



Become A
Private Money Lender



SCAN ME



Established
May of 2012

National Full Service
Real Estate Investing Company

Acquisition Analysis

Real Estate Services

PM Services

Funding



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Think About This



"In reality we are Risk Managers, and we should reduce the risk of each project by working with professionals in each aspect of the transaction. Allowing them to deliver data to us so that we can determine a true value of risk."

-Diego Melo-
StratiVentures.Inc



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Team SVI



Diego Melo
CEO, Owner



Enid Lopez
Marketing Dir.



Pedro Alcedo
National Sales Dir.



Oriana Ovalles
Social Media Mgr.



Eric Christie
Home Inspection



Maria Rodriguez
Construction Dir.



Carlos Cardona
National RE Services



Tilah Spruel
Business Dev.



Ron Dancy
Arch and Engineering



Stacy Foard
RE Services



Dan Butler
W. Coast Acquisitions



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Identity



What Does A True Investor Do?



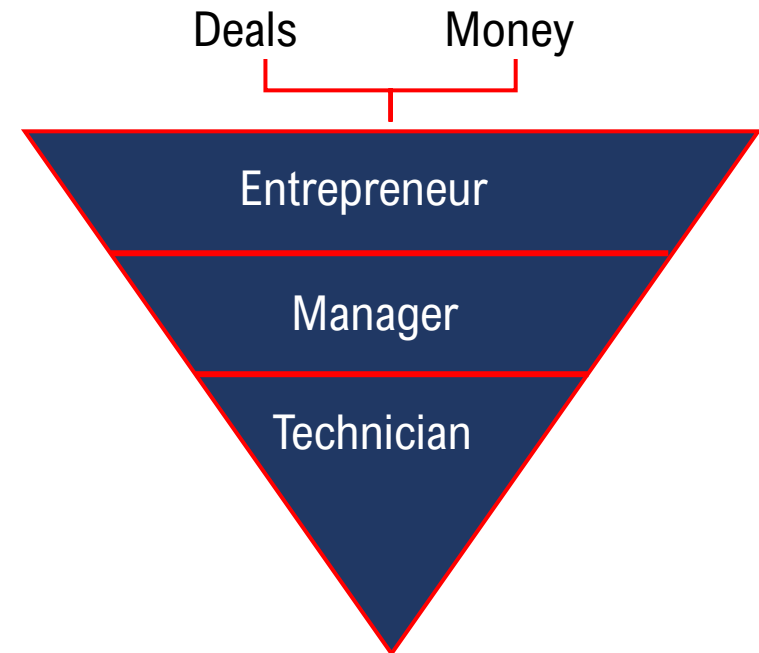
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Understand The SVI Identity

Step 1- Understand Your Team

- Analyzes – Realtors (Comps)
- Acts On – Contractors (Repairs)
- Invest – Lenders (HML and PML)
- Profits – Return On Investment (ROI)

Step 2- Understand Your ROLE



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Why Become A Private Money Lender

- ✓ Passive Income
- ✓ Higher Returns
- ✓ Low Cash Needed
- ✓ Security Instruments
- ✓ Real Estate Is a Safe Investment
- ✓ Market Tends To Rise More Than Drop
- ✓ Easy Deal Sourcing
- ✓ Velocity of Capital Growth
- ✓ Minimal Time Investments
- ✓ Secure Collateralization Rates
- ✓ Leverage Capital to Invest More
- ✓ Great Investment Vehicle With Potential



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Why Lend To An SVI Member?

- ✓ Graduate of Our Training Program
- ✓ Consistent 1 on 1 Lifetime Support
- ✓ Velocity of Money Mentality
- ✓ Low Risk Mentality and Sourcing
- ✓ Team Process and Systems Driven
- ✓ Team Driven Data and Implementation
- ✓ Entity and Formation Approach
- ✓ Always Use Security Instruments
- ✓ Annualized or Partnership Lending
- ✓ Basically! It a Jungle Out There, so why not



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The SVI Members Blueprint

One Month
Training

Advanced
Implementation 1

Advanced
Implementation 2

Advanced
Implementation 3

1 Month Live Class
2 Days Per Week
4 Hrs. Per Day

30 Days Unlimited
2 Hour Sessions

30 Days Unlimited
2 Hour Sessions

Final 30 Days Unlimited
2 Hour Sessions

Foundational and Course Work
Duties Given During The Week

Implementation of Course
Curriculum and Start Up

Try To Be In A Deal Based on
Your Advanced Implementation

Have You On a
Structured Path Of Growth



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Each Member Builds A Team

- ✓ Acquisitions - (Marketing, Realtors and Wholesalers)
- ✓ Deal Analytics - (The SVI Member)
- ✓ Project Management - (Contractors & Selections and Design)
- ✓ Funding - (Hard Money and Private Money Lenders)
- ✓ Sales - (Realtors with investment knowledge)



