

# 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.





# What We Look For in Contractors

We need reliable partners

---

**Our goal is to partner with contractors that have proven track records, a consistent team of sub contractors, and a commitment to quality workmanship through ethics, values, experience, and passion. We are looking for more than just someone to get the job done. We are looking to build long term relationships with people we can trust and rely on as we support each other in scaling and growing our businesses together.**

# Our Renovation Approach

**Speed and  
efficiency in the  
rehab process**

**Quality of  
workmanship**

**Appreciation for  
our community**

**Mutual respect  
for everyone  
involved**

**Integrity of our  
product delivered  
to the marketplace**

**Consistent crews,  
familiar faces,  
repeatable results**

# Contractor Requirements

- Fully licensed (up to date)
- Fully insured (including workers comp (minimum \$1million limit))
- Experience working with real estate investors on flips
- Able to provide several reliable references
- Capable of setting and meeting fast timelines
- Financially stable
- Successful track record of completed projects without lawsuits
- Ready to do things the **right way**



# Benefits of Partnering With Us

---

1

**We Pay Fast...** We know one of the most difficult things to manage as a contractor is payroll and cash flow. When you work with us we let you know up front exactly what the criteria is for phase completion and we pay you promptly upon completion so we can all move fast and make money together.

# Benefits of Partnering With Us

---

# 2

**Make Your Job Easier...** The biggest headache for a contractor is working with a company that isn't organized, doesn't have systems, and isn't sure what they want. We have a standardized and repeatable process to provide you with everything you need to know to do your job well such as a pre determined SOW, identified spec levels, and clear direction on desired results.

# Benefits of Partnering With Us

---

# 3

**Consistent Workflow...** Our goal as investors is to flip between 3-4 houses per year which means you'll have the opportunity to bid 4x of houses per year. Our network of investors and lenders gives us an aggressive approach to fixing and flipping houses which means more work for our contractors. We want to partner with reliable contractors that don't have to focus on customer or job acquisition so you can stay busy on multiple projects as we continue to grow together.

# Benefits of Partnering With Us

---

# 4

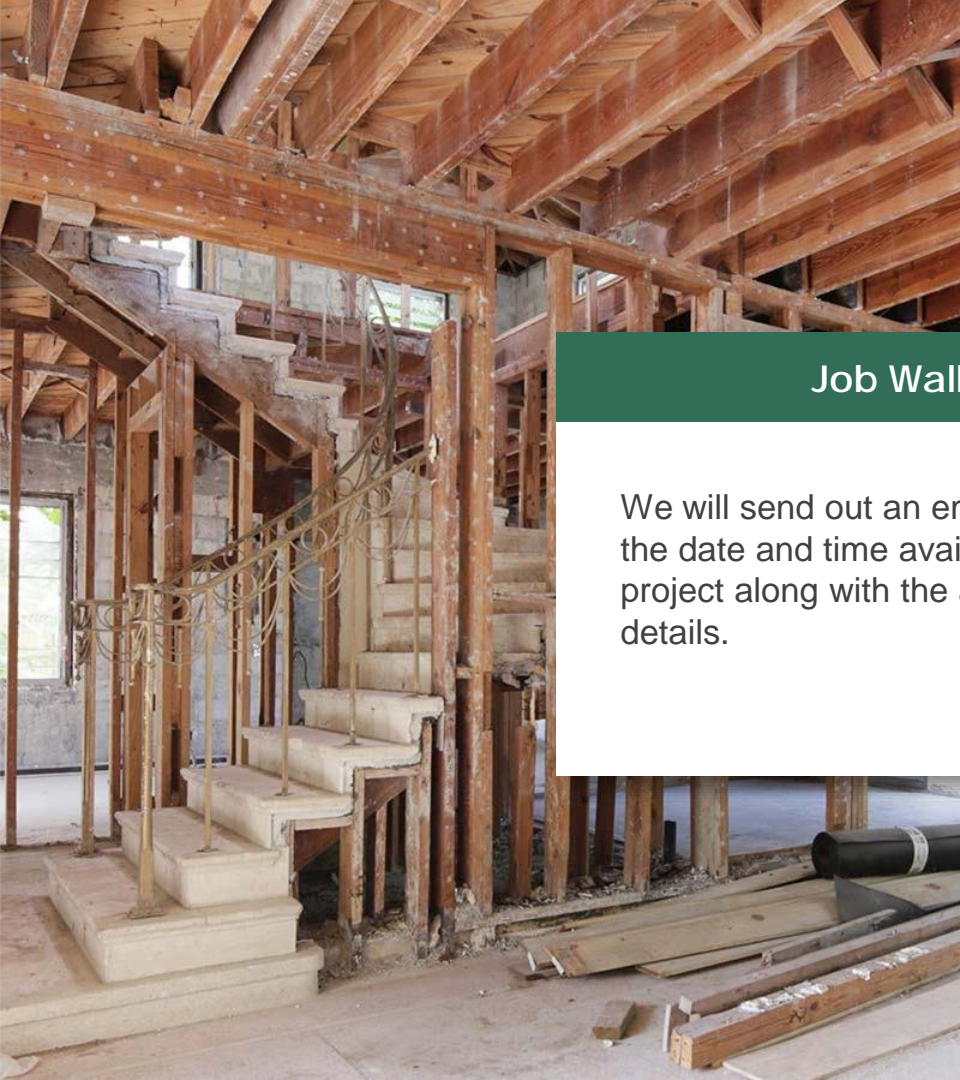
**Long Term Relationships...** As we just mentioned, we want to consistently do many deals, and we know that a reliable, trustworthy, quality contractor is one of the most important relationships to have in this business. We're here for the long run and we want to find contractors that have the same perspective so that we can make money together for years to come.

