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

StratiVentures



Stacy Foard Lead Realtor

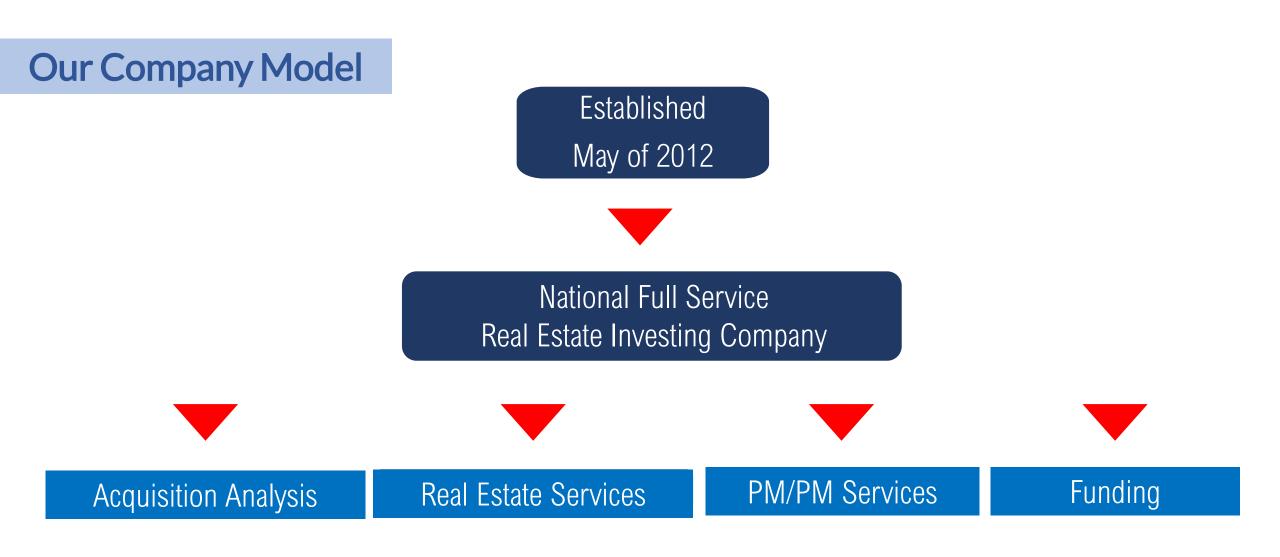


Troy Espenlaub Property Management



Eric Christie Home Inspector

Strativentures.com/Team SVI





Our Company Goal

Member Success Blueprint

Company Growth

Active Investments

Passive Investments

Private Lender

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

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Create profits by using investor capital so that our members can grow and harvest money at a velocity of money pace. Create passive income by investing profits in SFR rentals, Shared Housing & multi family properties. 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

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- 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

