

The SVI Learning Management System



SCAN ME

Our Investor Courses



[HOME](#)

[OUR COURSES](#)

[TEAM SVI](#) ▼

[EVENTS](#)

[MY DASHBOARD](#)

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OUR COURSES

Home - Our Courses

8 Day Lifetime



100% COMPLETE

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Private Money Lending



100% COMPLETE

[SEE MORE](#)

Rehab and New Build
BRRRR/BBRRR



100% COMPLETE

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Wholesale



100% COMPLETE

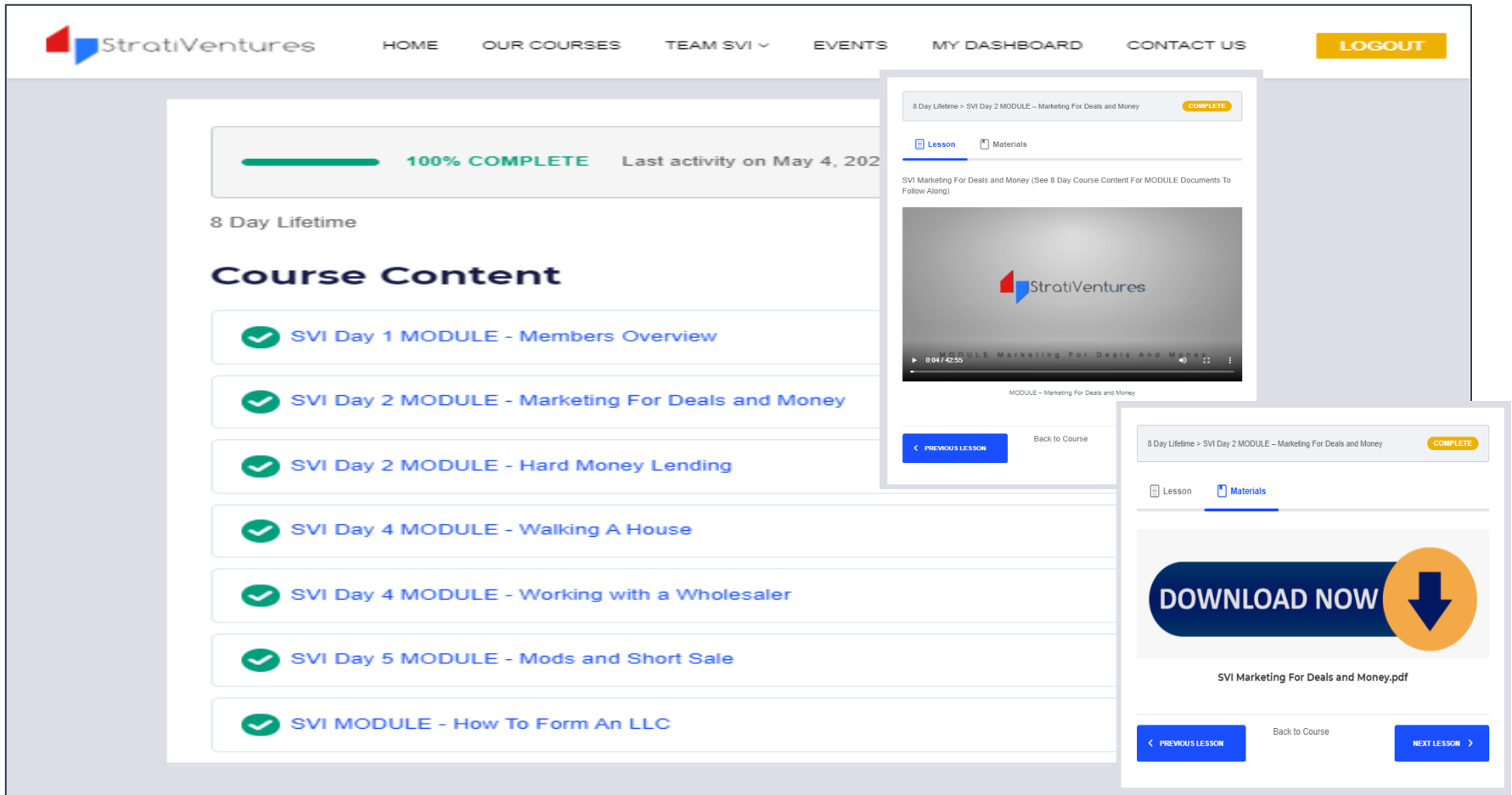
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Course -Modules

