

# Lifetime Membership Details



Questions Are Encouraged  
So, Give Us A Call!

## Our Company

StratiVentures, Inc opened its doors in May of 2012. We have been investing, training, partnering and helping over 2500 + SVI Members Nationally with real estate education and implementation. Our member outreach covers over 27 States and growing.

We are full service real estate investing company with a dedicated team from in house **real estate services, funding, project management, property management, contracting and building.** We are a one stop shop as we like to call it and It has helped us be very efficient in this industry where we want to stand out.

We believe the value of having a solid experienced support team has allowed ourselves and our members to succeed and grow in this high failure industry. Our main goal is to provide the tools and support to help create a safe real estate investing environment with the right partners and the right real estate services to minimize the risk and increase the success.

OUR COMPANY "MOTTO" - "It's a Win-Win or we don't do it"

# Team SVI



Diego Melo  
Owner/Strategy



Maria Rodriguez  
Builder/Contracting Director



Eric Stewart  
SVIRG Realtor Director



Quincy Pennington  
Business Development



Stacy Foard  
Lead Realtor



Troy Espenlaub  
Property Management



Eric Christie  
Home Inspector

## Our Company Model

Established  
May of 2012

National Full Service  
Real Estate Investing Company

Acquisition Analysis

Real Estate Services

PM/PM Services

Funding

# Our Company Goal

## Member Success Blueprint



### Company Growth

Create a company that can grow in multiple arenas of real estate by developing implementation teams.



### Active Investments

Create profits by using investor capital so that our members can grow and harvest money at a velocity of money pace.



### Passive Investments

Create passive income by investing profits in SFR rentals, Shared Housing & multi family properties.



### Private Lender

Become a private lender that funds members and nonmembers nationally in all national markets.

# How We Help Our Members



## Acquisition Analysis

- Help To Analyze Markets
- Help Market for Deals
- Help Review Deals
- Help Determine Exit Strategy
- Train To Use Rehab Analyzers
- Train To Use Rental Analyzers
- Train To Use New Build Analyzers
- Real Estate Agent Training
- Wholesaler Training



## Real Estate Services

- Lead Generation For Members
- Comps for Analysis
- Comps Pulling Training
- After Repaired Value Validations
- Contract Review
- Purchase Assistance
- Property Listing
- Short Sale Assistance
- New Agent Sponsorship



## PM/PM Services

- Property Walks
- Scope of Work Validations
- Repair Budgets Validations
- Best Materials Selections
- Design & Layout Help
- Timeline Support
- Construction Supervision
- Train - Contractors
- Develop - Architectural Plans
- Develop - Engineering Plans



## Funding

- Private Money
- Hard Money
- Conventional
- 4 Funding Options
- Document Reviews
- Joint Ventures Creation
- Velocity Of Money

# Members Blueprint

One Month Training

2 Days Per Week - 4 Hours Each Day - 32 Hours

Advanced Implementation  
1

Advanced Implementation  
2

Advanced Implementation  
3

1<sup>st</sup> 30 Days

2<sup>nd</sup> 30 Days

3<sup>rd</sup> & Final 30 Days

Unlimited 2 Hour Sessions

Unlimited 2 Hour Sessions

Unlimited 2 Hour Sessions

Implementation and Start Up  
(Hours Depend On You)

Goal Is Making Offers and Start Project  
(Hours Depend On You)

Have A Set Path Of Growth  
(Hours Depend On You)





[HOME](#)

[OUR COURSES](#)

[TEAM SVI](#) ▾

[EVENTS](#)

[MY DASHBOARD](#)

[CONTACT US](#)

[SIGN IN](#)

[REGISTER](#)



## Real Estate Investing With Your Goals In Mind

# The Platforms

The screenshot displays the 'OUR COURSES' page on the StratiVentures website. The page features a blue header with the company logo and navigation links: HOME, OUR COURSES, EVENTS, MY DASHBOARD, CONTACT US, and a yellow LOGOUT button. Below the header is a blue banner with the text 'OUR COURSES' and 'Home - Our Courses'. The main content area is a grid of five white course cards, each with a green horizontal line and a blue 'SEE MORE' button. The courses are: 'The Basics "Online"', 'Lifetime Course', 'New Build & Co-Living', 'Private Money Lending', and 'Wholesale'.