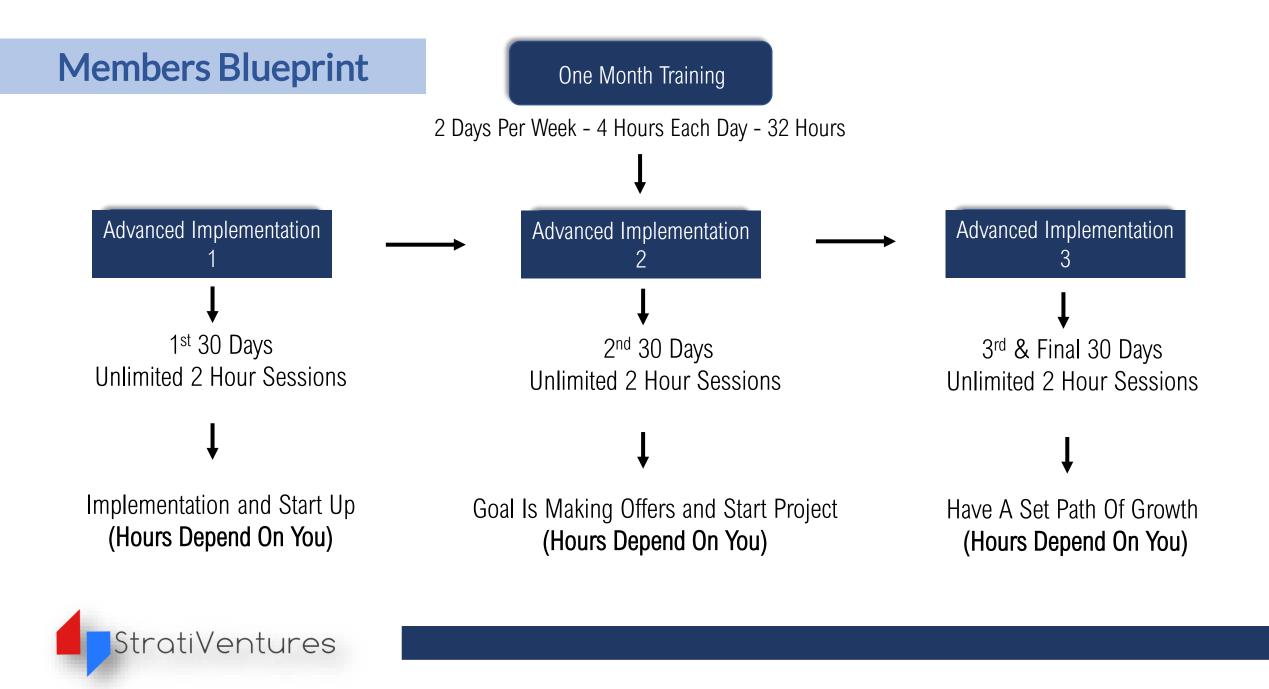
- Property Walks
- Scope of Work Validations