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 last activity on May 4, 2022. Below this, the 'Course Content' section lists eight modules, 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

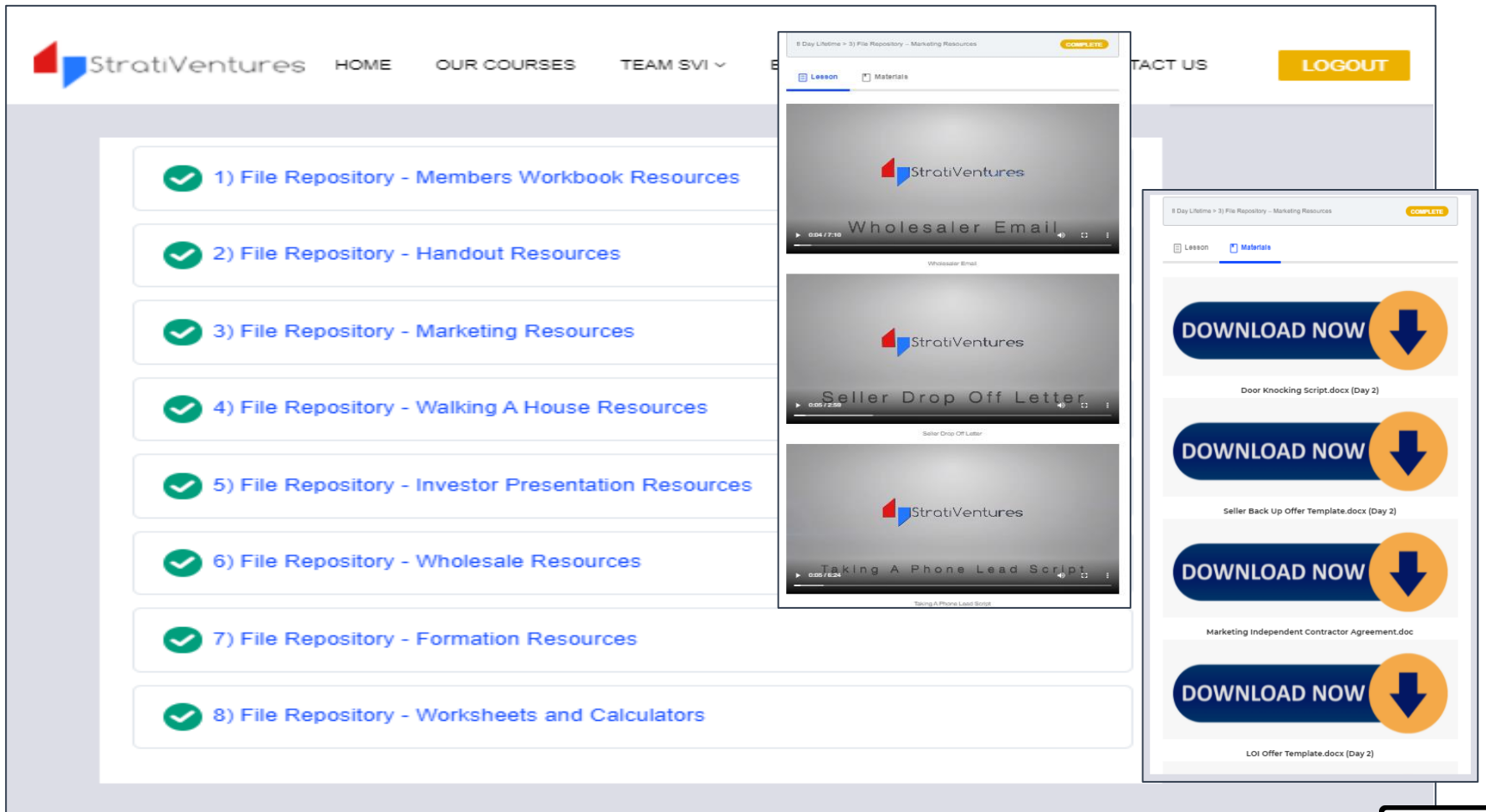
Two inset windows provide a detailed view of the 'SVI Day 2 MODULE - Marketing For Deals and Money'. The top inset shows a video player with the StratiVentures logo and a progress bar at 0:04 / 4:55. The bottom inset shows a 'DOWNLOAD NOW' button with a downward arrow icon, followed by the text 'SVI Marketing For Deals and Money.pdf' and 'Back to Course' links.