Course Title	Action
The Basics "Online"	SEE MORE
Lifetime Course	SEE MORE
New Build & Co-Living	SEE MORE
Private Money Lending	SEE MORE
Wholesale	SEE MORE

# Easy To Use

The screenshot shows the StratiVentures course player interface. At the top, the navigation bar includes the logo and links for HOME, OUR COURSES, TEAM SVI, and EVENTS. The course path is displayed as "8 Day Lifetime > SVI Day 1 MODULE – Members Overview" with an "IN PROGRESS" status indicator. Below this, there are two tabs: "Lesson" (selected) and "Materials". The main content area features a video player with a play button, a progress bar showing "0:00 / 10:26", and standard video controls. The video title is "MODULE – Day 1 Members Overview". At the bottom, there are two blue buttons: "MARK COMPLETE ✓" with a "Back to Course" link below it, and "NEXT LESSON >".

The screenshot shows the StratiVentures course player interface with the "Materials" tab selected. The course path and "IN PROGRESS" status are the same as in the previous screenshot. The main content area displays a large blue button with the text "DOWNLOAD NOW" and a white downward arrow icon on an orange circular background. Below this button, the document title "SVI Member Overview.pdf" is shown. At the bottom, there are two blue buttons: "MARK COMPLETE ✓" with a "Back to Course" link below it, and "NEXT LESSON >".

## “Basics”

The “Basics” Online - \$2,000

- 4 Day (2-4 Hour) Recorded Sessions With Instructor
- Lifetime Access To The StratiVentures (LMS) Learning Management System
- StratiVentures Members Center In PODIO CRM Subscription May Apply
- Investor Documents and Tools
  - Risk Mitigation Tools
  - Marketing
  - Helpful Links
  - Analyzer (General Review)
  - Bonus Wholesale Platform

The “Basics” is what you need to take the first steps in the right direction with Real Estate Investing.

# “Basics Course Details”

## Day 1 – Investor Basics

Basics Members Overview
End User License Agreement
RE & Mortgage Glossary
3 Calculations You Need to Know
Helpful Links (edit version)
Property Value Definitions & Comparables
MLS Search & Realtor Engagement
<b>Potential Guest Speaker</b>
Realist Report Area Market Study
Real Estate Pyramid
3 Factors of Profit Contingency
Investor Mindset Classroom Poster
Investor Rules Classroom Poster
Key Investor Formulas Classroom Poster
Investor Repair Allowance Classroom Poster

## Day 2 – Deal Options and Worksheets

4 Deal Options
SVI Deal Analyzer Sheet

## Day 3 – Hard Money & Marketing Resources

SVI Deal Sheet PRACTICE
Hard Money Lending
Marketing for Deals
Marketing for Money
<b>Potential Guest Speaker</b>
Elevator Pitch
Door Knocking Script
Taking a Phone Lead Script
Wholesaler Email
Seller Drop Off Letter
Letter 1
Letter 2 Follow Up
Letter 3 Final

## Day 4 – Repairs & Working With Wholesalers

Walking A House
Qualifying Your Contractor
<b>Potential Guest Speaker</b>
Review of Scope of Work Estimator
Working with A Wholesaler
25% - 25% Growth Plan
Setting up 1-on-1 with an SVI Team Member

## Bonus Materials –E Learning and Wholesale

E-Learning - Attic
E-Learning - Foundation
E-Learning – HVAC
E-Learning - Mold
E-Learning – Roof
E-Learning – Termites
Wholesale 7 Step Process
Wholesale Assignment
Wholesale Deal Analyzer

# “Lifetime”

- All Inclusive Membership With All Additional Services
- 8 Day Instructor 32 hr. Online Training
- One Membership Fee Per Company Max 2 Partners
- Ability to Retake the Training as Many Times as You Want
- All Classes & A.I. Sessions Are Recorded & Archived For You
- Lifetime Unlimited 1 on 1 and Team Support
- Lifetime Team Training and Validations

## Lifetime Membership (All Inclusive) - \$5,000

- Lifetime Learning Management System Access
- Deal Sourcing Help Through (SVI Realty Group)
- Lifetime Members Center Integration
- Lifetime Deal Reviews and Validations
- Lifetime Company Formation and Team Building
- Business Web Page and Social Media Platform Creation
- PODIO CRM Subscription May Apply