# Our Operating Documents

---

- 1. Independent Contractor Agreement**
- 2. Scope of Work/Schedule of Values**
- 3. Payment Schedule**
- 4. Indemnification Agreement**
- 5. Unconditional Waiver of Lien**
- 6. IRS W-9 Form**





## Job Walk Notice

We will send out an email to notify you of the date and time available to walk the project along with the address and brief details.

1

Job Walk Notice

2

Scope Letters

3

Project Walk

4

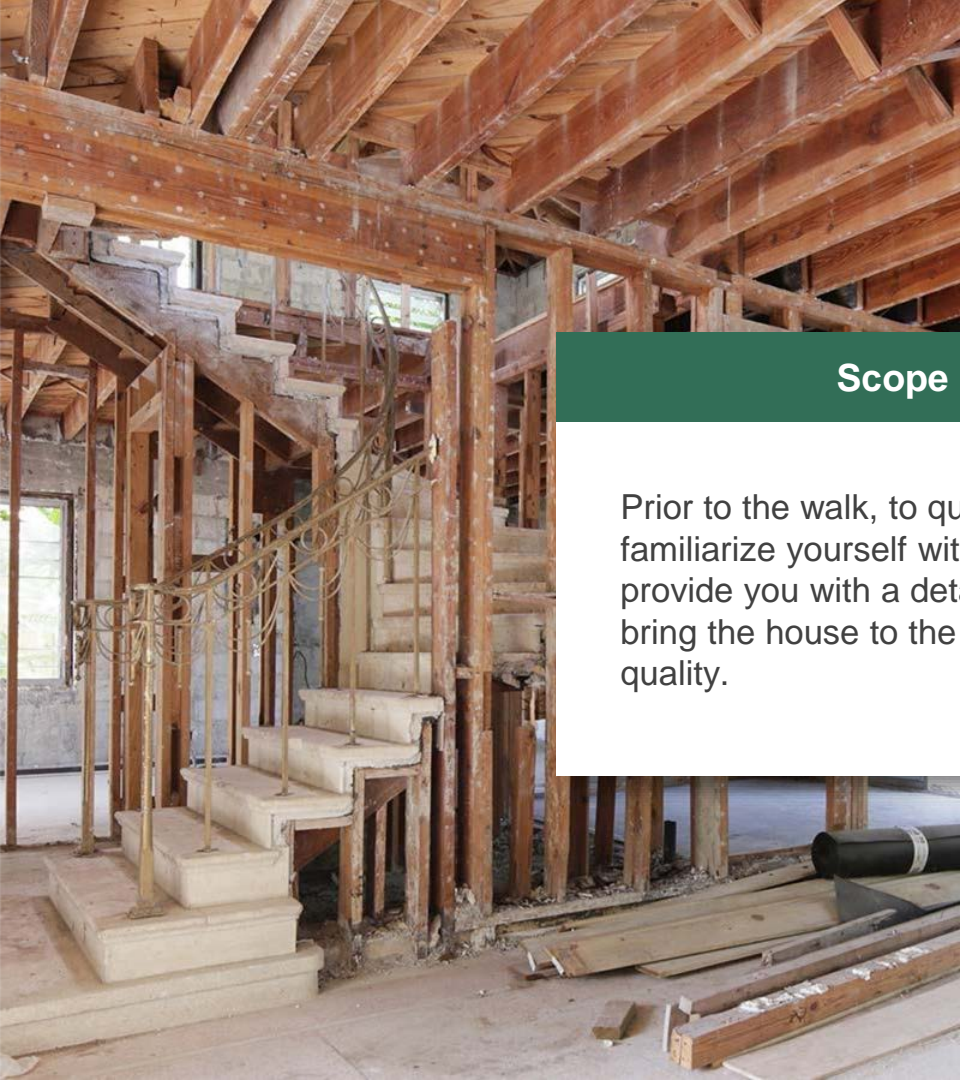
Communication

5

Private Opening

6

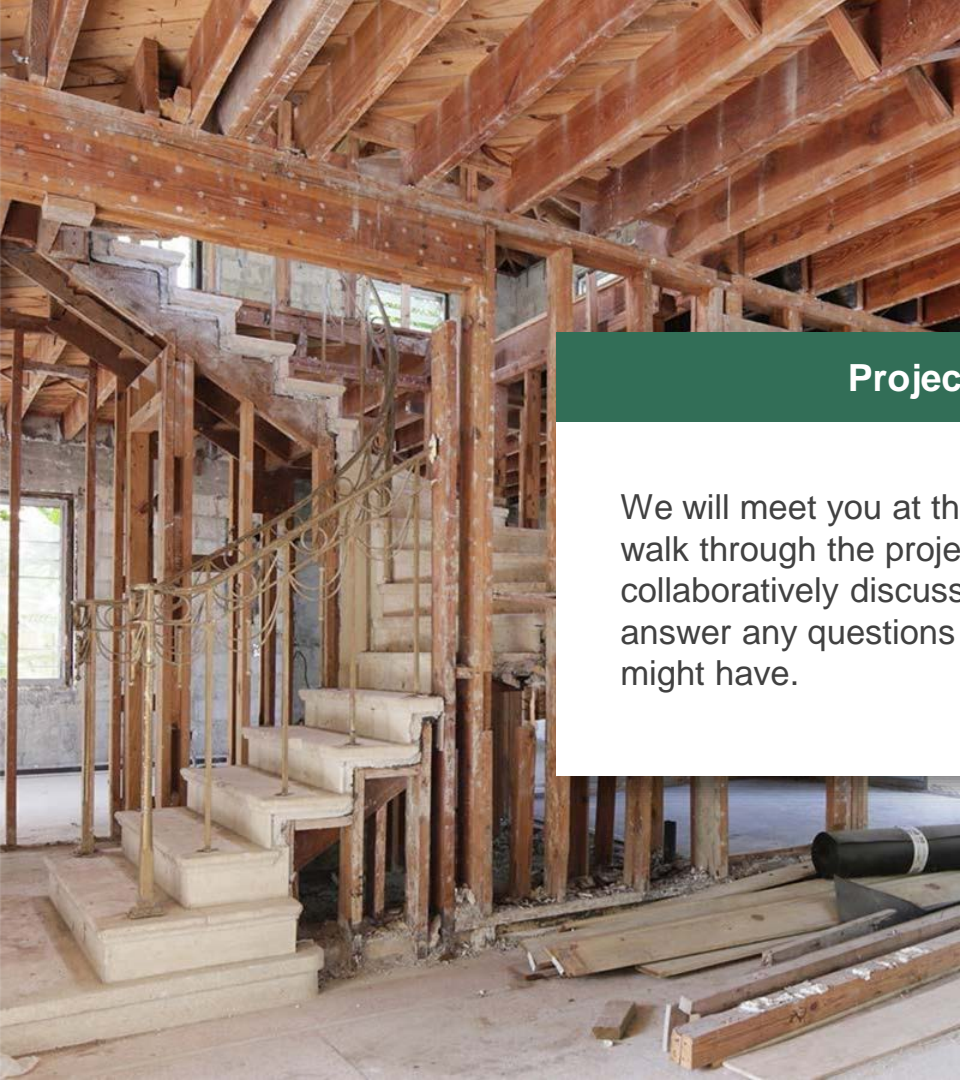
Project Award



## Scope Letters

Prior to the walk, to qualify your time and familiarize yourself with the project, we will provide you with a detailed SOW needed to bring the house to the desired level of quality.

- 1 Job Walk Notice
- 2 Scope Letters
- 3 Project Walk
- 4 Communication