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File Repository

All File Repositories Have Videos & Documents



The screenshot displays the StratiVentures File Repository interface. On the left, a list of eight resources is shown, 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

The main content area is divided into two sections. The top section, titled "Lesson", features three video players with the following titles: "Wholesaler Email", "Seller Drop Off Letter", and "Taking A Phone Lead Script". The bottom section, titled "Materials", contains four download buttons, each with a blue "DOWNLOAD NOW" label and a yellow circular arrow icon. The materials listed are: "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)". The interface includes a navigation bar with "HOME", "OUR COURSES", and "TEAM SVI" links, and a "LOGOUT" button in the top right corner.



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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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The Blueprint – Designed With You In Mind

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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The Deal Analyzer



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The Analyzer

General Review							StratiVentures	
Projected Sales Price After Repaired Value	\$250,000	Add Cost	Marketing	Taxes	Closing Cost	ARV		
		\$750	\$ 500	\$4,500	\$4,620	\$250,000		
Purchase	\$132,000	Subject Property Sft		1800	Comp/sf	139		
Wholesale	\$0	Number of Units		1	Purchase	\$132,000		
Marketing, (Add Cost)	\$1,250	Number of Lots		1	Wholesale	\$0		
Taxes and Closing Cost	\$9,120	Offer	70%	\$119,630	Add On Cost	\$10,370		
Full Acquisition Cost	\$142,370	Max	75%	\$132,130	Rehab	\$45,000		
		Initial	75%	\$132,000	Rehab/SFT	\$25		
Project Cost Summary								
Full Acquisition Cost	\$142,370	Subject Information For Comps		Min 10	Plus 10			
Rehab Allowance	\$45,000	Property SFT		1800	1620	1980		
Total Project Cost	\$187,370	Property Lot Size		10000	9000	11000		
		Property Year Built		1985	1975	1995		
Project Sales/Cost Summary		Repairs		PSF Cost	Cheat Sheet Repair			
Projected Sales Price ARV	\$250,000	Rental Grade		\$12-\$14	\$25,200			
Total Project Cost	\$187,370	Rehab		\$28-\$32	\$57,600			
Overall Project CTV (Cost To Value)	74.95%	Full Gut		\$50-\$65	\$117,000			



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The Funding Options

Option 1 Full Private Money

Annualized Rate Summary	
\$187,370	Loan From PML
0%	Rate
0%	Points
0	Term
\$0	Monthly Interest Only Payment
\$0	Total Paid to PML
0%	Overall Annualized ROI
Annualized Rate Summary	
\$42,630	Net Profit Before Agreements
\$0	Profit to PML
\$42,630	Profit to Company
Profit Share Summary	
\$42,630	Net Profit Before Agreements
\$21,315	50% Profits to PML
\$21,315	50% Profits to Company
11.38%	Cash on Cash to PML

Option 2 3rd Part Funding

Hard Money Lender Loan Terms	
12%	Hard Money Lender Rate
3%	Hard Money Lender Points
6	Term of Project
\$1,686	Monthly Interest Payment
Private Money Lender (Debt Service)	
\$18,737	10% Down Payment
\$5,059	Points to HML
\$10,118	Interest to HML
\$33,914	Total Funds Needed
\$168,633	90% Hard Money Loan
\$10,118	HML Interest Paid to PML
\$5,059	HML Point Paid to PML
\$27,453	Net Profit After ALL Cost Of Money
\$6,863	25% Of Profits to PML
\$20,590	75% Of Profits to Company
20%	ROI to PML

Option 3 Purchase Only PML

Rehab Only Investor Loan	
0%	Rehab Lender Rate
0%	Rehab Lender Points
0	Length Of Rehab Only Loan
\$45,000	Rehab Allowance
\$0	Interest on Rehab Allowance
\$0	Points on Rehab Allowance
\$0	Total cost of Rehab Allowance
\$0	Total cost of Rehab Allowance
\$14,237	10% Flat Return to PML
\$28,393	Profits To Company
63%	Cash On Cash ROI Rehab Investment

Options Are Designed For No Out-Of-Pocket Capital From You. Infinite Investing!