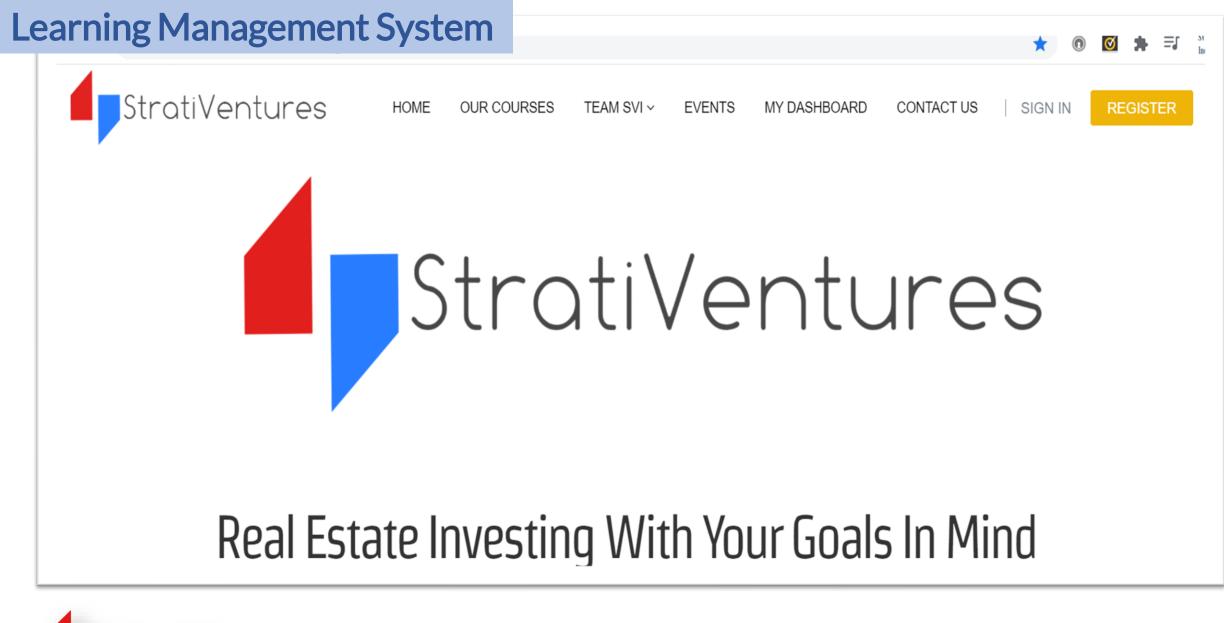
PM/PM Services

- 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





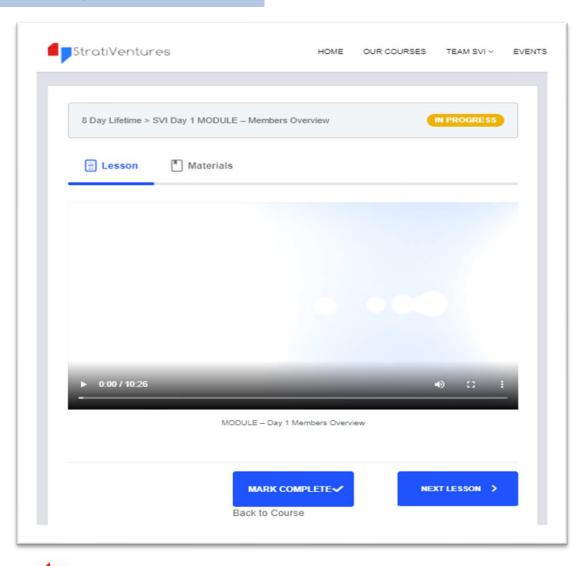


The Platforms

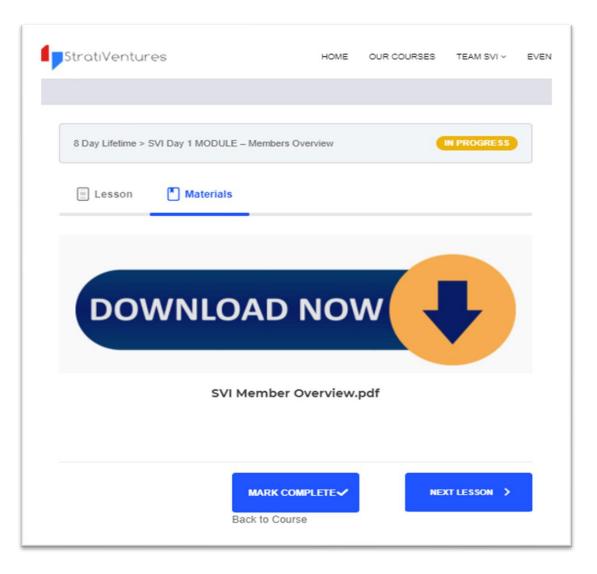
	StratiVentures	HOME	OUR COURSES	EVENTS	MY DASHBOARD	CONTACT US	LOGOUT
	OUR COURSES Home - Our Courses						
	The Basics "Online"	Lifetime	e Course		٩	New Build a	& Co-Living
	SEE MORE	SE	EMORE			SEE	MORE
Γ	Private Money Lending	Who	lesale				
	SEE MORE	SEE	EMORE				

StratiVentures

Easy To Use



StratiVentures



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.



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				
Potential Guest Speaker				
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				

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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
Potential Guest Speaker
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					
Potential Guest Speaker					
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					

"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

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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 MoneyModule - Marketing for Deals and MoneyInvestor Sourcing StepsCompany Investor Information PacketInvestor Press Hand OutOffer MemorandumCommitment Letter25% - 25% Growth PlanDay 8 – Business & SchedulesFormation Document "Joint Venture"Formation Document "Op Agreement"Schedules of ImplementationModule - How to Form an LLCAdvanced Implementation

Additional Services

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



Financing Available



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

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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

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• 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

Like and Subscribe "StratiVentures"



Thank You For Your Time

Diego Melo 832.213.7155 Diego@strativentures.com

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



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