



AVENTURINE
PROPERTIES

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*Aventurine is a form of quartz. A stone of prosperity, creativity, independence and balance.
We model our company to its properties...*

Aventurine Properties reinforces leadership qualities and decisiveness. We aid in seeing alternatives and possibilities to our client's situation. Partnering with us will give you that peace of mind and balance.

When a passion for real estate is combined with talented individuals who have an uncompromising drive to succeed, amazing things will happen. At Aventurine Properties, our company will dedicate itself to everlasting education and professional growth that will create the leaders of tomorrow and inspire change. Our mission as real estate investors is to create the greatest lasting impact for our families, partners, homeowners, and community through our commitment to respect, integrity, and experience.





Clarissa Pasigan

- Co-owner of *Printpostal* for over 12+ years
- 25+ years as a *Graphic Designer*
- *Notary Public* for 12 years
- *Invested in a Real Estate Investing Program*
 - Homeschooled with Tarek El Moussa (*HGTV Flip or Flop*)
 - Mentored by successful coaches, to name a few...
 - Jeff Fallon – Entrepreneur, REI, Head coach of HSTEM, Speaker/Motivator
 - Jen Josey – Entrepreneur, REI, Podcast host, Blogger,
 - Rob McIntosh – Entrepreneur, REI, over 12,000 coaching calls over the last 10 years.
 - Cheryl O'Hearn – Entrepreneur, REI, Certified NLP Master Coach
 - Amy Mahjoory – Entrepreneur, REI, HGTV personality, Author, Master coach of #RaisingPrivateMoney
- *Studying to be a Real Estate Agent*

Our Company's Goals

- 1. Acquire real estate properties for 30%-50% under market value**
 - 2. Purchase & Renovate 3-4 houses per year**
 - 3. Find and build long term relationships with reliable lenders by consistently delivering a predictable return**
 - 4. Make a comfortable living by improving our community and the lives of others through real estate**
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What is Your Investment Background?

A little bit more about you!!

- What is your experience investing in real estate?
- What other types of investing have you done?
- What current investments do you have?
- Have you ever been a private lender?
- What type of returns would you hope to get?

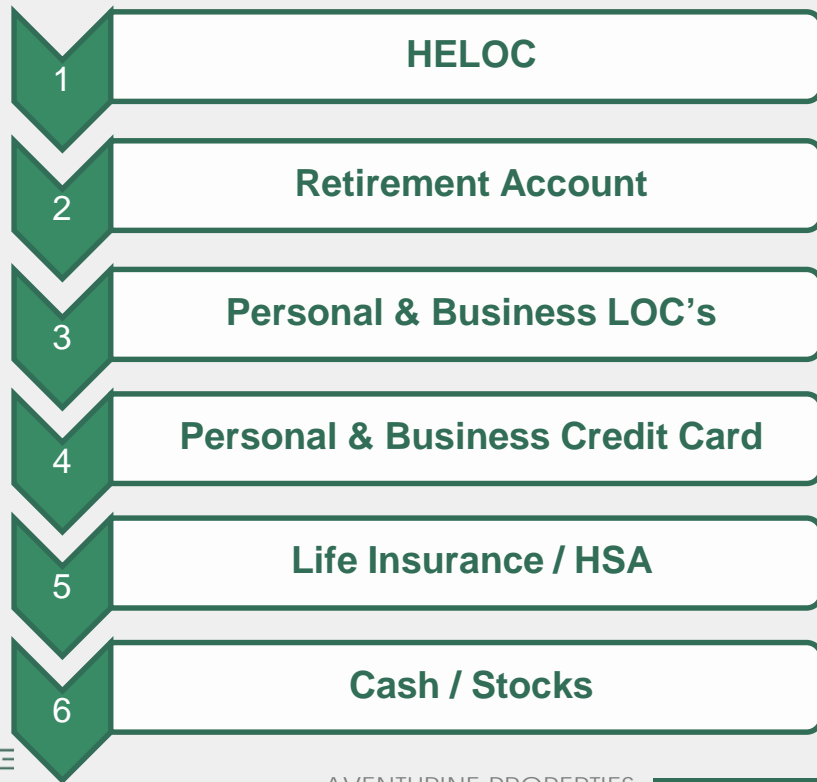
Traditional Lending (Banks)

Why We Don't Use Them...

- They are built for long term mortgages and don't like short term investments.
- Their qualification process takes too long 30-45 days to close.
- They have complicated terms unfavorable for real estate investing
- Typically have 3 contingencies: Inspection, Appraisal, and loan. We only require Inspection.



