to property inventory before listed
 - Opportunity to host open houses
 - Short sale referrals
 - Ease of transactions – we use electronic signatures
 - Become a distressed property specialist in your area
 - Free training & joint venture potential
 - Enhance your profile as an agent in your community
-

Benefits of Working With Us

ACCESS TO PROPERTY INVENTORY BEFORE LISTED

A successful and active investor will constantly have an inventory of completely renovated properties; and **YOU will have access to that inventory BEFORE that property is listed on the MLS.** This creates a great opportunity for buyers – especially a first-time homebuyer, as they would have the chance to purchase a newly renovated and fairly priced property. In some cases, your buyers can also have the benefit of giving input on certain features of their home and choosing custom finishes BEFORE renovations are fully complete. By providing this option to your buyer, it completely differentiates you from other agents – therefore, directly impacting your bottom-line!

OPPORTUNITY TO HOST OPEN HOUSES

Newly renovated vacant properties generate a lot of interest from potential buyers – like a neighbor or anyone else looking for properties priced aggressively and in pristine condition. By acting as a seller's agent, this creates a great opportunity to host open houses for these properties; allowing you to meet many new potential buyers that you can add to your database, and possibly cultivate as buyer clients of your own.

SHORT SALE REFERRALS

Successful investors are excellent marketers and generate a lot of leads – many of which are short sales. In most cases, investors aren't too interested in working with sellers whose properties are over-leveraged and in short sale situations. The short sale process can be lengthy, so many investors prefer to refer those leads to a specialist rather than work with the sellers themselves. This creates a huge opportunity for you to become a *"short sale specialist"* – by listing these properties and getting the commission when they sell. As a short sale specialist, you also have the opportunity of working with multiple investors, which provides you with more of an revenue stream ten fold!



FREE TRAINING & JOINT VENTURE POTENTIAL

At Pike Properties, we pride ourselves on having a strong foundation of real estate knowledge and training. Our core business lies within our systems, education and knowledge of the real estate industry. We did not just buy a CD off the Internet and become a real estate investor overnight. We have spent thousands of dollars to learn how to be successful in this business and do it the right way the first time.

By working with us, you can benefit from our knowledge, gain REAL LIFE investing experience and have an amazing opportunity to learn all the ins-and-outs of the other side of real estate. To us, this is invaluable. If you should decide to take interest in becoming more involved directly with real estate investing, there are a few unique opportunities that can create an **additional income stream for you** – and you can either take a hands-on or hands-off approach. Let us know if you're interested in a possible joint venture opportunity, and we can discuss it in great detail.

Many Ways to Work With Us

BECOME A PART OF OUR TEAM!

In working with us, there are several benefits and different ways you can generate revenue:

✓ **Represent Us As Our Buyer's Agent**

We Are CASH Investors & Buy 24-36 Properties A Year

✓ **Represent Us As Our Listing Agent**

Re-List Our Fully Renovated Vacant Properties In Your Area

✓ **Be Our Referral Agent**

Tap Into Our List of Buyer, Seller & Short Sale Leads

✓ **Generate Buyers Via Open Houses**

Market our "Pocket" Listings

Although many of our offers will be typically lower than retail clients, we serve as a great benefit for hard-to-sell properties or those requiring the bank or seller to move quickly. We are also a good fit if you have listings that have difficulty qualifying for traditional financing based on the current condition of the property. We are not the perfect fit for everyone; but for the seller with the right motivation, these features are a necessity.



How Much Additional Time Will It Take Working With An Investor?

As an agent working with an investor, you can increase your profit; but not necessarily increase the amount of work you need to do to close each deal. Your goal should be to:

- Spend no more than a few hours per day finding and making offers on our behalf
 - Automate most of the work –utilizing our documents such as repair sheets and deal analyzer
 - Specialize in a very specific, relatively small, geographic area – therefore, not spending your time driving all over looking at houses
-