PML Documents

- ✓ Joint venture & operating agreements
- ✓ Promissory notes
- ✓ Deeds Of Trust
- ✓ 1st and 2nd Lien Positions
- ✓ Lien waivers
- ✓ Offer Memorandums
- ✓ Commitment letters
- ✓ Lending guidelines
- ✓ Deal structure outline
- ✓ Privacy Policy



The SVI Learning Management System



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Our Investor Courses



StratiVentures HOME OUR COURSES TEAM SVI ▾ EVENTS MY DASHBOARD CONTACT US **LOGOUT**

OUR COURSES

Home - Our Courses

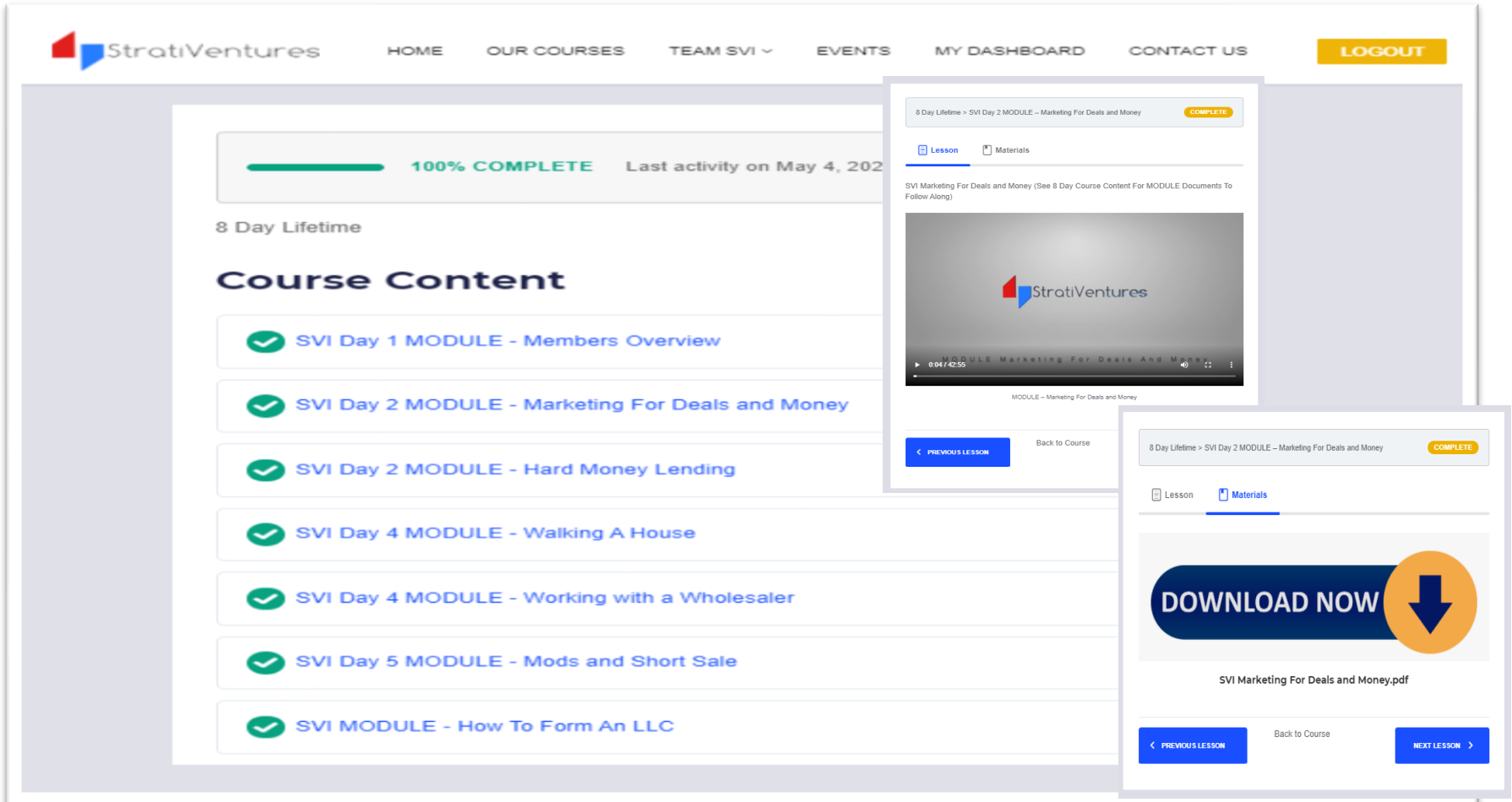
<p>8 Day Lifetime</p>  <hr/> <p>100% COMPLETE</p> <p>SEE MORE</p>	<p>Private Money Lending</p>  <hr/> <p>100% COMPLETE</p> <p>SEE MORE</p>	<p>Rehab and New Build BRRRR/BBRRR</p>  <hr/> <p>100% COMPLETE</p> <p>SEE MORE</p>	<p>Wholesale</p>  <hr/> <p>100% COMPLETE</p> <p>SEE MORE</p>
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Course -Modules