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The Rehab to Rental Analyzer



Hard Money Rehab To Long Term Rental		StratiVentures	
HML Acquisition Loan Summary			
Purchase Price	\$142,370	Monthly Payment	\$1,424
HML Rate	12%	Total Interest	\$8,542
HML Points	3%	Total Points	\$4,271
Term	6	Total Points and Interest	\$12,813
Rehab Loan Summary			
Repair Estimate	\$45,000	Monthly Payment	\$450
Rate	12%	Total Interest	\$2,700
Points	3%	Total Points	\$1,350
Term	6	Total Points and Interest	\$4,050
Conventional Loan Summary			
After Repaired Value	\$250,000	Cost to Value	82%
Project Pay Off and All Cost	\$204,233	Down Payment	2%
Down Payment Required	\$4,085	Long Term Lender Approved Loan To Value	80%
Long Term Loan Amount	\$200,149		
Funds to Close (DP + Closing Cost)	\$10,089	Rental Cash Flow Breakdown	
Monthly Conventional Loan Payment		Net Monthly Rents	\$2,000
Principle & Interest (P.I.)	\$1,074	Annual Net Rents	\$24,000
Interest Rate on Loan	5.0%	Annual PITI and Hoa	\$19,094
Mortgage Term (Months)	360	Annual Gross Cash Flow	\$4,906
Annual Property Taxes	\$4,500	Annual Maintenance Cost Reserves	\$1,500
Monthly Tax	\$375	Annual Net Cash Flow/Maintenance Cost	\$3,406
Annual HOA Cost	\$500	Total Monthly Positive Cash Flow	\$284
Annual Insurance Cost	\$1,200	Total Out Of Pocket Investment	\$10,089
Total Monthly Payment (PITI)	\$1,591	Return on Investment	34%

Hard Money

- Purchase Loan Cost
- Repair Loan Cost
- Loan Terms
- Points and Interest
- Loan Payments

Long Term Rental

- Down Payments
- Closing Cost
- Loan Terms
- Loan Payments
- Rental Collections
- Maintenance Cost
- Monthly Cash Flow



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The Repair Estimator



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The Repair Estimator

Material/Labor Breakdown

Scope Of Work						
Interior Paint						
Category	Requested	Sub-category	Material	Labor	Line Item Cost	Total Cost
All Surfaces (Sf)	1800	sf	\$0.80	\$1.00	\$1.80	\$3,240.00
Trim (Sf)		sf	\$0.30	\$0.75	\$1.05	\$0.00
Walls (Sf)		sf	\$0.30	\$0.75	\$1.05	\$0.00
Ceilings (Sf)		sf	\$0.30	\$0.75	\$1.05	\$0.00
Doors (Numbers Of Doors)		ea		\$75.00	\$75.00	\$0.00
Total Cost						\$3,240.00

Flooring						
Category	Requested	Sub-category	Material	Labor	Line Item Cost	Total Cost
Carpet						
Carpet & padding installed level 1	600	sf	\$2.00	\$1.25	\$3.25	\$1,950.00
Carpet & padding installed level 2		sf	\$3.00	\$1.50	\$4.50	\$0.00
Carpet & padding installed level 3		sf	\$4.00	\$1.75	\$5.75	\$0.00
Total Cost						\$1,950.00



The Repair Estimator

Kitchen						
Category	Requested	Sub-category	Material	Labor	Line Item Cost	Total Cost
Cabinets						
Cabinets level 1	22	lf	\$90.00	\$45.00	\$135.00	\$2,970.00
Cabinets level 2		lf	\$215.00	\$55.00	\$270.00	\$0.00
Cabinets level 3		lf	\$325.00	\$60.00	\$385.00	\$0.00
Total Cost						\$2,970.00

Baths						
Category	Requested	Sub-category	Material	Labor	Line Item Cost	Total Cost
Master						
Large master bath - replace everything		ea	\$8,000.00		\$8,000.00	\$0.00
Surround		sf	\$1.50	\$1.00	\$2.50	\$0.00
Toilet	1	ea	\$105.00	\$175.00	\$280.00	\$280.00
Vanity	1	ea	\$1,200.00		\$1,200.00	\$1,200.00
Tub	1	ea	\$400.00	\$300.00	\$700.00	\$700.00
Sink	1	ea	\$115.00	\$200.00	\$315.00	\$315.00
Other		ea			\$0.00	\$0.00
Total Cost						\$2,495.00



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The Repair Estimator

More Line-Item Pricing

Interior, Exterior

- Paint
- Flooring
- Kitchen
- Cabinets
- Countertops
- Appliances
- Baths

- Lighting
- Windows
- Doors
- Garage
- Fencing
- Structural
- Outdoor

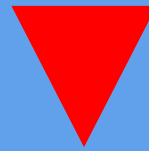
Big-Ticket Pricing

- Roof
- Plumbing
- Foundations
- Electrical
- HV/AC
- Framing



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Want To Know More



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