Why Private Money Loan / Funding Options



What Banks & Stock Offer



What We Offer

Sitting In the Bank

\$100,000 x 1%
in 12 months
= \$1,000 Earned



In Stock Market

- **Unsecured**
- **Backed by nothing**
- **No guarantee ROI**
- **High risk**
- **Volatile**



Invested As A PML

\$100,000 x 12%
in 12 months
= \$12,000 Earned

- **Backed in Real Estate!**
- **1st or 2nd Lien Position**
- **12 mnts Balloon Payment**
- **All Documents Recorded**
- **Min. 3 months Interest**

Benefits of Being My Lending Partner

1. **Real estate secured investment (asset based lending)**

Your name on deed, promissory note, Builder's Insurance

2. **Better returns than sitting in a bank or CD**

3. **Collateral Below Market**

4. **In and out in short time period**

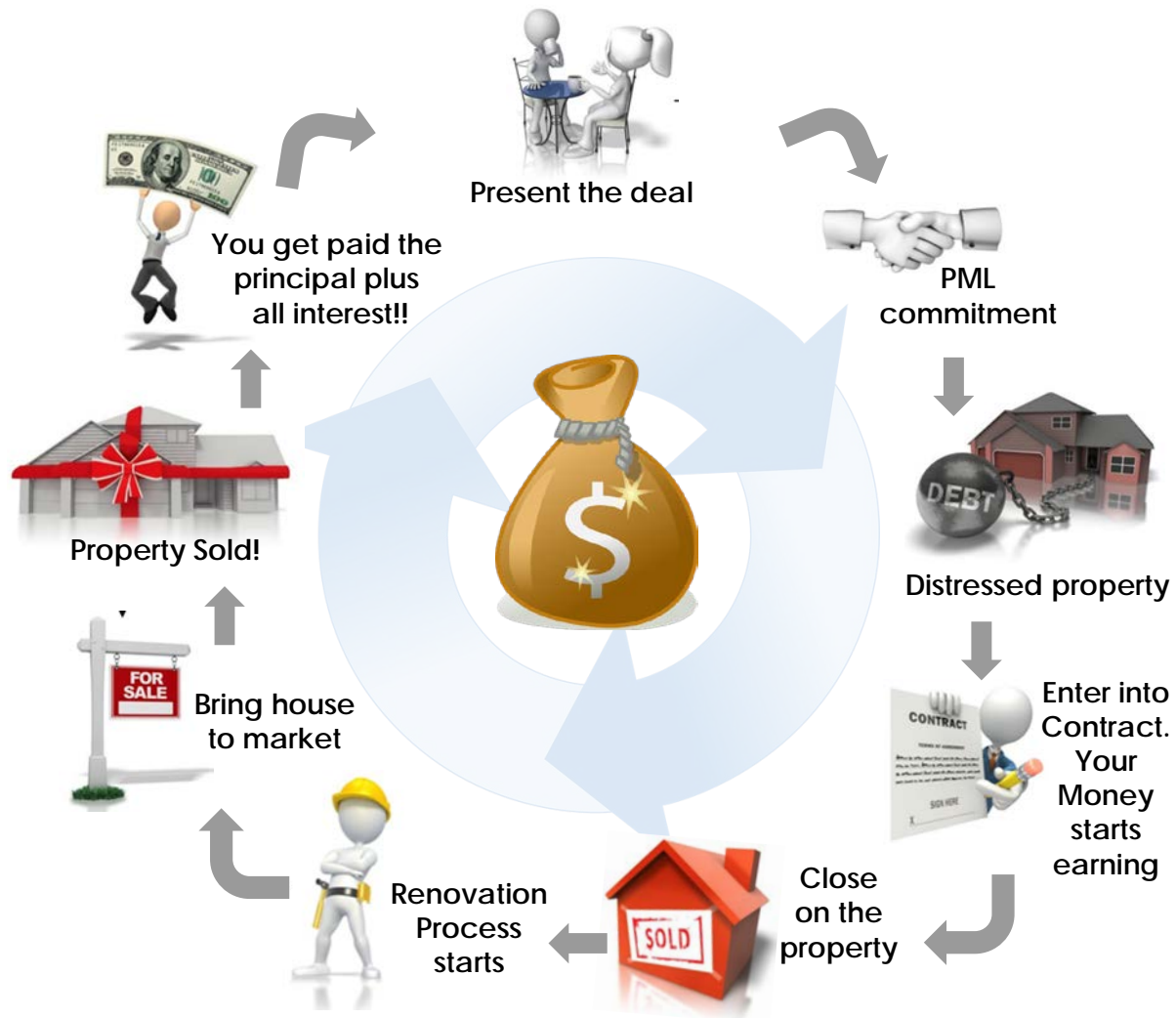
5. **High ROI & Fixed Rate**

6. **Long Term Relationship**



PML Workflow

...Then Repeat!!!



Thank you!!

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