- 5 Private Opening
- 6 Project Award



## Project Walk

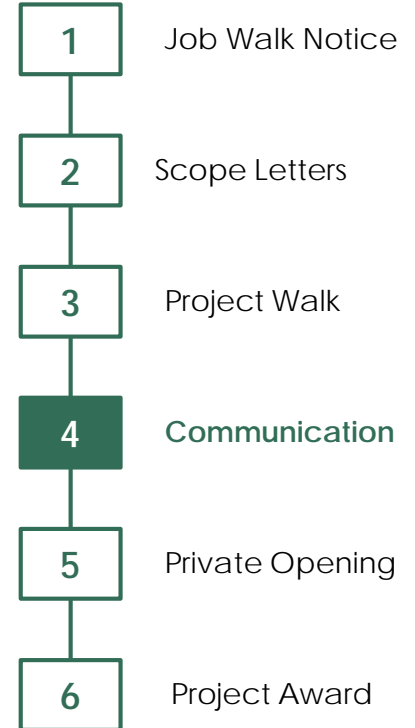
We will meet you at the property address to walk through the project room by room to collaboratively discuss the SOW and answer any questions or comments you might have.

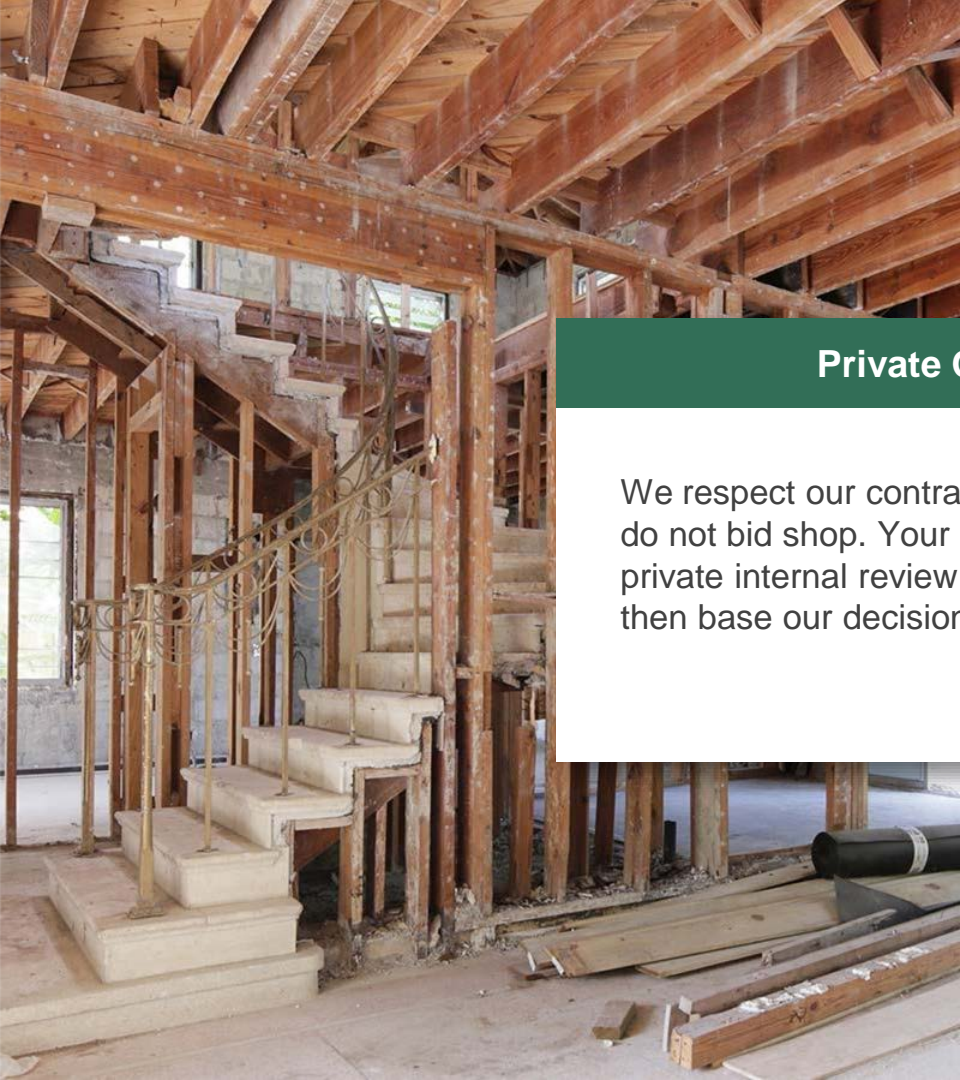
- 1 Job Walk Notice
- 2 Scope Letters
- 3 **Project Walk**
- 4 Communication
- 5 Private Opening
- 6 Project Award