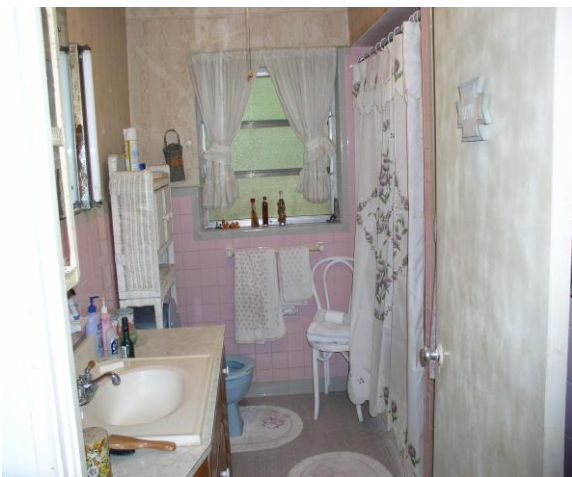
Past Projects

When working with our company, you can be rest assured that we're very qualified and experienced in fully renovating properties. In order to ensure our success in residential redevelopment, we reached out to learn from the best, developing a close mentoring relationship with the owners of CT Homes, LLC. Since the inception of their company, they have literally remodeled hundreds thousands of homes. We were able to learn from their experiences and immediately implement their techniques here in our backyard. Here are just a few of our past rehab projects:

BEFORE



AFTER



Past Projects

SUCCESS STORY RENOVATION PROJECTS

Here are just a few of our past rehab projects:

BEFORE



AFTER



Sample Scope of Work

Scope of Work - Single Family,

PROJECT INTRODUCTION & INTERVIEW:

Gorgeous renovation in the central neighborhood of El Cajon. This 3BR, 2 BA 1 story home is located near Granite Hills High and Wells Park.

REHAB OVERVIEW:

The home needed a few cosmetic repairs and updates throughout including kitchen and master bath. Electrical plumbing upgrades were completed as needed to comply with close regulations.

CONTRACTOR OVERVIEW:

Licensed contractors were hired to complete all renovations.

DEMO (EXTERIOR):

1. Remove all debris in front and back yard
2. Remove roof from covered patio (use structure to create pergola)
3. Remove temporary roof over side yard
4. Remove lighting from covered patio

GENERAL (EXTERIOR):

1. Construct 4' fence around pool equipment
2. Build pergola off of existing covered patio structure
3. Paint entire house per color scheme

COLOR	LOCATION	COLOR CODE	FINISH
Valspar/Lowes Stone Manor	Exterior	6006-2A	Flat
Extra White Sherwin Williams	Exterior Trim	7006	Flat
Black	Front Door/Pergola		
Extra White (Sherwin Williams)	All ceilings	7006	Flat
Navajo White (Sherwin Williams)	Bathrooms	SW 6126	Semi Gloss
Navajo White (Sherwin Williams)	Living/Dining/Halls, Laundry, Kitchen, Bedrooms	SW 6126	Flat



Sample Scope of Work

ROOF:

1. Remove existing roof
2. Replace any damaged sheeting or starter board
3. Install new 15 lbs felt paper
4. Install new dimensional composite shingle roof (charcoal color)
5. Paint all roof penetrations black

LANDSCAPE:

1. Removal all debris in front and back yard
2. Removal all weeds in front and back yard
3. Install sod in the front and back yard
4. Cut in planter boxes next to house and fence in front and back yard and plant drought tolerant plants
5. Test irrigation system and repair where needed or install one in front yard

WINDOWS:

1. Replace all windows with retro fit insert windows
2. Replace all sliders with retro fit

DEMO (INTERIOR):

1. Remove all trash in house
2. Demo kitchen and remove cabinets
3. Demo existing bathroom toilet, vanity, tile floor and shower surround
4. Remove all tile flooring
5. Scrape popcorn ceiling
6. Remove all window coverings
7. Do not damage wood floor as we are keeping it (install rosin paper to protect flooring)



GENERAL (INTERIOR):

1. Construct new bathroom where existing bedroom is (see layout)
 2. Construct new stackable laundry closet in hallway (see layout)
 3. Change all door hinges and hardware with brush nickel
 4. Retexture ceiling
 5. Install new ceiling fans in all bedrooms
 6. Combine both back bedrooms to create large master suite (see layout)
 7. Close off door to existing bathroom and construct new door going into master suite (see layout)
 8. Change front door hardware - Home Depot #640-064 \$169
-

Sample Scope of Work

KITCHEN:

1. Install backsplash - DalTile Travertine 3"x6" honed \$6.11/sq ft #T711361U (installed subway style and to the bottom of the cabinets)
2. Install backsplash accent tile 4" strip – DalTile American Olean Legacy Glass Celedon 2"x2" LG03
3. Install new stainless steel appliances
 - A. Frigidaire FFFTR2126LS 21 CF Top Freezer Refrigerator - \$625.00
 - B. Frigidaire FFFMV162LS 1.6 CF 1,000 Watt Range Microwave - \$269.00
 - C. Frigidaire FFFBD2406NS 24" Built in Dishwasher - \$295.00
 - D. Frigidaire FFFGF3047LS 30" Free Standing Gas Range - \$556.00
4. Install new faucet - Proflo PFXC8011BN Single Handle Kitchen Faucet w/ Pullout Spray (Low Lead Compliant) - \$180.65
5. Install new countertops – Rainbow Stone "New Venetian Gold" Granite
6. Install new cabinets – Home Depot American Classics Harvest Finish
7. Install 4 recessed lights
8. Paint as per color scheme



HALL BATH:

1. Install new vanity (espresso finish)
 2. New Faucet - Grohe G20209002 "Eurostyle Cosmopolitan" 8" Widespread Bathroom Sink Faucet - \$160.10
 3. New toilet (Elongated Bowl)
 4. New tub - Sterling S610411100 "ALL Pro" 60" Soaking Tub – 128.90
 5. Shower head and trim kit - Grohe G26017000 " BauLoop" Tub & Shower Faucet Trim - \$130.95
 6. New shower valve - Grohe G35015000 Tub & Shower Valve - \$67.50
 7. Install Tile surround – DalTile Rittenhouse Square 3"x6" Matte Almond \$2.70/sq ft #X735 (installed subway style, tile to ceiling)
 8. Accent Tile 12" Strip – DalTile Stone Radiance Whisper Green Blend (installed roughly 5" up the wall)
 9. Tile floor – DalTile Travertine 18" x18" Honed \$1.99/sq ft (installed subway style)
-

Sample Scope of Work

MASTER BATH:

1. New toilet (Elongated Bowl)
2. New tub – Home Depot #693-952 \$209
3. Install new vanity (espresso finish)
4. Tub spout - Grohe G13611000



\$14.65

5. New Faucet - Grohe G20209002

“Eurostyle Cosmopolitan” 8”

Widespread Bathroom Sink Faucet -\$160.10

6. Install Rain shower head and regular showerhead - Moen MS6360 2.5 GPM Flat Rain Showerhead - \$125.10 & Grohe G19595000 “ BauLoop” Shower Head with Trim Kit - \$47.25
7. Install 2 new shower valves - Grohe G35015000 Tub & Shower Valve - \$67.50
8. Install Tile Surround - DalTile Fabric 12”x24” \$3.70/sq ft #P687 (Installed subway style, tile to ceiling and tile ceiling)
9. Accent Tile on control wall – DalTile Class Reflections Subway Mint Jubilee 3”x6” 9.06/sq ft #GR15 (installed subway style)
10. Tile back splash behind mirror to ceiling - DalTile Class Reflections Subway Mint Jubilee 3”x6” \$9.06/sq ft #GR15 (installed subway style)
11. Tile floor- DalTile Veranda 13”x13” Dune \$3.70/sq ft (installed subway style)

BEDROOMS:

1. Install slab closet doors (make sure they are hollow core interior doors converted to closet doors, install ceiling and floor track as well as hardware)
2. Lighting – Home Depot Hampton Bay 2- Light Flush mount With Opal Glass, #534-435, \$39.97/ea

PLUMBING:

1. Check all existing plumbing & repair/replace as needed, per code
2. New angle stops on all water lines
3. Check gas lines & repair/replace as needed
4. Check all drain lines & repair/replace as needed

ELECTRICAL:

1. Replace all outlets & switches
2. Check all wiring & replace where needed, per code
3. Install recessed lighting as per drawing
4. Check panel & repair/replace as needed
5. Install Dead Panel if missing
6. Check for open junction point in attic

HVAC:

1. Inspect and repair as needed

Sample Scope of Work

COMPLETION OF FINAL PUNCH LIST:

General Contracting Work - \$33,300.00

All framing, counters, cabinets, paint and patch. fixtures, backsplash, windows and doors.

