



AVENTURINE

PROPERTIES

Who We Are & Mission Statement

AVENTURINE PROPERTIES

Aventurine is a form of quartz, a stone of prosperity.
We model our company to its properties...

Aventurine Properties reinforces leadership qualities and decisiveness. We promote compassion, empathy, and encourages perseverance. Aventurine Properties aids in seeing alternatives and possibilities. 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.



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. Build a relationship with a contractor that we can trust and rely on.
5. **Improving our community and the lives of others through Real Estate.**

Benefits of Partnering With Us

1

Expertise... There are new real estate investors that pop up and jump into the business everyday. Without the right education, training, and mentorship it is a recipe for headache and chaos not only for them, but for anyone that gets involved with them. Our company has developed a refined collection of skills through working with some of the most experienced and successful investors around. When you work with us you can rely on the fact that we know what we're doing.



Benefits of Partnering With Us

2

Deal Velocity... Our goal as investors is to flip between 3-4 houses per year which means our partners have plenty of continuous opportunities working with us. Our network of investors and lenders gives us an aggressive approach to fixing and flipping houses which means we can capitalize on a great deal of opportunities brought to us. Our goal is to have reliable partnerships in place to benefit from our multiple projects as we continue succeed together.

Benefits of Partnering With Us

3

Long Term Relationships... As we just mentioned, we want to consistently do many deals, and we know that one of the key things that enables us to do so is having a reliable, trustworthy and loyal partnerships in all areas of our business. We're here for the long run and we want to find partners that have the same perspective so that we can make money together for years to come.

Benefits of Partnering With Us

4

Company Culture... Something that has allowed us to get to where we are is our family culture. Treating everyone we work with care and respect is not only what has earned us our reputation but is what allows us to have fun and enjoy what we do. We aren't the partner that wants to grind down every part of every deal. We aim to seek mutual respect and a shared appreciation for what each other do to create a healthy and enjoyable relationship.



Sellers We Can Help

We help them out of their situations!

When it comes to working with homeowners, we provide a solution that helps sellers get out of painful situations. We aren't working with your everyday seller that wants to list their beautiful home on the open market and patiently wait to sell for top dollar. We work with sellers in an unfavorable situation where they need to sell their house fast, and are extremely motivated to find a quick cash offer solution. There are a variety of situations and reasons they might need to sell fast. If the house needs work it usually adds to the problem. **If a seller needs to sell their house fast and is willing to consider a quick cash offer- we are their buyer!**

Why Sellers Like Working With Us



We make a guaranteed cash offer

We cover all closing & commissions costs

Flexible escrow & we close on their timeline

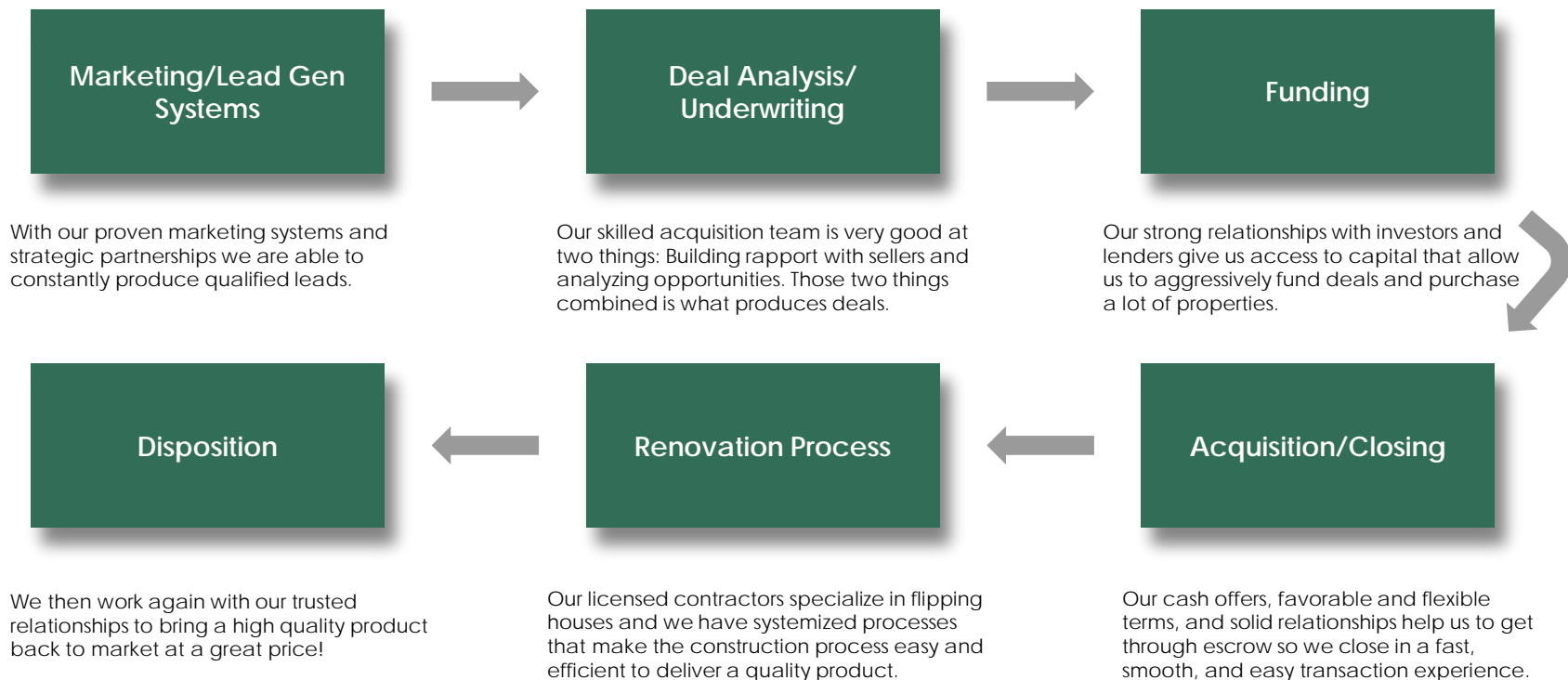
Reduced inspection period

Purchase the property As-Is

Our Buy Box

- Foreclosures, Bankruptcies, Probates
- Riverside and San Diego Counties
- We focus on single family home and condos
- Price up to \$900,000
- ROI 10% (can be higher priced properties)
- Prefer 2 bedrooms or more
- No vacant land

Our Operating Process



Thank you!!

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