## Communication

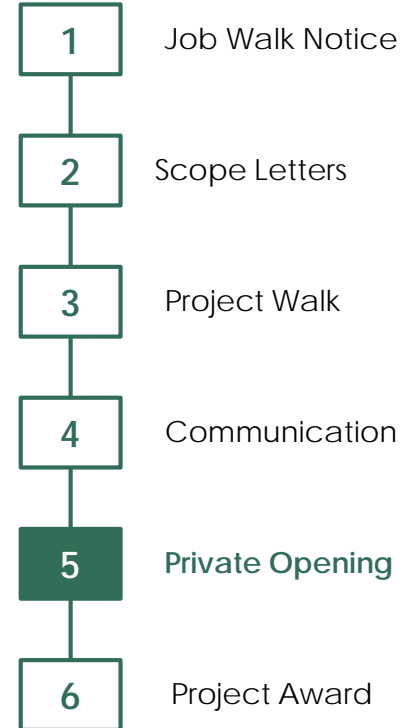
After the project walk we will establish a bid date deadline, and we will have an open line of communication so we can always be available for any clarification or correspondence you may need.





## Private Opening

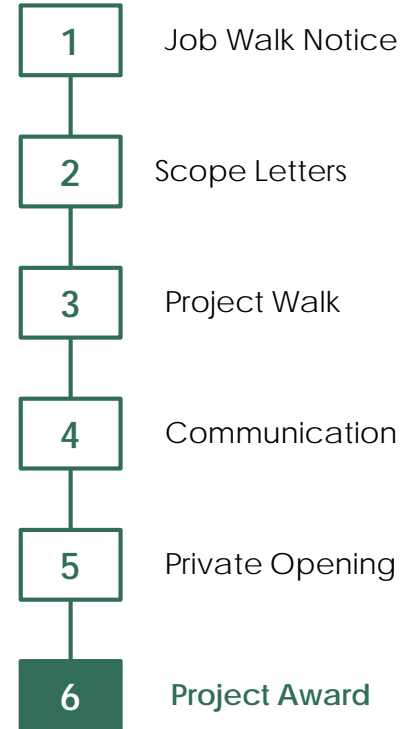
We respect our contractor relationships and do not bid shop. Your proposal will be for private internal review only which we will then base our decision off of.





## Project Award

We make our decision based upon fulfillment and responsiveness of the SOW, price, thoroughness of the proposal, and of course track record/experience!



*Thank you!!*

Clarissa Pasigan

951.216.3166

home@AventurineProperties.com

AventurineProperties.com



**AVENTURINE**  
PROPERTIES