Appliances - \$2,000.00

Stainless steel refrigerator, free standing range, hood and over the range microwave, dishwasher

Electrical - \$2,750.00

Install new fixtures; add recessed lighting, replace outlets and switches, panel upgrade

Plumbing - \$6,500.00

Install new toilets, facets, shower valves, kitchen sink, garbage disposal, dishwasher, add tub and shower

Landscaping - \$2,000.00

Flooring - \$1,850.00

Roofing - \$4,500.00

Staging (2 month minimum contract) - \$1,500.00

Misc. and Permits - \$1,500.00

TOTAL - \$55,900

Scope of Work

Here is a sample scope of work that we use for all of our rehab projects:

Material List							
Fixture / Item	Brand	Description	Color	Qty	Material Cos	Model #	Store
Toilet	Glacier Bay	2-piece 1.1 GPF/1.6 GPF High Efficiency Dual Flush	White	1	\$99.00	N2316	HD
Work Description:	Lead contractor to purchase and install.						
Vanity	Semi-Custom	Franklin Glaze Deep Double Door - Single Drawer	Manganite	3	\$1,355.82	B24	HD
Work Description:	Lead contractor to purchase & install.						
Countertop and Backsplash	Silestone Quartz	Quartz Countertop	Snowy Ibiza	28	\$2,016.00	SS-Q0520	HD
Work Description:	Lead contractor to purchase & install.						
Sink	KOHLER	Verticgl Vitreous China Undermount Bathroom Sink	White	2	\$269.40	K-2882-0	HD
Work Description:	Lead contractor to purchase & install.						
Sink Faucet	Delta	Modern Project Pack Single Hole Single-Handle E	Chrome	2	\$199.28	573LF-PP	HD
Work Description:	Lead contractor to purchase & install.						
Shower Pan	DreamLine	SlimLine Single Threshold Shower Base	White	1	\$258.30	DLT-1136480	HD
Work Description:	Lead contractor to purchase & install.						
Shower Pan Drain	Kohler	Shower Drain	Polished Chrome	1	\$41.98	K-9136-CP	HD
Work Description:	Lead contractor to purchase & install.						
Shower Valves and Trim	Moen	Kingsley 2-Handle Valve Trim Kit with Valve	Chrome	1	\$314.47	T4111-3330	HD
Work Description:	Lead contractor to purchase and install						
Shower Head	Moen	Avira 4-Spray 4 in. 1.75 GPM Showerhead	Brushed Nickel	1	\$39.98	26313SRN	HD
Work Description:	Lead contractor to purchase and install						
Rain Shower Head	MOEN	1-Spray Rainshower Showerhead Featuring Immer	Chrome	1	\$182.92	S6360	HD
Work Description:	Lead contractor to purchase and install						
Frameless Glass Shower Dc	VIGO	Winslow Frameless Bypass Shower Enclosure and	Stainless Steel	1	\$1,199.90	VIG60515TCL45W	HD
Work Description:	Lead contractor to purchase and install						
Drop in Tub	American Standard	Savona Reversible Drain Acrylic Soaking Tub	White	1	\$611.65	2903.002.020	HD
Work Description:	Lead contractor to purchase and install						
Bathtub Faucet	Delta	Lahara 2-Handle Deck-Mount Roman Tub Faucet	Stainless Steel	1	\$208.05	T2738-SS	HD
Work Description:	Lead contractor to purchase and install						
Shower Surround Tile	MARAZZI	Developed by Nature Porcelain Floor and Wall Tile	Chenille	30	\$74.70	DN181224HDIP6	HD
Work Description:	Lead contractor to purchase and install						
Shower Surround Accent	Jeffrey Court	Morning Mist Glass Wall Tile	Clear	30	\$299.10	99504	HD
Work Description:	Lead contractor to purchase and install						
Bathroom Flooring	MARAZZI	Porcelain Floor and Wall Tile	Developed by Nature	85	\$211.65	DN181224HDIP6	HD
Work Description:	Lead contractor to purchase and install						
Bathtub Surround Tile	MARAZZI	Porcelain Floor and Wall Tile	Developed by Nature	18	\$44.82	DN181224HDIP6	HD
Work Description:	Lead contractor to purchase and install						
Mirror	Glacier Bay	Beveled Edge Bath Mirror	Silver	3	\$56.94	81173	HD
Work Description:	Lead contractor to purchase and install						
Accessories	Moen						
Work Description:	Lead contractor to purchase and install						
Exhaust Fan	NuTone						
Work Description:	Lead contractor to purchase and install						
Vanity Lighting	Hampton Bay						
Work Description:	Lead contractor to purchase and install						
Grout	Custom Building						
Work Description:	Lead contractor to purchase and install						
Wall Paint	Sherwin William						
Work Description:	Lead Contractor to purchase and install						
Ceiling Paint	Sherwin William						
Work Description:	Lead Contractor to purchase and install						