# “Lifetime Course Details”

Day 1 – Investor Identity
Module - Members Overview
3 Calculations
3 Calculations
Department Links
Helpful Links
SVI Classroom Posters (All)
Podio Account
Day 2 – Marketing
Module - Marketing for Deals and Money
Wholesaler Email Template
Seller Drop Off Letter Template
Direct Mail and Email Schedule
Marketing Letters 1,2,3
Elevator Pitch Template
Module - Hard Money Lending
4 Deal Options

Day 3 – Deal Sheet and Risk Mitigation
Deal Sheet 2020 Review
3 Factors of Profit Contingency
Real Estate Pyramid
Realist Report
MLS Search & Realtor Engagement
Property Value Definitions and Comps

Day 4 – Repairs & Working With Wholesalers
Module - Walking a House
E Learning (Learning Material)
SOW and Repair Estimator
Walking a House Notes
Module - Working with Wholesalers
Working with Wholesalers (Role Play)

Day 5 – Deal Practice, Mods and Short Sale
Deal Sheet Practice (5 Deal Sheets)
Module - Mods and Short Sales
Day 6 – PODIO & More Deal Sheet Practice
PODIO Session
Deal Sheet 2020 Review

Day 7 – Marketing For Private Money
Module - Marketing for Deals and Money
Investor Sourcing Steps
Company Investor Information Packet
Investor Press Hand Out
Offer Memorandum
Commitment Letter
25% - 25% Growth Plan
Day 8 – Business & Schedules
Formation Document “Joint Venture”
Formation Document “Op Agreement”
Schedules of Implementation
Module - How to Form an LLC
Advanced Implementation

# Additional Services

Included in Lifetime Membership	Additional Cost For Basics Members
<b>Unlimited 2 hr. Advanced Implementation 1 on 1's</b> -1 on 1 live sessions with you mentor and all your sessions are recorded !	\$1,500 Paid One Time
<b>Unlimited Private Money Funding</b> -All your deals are funded our PML's and train you to become a PML !	\$1,500 Paid One Time
<b>Unlimited New Build and Development Training</b> -Set up you new build team so you can start to build you next projects !	\$1,500 Paid One Time
<b>Unlimited Wholesaler Team Training</b> - We will train as many Wholesalers nationally for you to grow your markets !	\$500 Paid Per Each Person
<b>Unlimited Realtor Team Training</b> - We will train as many Agents nationally for you to grow your markets !	\$500 Paid Per Each Person
<b>Unlimited Contractor Training</b> - We will train as many Contractors nationally for you to grow your markets !	\$500 Paid Per Each Person



Financing Available



We have teamed up with Hearth!  
Finance Your Membership Today!

Financing For:  
Lifetime Membership and Training



Financing For:  
Company Formations and Legal



Financing For:  
Start Up Business Capital



# Option 1 – Hearth Easy Finance

## What Can You Finance:

- The All-Inclusive Membership
- Business Set Up Cost
- Marketing Budgets
- Renovation Cost
- Holding Cost
- Most Business-Related Expenses



## Benefits Of Hearth:

- Low Monthly Payments
- Rates Lower Than Credit Cards
- Long Term Payback
- No Pre-Payment Penalties
- Easy Application Process
- No Second Liens
- Co Applicants Welcomed

## For Example: All-Inclusive Membership (\$4,995)

- Low Credit Score 500-660, 5 yr. Loan, **\$203.59** per month
- Average Credit Score 661-680, 5 yr. Loan, **\$142.65** per month
- Good Credit Score 681-740, 5 yr. Loan, **\$130.72** per month
- Excellent Credit Score 741-850 , 5 yr. Loan, **\$107.44** per month

## Option 2 – In House Finance

### Benefits Of In House:

- Easy Credit Check
- Low Monthly Payments
- Long Terms
- No Pre-Payment Penalties
- Easy Application Process
- Down Payment Applies



### To Qualify for In House Financing:

- We will need to see a current 3 Bureau Credit Report Pulled By You
- Minimum Fico Score of 600 shown for all 3 Credit Bureaus
- No Derogatory (Bankruptcy, Garnishments, Judgments and Real Estate Liens)
- Active Bank Account For Payment Deductions

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Thank You For Your Time

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We hope to have you as a  
StratiVentures Family Member Soon!