All Modules Have Videos & Documents



The screenshot displays the StratiVentures course interface. At the top, the navigation bar includes the logo, 'HOME', 'OUR COURSES', 'TEAM SVI', 'EVENTS', 'MY DASHBOARD', 'CONTACT US', and a 'LOGOUT' button. The main content area shows a progress bar at 100% COMPLETE with the text 'Last activity on May 4, 202'. Below this, the course is identified as '8 Day Lifetime' and 'Course Content'. A list of modules is shown, each with a green checkmark icon:

- SVI Day 1 MODULE - Members Overview
- SVI Day 2 MODULE - Marketing For Deals and Money
- SVI Day 2 MODULE - Hard Money Lending
- SVI Day 4 MODULE - Walking A House
- SVI Day 4 MODULE - Working with a Wholesaler
- SVI Day 5 MODULE - Mods and Short Sale
- SVI MODULE - How To Form An LLC

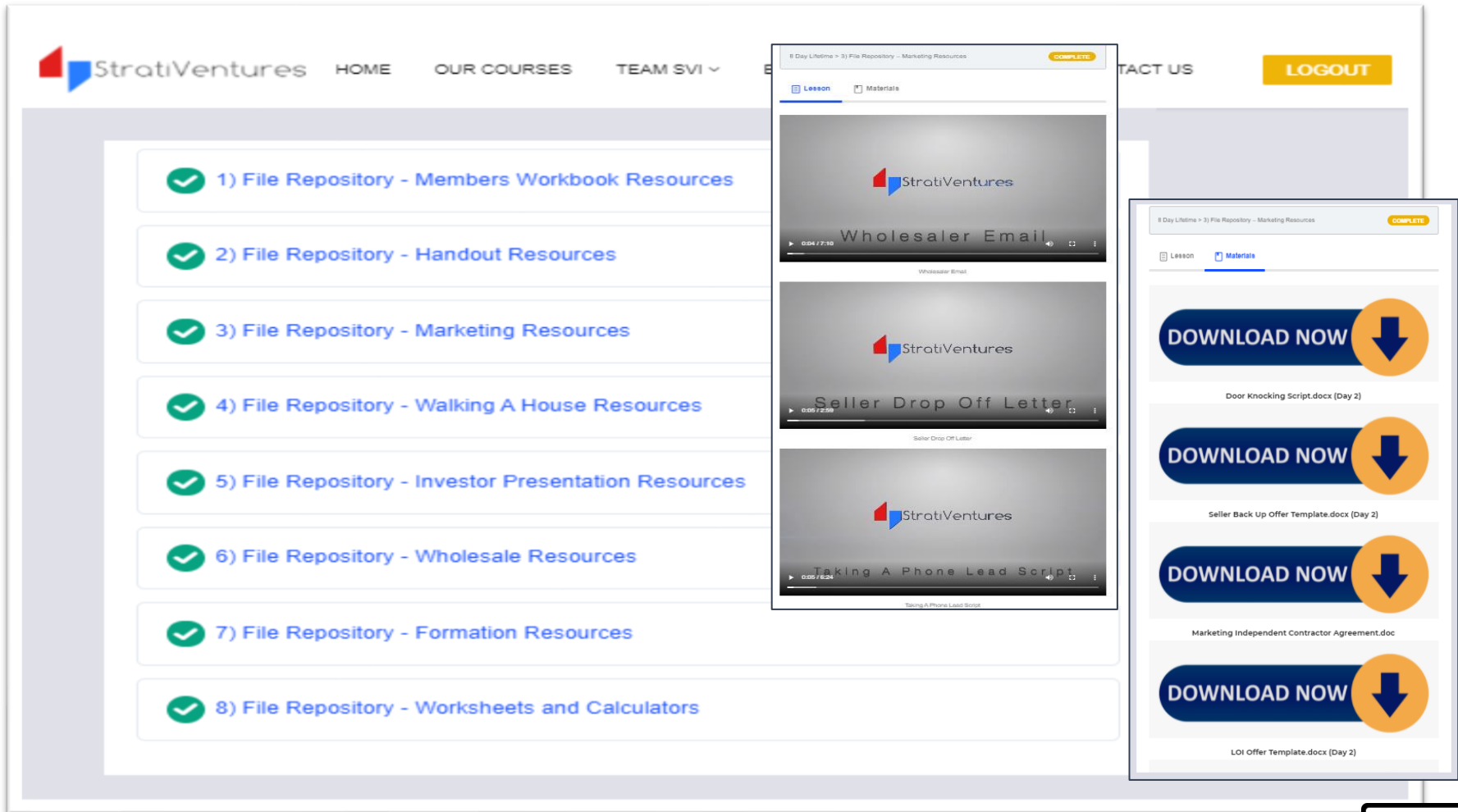
Two inset windows provide a detailed view of the 'SVI Day 2 MODULE - Marketing For Deals and Money'. The top inset shows a video player with the StratiVentures logo and a progress bar at 0:04 / 42:55. The bottom inset shows a 'DOWNLOAD NOW' button with a blue arrow icon, followed by the text 'SVI Marketing For Deals and Money.pdf' and navigation buttons for 'PREVIOUS LESSON', 'Back to Course', and 'NEXT LESSON'.