Scope of Work

Here is a sample scope of work that we use for all of our rehab projects:

Material List							
Fixture / Item	Brand	Description	Color	Qty	Material Cost	Model #	Store
Freezer/Refrigerator	Frigidaire	French Door Refrigerator	Stainless Steel	1	\$2,249.00	FFHB2750TS	HD
Work Description:	Lead contractor to purchase & install.						
Range	Frigidaire Gallery	Slide-In Gas Range with Self-Cleaning Convection Oven	Stainless Steel	1	\$1,899.00	FGGS3065PF	HD
Work Description:	Lead contractor to purchase & install.						
Dishwasher	Frigidaire	Built-In Tall Tub, Top Control Dishwasher	Stainless Steel	1	\$479.00	FFD2426TS	HD
Work Description:	Lead contractor to purchase & install.						
Range Hood	Frigidaire	Convertible Glass Canopy Island Range Hood	Stainless Steel	1	\$599.00	FHPC4260LS	HD
Work Description:	Lead contractor to purchase & install.						
Cabinets	Hampton Bay	Wall and Base Cabinets	Java	17	\$4,743.00	Varies	HD
Work Description:	Lead contractor to purchase & install.						
Cabinet Hardware	Liberty	Bar Pull	Polished Chrome	32	\$223.36	P01026-PC-C	HD
Work Description:	Lead contractor to purchase & install.						
Countertop and Backsplash	Silestone Quartz	Quartz Countertop	Snowy Ibiza	51	\$3,672.00	SS-Q0520	HD
Work Description:	Lead contractor to purchase & install.						
Backsplash	Jeffrey Court	Ceramic Field Wall Tile	Fresh White	32	\$83.20	96014	HD
Work Description:	Lead contractor to purchase & install.						
Sink	Elkay	Crosstown Undermount Single Bowl Kitchen Sink	Stainless Steel	1	\$299.00	HDU32189F	HD
Work Description:	Lead contractor to purchase & install.						
Faucet	MOEN	Indi Single-Handle Pull-Down Sprayer Kitchen Faucet with	Stainless Steel	1	\$199.00	87090MSRS	HD
Work Description:	Lead contractor to purchase & install.						
Garbage Disposal	InSinkErator	Continuous Feed Garbage Disposal	Black	1	\$89.00	BADGER 1	HD
Work Description:	Lead contractor to purchase & install.						
Recessed Lighting	Commercial Electric	Integrated LED Recessed Downlight with Plain Baffle, 21	White	5	\$99.85	53187101	HD
Work Description:	Lead contractor to purchase & install.						
Hardwood Flooring	Home Legend	Hand Scraped Hardwood Flooring	Maple Medium	132	\$432.96	HL124H	HD
Work Description:	Lead contractor to purchase & install.						
Wall Paint	Sherwin Williams	Flat Finish (R-204 G-197 B-189)	Alpaca	1	\$266.94	SW7022	SW
Work Description:	Lead contractor to purchase & paint.						
Ceiling Paint	Sherwin Williams	Flat Finish (R-238 G-239 B-234)	Extra White	1	\$266.94	SW7006	SW
Work Description:	Lead contractor to purchase & paint.						
Total Material Cost					\$15,601.25		



Testimonials

Thank you Nader for everything. You have been a blessing to me and my wife. I am looking forward to working along side you and the team and I will do everything I can in order to help things run smooth. Jason

Nader, I never sent you any e-mails thanking you for all you did to inspire the group and help keep morale up. You did a fantastic job Penny

First, thank you! I came away with a new and even higher respect for you than I already had. Many people can tell others how much they care...others, like you SHOW it. Dennis

Nader, it's an honor to work closely with you and for what it's worth you have earned my respect and admiration. I look to you as a mentor before I do anything else. The foundation is stronger because of you. Jeremy

My time in the program with you has been a great benefit for my personal growth and I will continue that thinking and mind set. Thank you for the time you spent with the group and the love and caring that you shared with us. Letitia

I just wanted to let you know that I realized how very lucky and proud I am to have a friend like you. You are quite a wonderful man. Linda

Nader, no one could have done this better. You are a genius at this stuff. I know that it comes easy because you believe it but it's still impressive.

Nader is a self motivated, creative mind , active , flexible team player and has leading skills, deep understanding of adding value concept. Mohamed

Nick

I have known Nader for over 25 years. He has been the best life long friend I have. He is always available if you need him. He has been like a Brother to me. He is brilliant in Business and a true friend in life. Wayne

Over the past 20 years I have worked with hundreds of leaders and Nader stands out as the most dynamic, compelling, hardest working and easiest to do business with. I truly appreciate his collaborative spirit and his intense focus on exceeding client expectations. Nothing he does is "one size fits all." He works hard to understand a client's deepest needs, then builds out a solution to directly address those needs - always bringing new ideas and insights to the table. Dan

Nader is an excellent Coach and he has been a great influence for me. His attitude has impacted my life in a way Nader cannot imagine. He is always willing to help, he always finds a positive way to see life, it is a pleasure to be part of the same Group. Fabiola

Nader continues to exceed my expectations in the way he treats his colleagues. He is always willing to go beyond the norm and that is because he places such a high value on his personal relationships. He has such a kind and gentle way about him that you immediately feel at ease in his company. I continue to learn from him every week and it is a pleasure to call him my friend. Bob

Nader is a Get-It-Done type of person who is exceptional at showing others how to really Get-It-Done and achieve tremendous results for themselves. He has always made me feel empowered and confident, Life without Nader, ...I' can't imagine it.

Chris

Frequently Asked Questions

WILL I BE REQUIRED TO SPEND A LOT OF TIME DRIVING AROUND SHOWING YOU PROPERTIES TO BUY?

No, not at all! We already know what we're looking for, and our criteria typically stay the same. While we may need you to let us inside a property once in a while, we wouldn't ask you to spend your time on wild goose chases.

IS IT WORTH MY TIME TO WORK WITH AN INVESTOR?

Yes! You can automate most of the process so you're not wasting your time on working on tedious tasks. By working with an investor, you create a very lucrative source of income as well. In a partnership with us, you can earn multiple commissions by representing us as both the buyers and sellers agents.

WHAT KINDS OF OFFERS DO INVESTORS USUALLY MAKE?

Our offers are in cash. They are below retail, but they are also highly valuable because they are cash offers. Some of our offers do get rejected; but, unlike traditional clients who may buy or sell a home once every five years, we make multiple transactions annually.

HOW CAN I WORK WITH PIKE PROPERTIES?

You have the opportunity to become what we call a "triple agent." When working with Pike Properties, you can act as the buyers agent, the listing agent and the referral agent. In other words, you may be able to earn triple commission on a single deal. Secondly, we will actively send you leads on listings and give you the right to generate more leads by marketing our homes once the renovations are complete. We can also will send buyers to you.

WHAT TYPES OF PROPERTIES DO YOU PURCHASE FROM SELLERS?

We purchase homes in pre-foreclosure, over-leveraged, condemned, liens or health department violations, not maintained, fire damaged, estate sales, stagnant listings, even about to fall down homes - we can buy it!

Short & Long Term Renovation Goals

To generate value, we focus on aggressive project management coupled with the use of highly skilled and professional independent contractors to complete our renovations. In addition, we employ proactive marketing tactics to pre-sell our properties during the rehab stage instead of waiting until the project is complete. This gives us a head start that often enables us to sell our properties before the paint has even dried on them. Successful execution of these strategies rely on the high quality of work performed by our contractors, which is why we put such a high premium on finding the best contractors in the area and then developing long-term, mutually beneficial win-win relationships.

Why Our Model Works

- Speed and efficiency in the rehab process
- Quality of workmanship
- Community appreciation
- Mutual respect for everyone's time involved
- Integrity of product delivered to the marketplace

COMMUNITY VISION

We actively strive to increase homeownership opportunities within the communities we redevelop and improve the quality of life for the people who live in them by providing quality homes for a reasonable price.



Success Story is Helping Close The GAP

Between Sellers AND Selling at fair price

Between Private Lender AND Safe, High Returns on Their Money

Between Buyers AND Quality Homes at a Fair Price

Between Agents AND Generating more commissions

Between Poverty AND Learned Prosperity

AS WELL AS

Offering Lenders Opportunities for Partnership in Real Estate

Helping Improve Neighborhood Property Values



Info@SuccessStoryRealEstate.com

PH: 407.500.0109

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REAL ESTATE

Results Beyond Expectation