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File Repository

All File Repositories Have Videos & Documents



The screenshot displays the StratiVentures website's File Repository page. The navigation bar includes the logo, 'HOME', 'OUR COURSES', 'TEAM SVI', 'CONTACT US', and a 'LOGOUT' button. The main content area features a list of eight repository categories, each with a green checkmark icon:

- 1) File Repository - Members Workbook Resources
- 2) File Repository - Handout Resources
- 3) File Repository - Marketing Resources
- 4) File Repository - Walking A House Resources
- 5) File Repository - Investor Presentation Resources
- 6) File Repository - Wholesale Resources
- 7) File Repository - Formation Resources
- 8) File Repository - Worksheets and Calculators

Two inset windows provide a closer look at the content. The left inset shows a video player with three videos: 'Wholesaler Email', 'Seller Drop Off Letter', and 'Taking A Phone Lead Script'. The right inset shows a 'Materials' section with four download buttons, each accompanied by a blue arrow icon, for documents: 'Door Knocking Script.docx (Day 2)', 'Seller Back Up Offer Template.docx (Day 2)', 'Marketing Independent Contractor Agreement.doc', and 'LOI Offer Template.docx (Day 2)'.



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Also Included



- Lifetime Course Online Access
- JV Formation Documents
- Company Credibility Documents
- Rehab, New Build, Rental Analyzers
- Marketing Documents

- Repair Estimators
- Videos and Documents
- Tracking Spread Sheets
- Wholesaling Documents
- Wholesaling Analyzers
- Lifetime Continual Updates



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Unlimited Training & Implementation

- Individual Investor Mindset
- Detailed Deal Analytics
- Aggressive Marketing
- Correctly Walking a House
- Working with Wholesalers
- Utilizing Hard Money Lenders
- Modifications and Short Sales
- Implementation Schedules
- Private Money Lending
- Rehab/New Build to Rental
- Cohousing Rentals
- Wholesale

So Much More...



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How To Get Started



It's Simple, We Got You Covered



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Lifetime Membership ~~\$4,997~~

PML Pricing \$2,500



- Live Instructor (Live Online Training)
- One Membership Fee Per Company Max 2 Partners
- 8 Day Training with Ability to Retake the Training as Many Time as You Want
- All Additional Services Included (see below)
- Learning Management System Access, Investor Documents and Tools
- Free - PODIO CRM and Members Center Integration

Additional Services	
Unlimited Advanced Implementation (Included in Lifetime Membership)	\$1,500 Paid One Time
Unlimited Private Money Lending (Included in Lifetime Membership)	\$1,500 Paid One Time
Unlimited New Build and Development Training (Included in Lifetime Membership)	\$1,500 Paid One Time
Unlimited Wholesaler Team Training (Included in Lifetime Membership)	\$500 Paid One Time
Unlimited Realtor Team Training (Included in Lifetime Membership)	\$500 Paid One Time
Unlimited Contractor Training (Included in Lifetime Membership)	\$500 Paid One Time



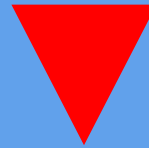
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Thank You SVI Partners & Affiliates



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Want To Know More



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