



CARDINAL HOMES

D E S I G N G R O U P

A Residential Redevelopment Company



“Everyone deserves a place to call HOME”



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Important Facts About Cardinal Homes Design Group, LLC

- Experienced in solving real estate problems and helping homeowners find solutions to their real estate needs
- Ability to make cash offers for houses and create fast, hassle-free transactions, closing in as little as 10 days
- Network of National Real Estate Investors
- All information kept private and confidential

Cardinal Homes Design Group, LLC is the area's premiere real estate solutions company, and since our inception our Network of National Real Estate Investors have been helping homeowners along with improving communities in each and every city we work in. Through our **extensive knowledge** of the business, network of resources, and years of **expertise**, we are able to assist homeowners with a wide variety of real estate problems.

With the ability to directly purchase homes and make cash offers, we can create an extremely fast and hassle-free transaction.

In addition, we re-develop a large number of single family and multi-family properties throughout the United States with the intention of **revitalizing communities** and encouraging home ownership. **Our mission** is to rejuvenate neighborhoods and increase the standard of living by improving the overall quality of housing for the residents. **Call us today and let's see how we can work together!**

We not only purchase property but we also sell homes, many of which are completely renovated and in move-in condition. Whether you are dreaming of becoming a first time home buyer or looking to upgrade your current home, **we can help.**

Cardinal Homes Design Group, LLC is truly committed to helping each individual customer. **We focus on fast response, integrity and over-delivering on customer service. By putting the customer's needs first, whether selling or buying a home, we can help you realize your real estate goals.**

WE WILL BUY YOUR HOUSE FAST!

Our real estate specialties include:

- Foreclosure Avoidance
- Bank Owned Properties & REOs
- Vacant Properties
- Houses in Major Disrepair
- Bankruptcy
- Clearing up Judgments or Outside Liens
- Credit Repair
- Selling Your Property Without Realtor Commissions
- Debt Removal or Renegotiation
- Solving Title Issues
- Relocation Assistance
- Environmental or Structural Problems
- Overleveraged Properties
- First Time Homebuyer Programs
- Apartment & House Rentals

Cardinal Homes Design Group, LLC is a professional, full service real estate solutions firm that buys and sells properties throughout the Detroit Metropolitan area. We specialize in buying distressed homes at a significant discount, and renovate and resell them to retail home buyers and landlords.

Founded in 2019 by Scott Adkin, Cardinal Homes Design Group is excited to be part of the area's renaissance and we aspire to continue contributing to the economic rejuvenation of the Detroit Metropolitan area and its neighborhoods.

Important Facts About:

Cardinal Homes Design Group

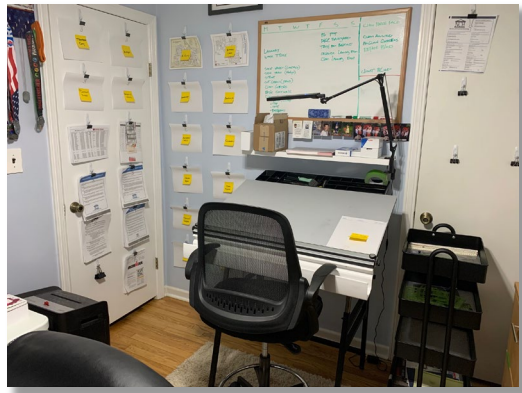
- Leading full service real estate solutions company in the Detroit Metropolitan area, specialized in buying and selling property
- We provide solutions for homeowners and value for investors and buyers by locating and renovating distressed properties.
- Our goal is to provide the absolute highest level of service to our clients

In addition, we re-develop single family and multi-family properties throughout the state with the intention of revitalizing communities and encouraging home ownership. Our mission is to rejuvenate neighborhoods and increase the standard of living by improving the overall quality of housing for the residents.

National Network of Real Estate Investors



CARDINAL HOMES DESIGN GROUP TODAY



Cardinal Homes Design Group, LLC is based on a fusion of intense passion and continuous education. Scott Adkin continues to train under Fortune Builders, Inc. which has been ranked for three consecutive years in Inc. Magazine's prestigious Inc500 list. He continually strives to improve the Company, the community and the lives of others. He leads by example, lives by the Company's values, takes pride in the challenging work, shares knowledge with his investor family and inspires everyone to achieve success for themselves and their families. Investing with Cardinal Homes Design Group, LLC and taking advantage of its endless resources will drive continued success.

At Cardinal Homes Design Group, LLC, our team is highly motivated, knowledgeable, ethical and resourceful. Qualified to handle any real estate transaction, our dedicated staff is committed to helping people with their real estate needs and making successful deals happen. Our team of professionals has the integrity to follow up on our promises, and the expertise to navigate any transaction to ensure you're fully informed for making the best decision possible.

Mission Statement

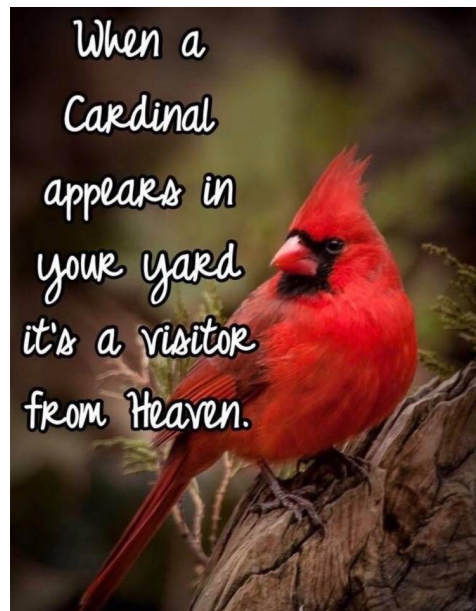
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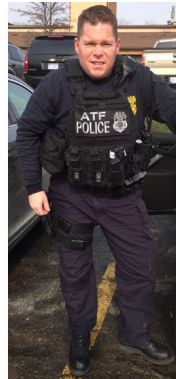
The Mindset at Cardinal Homes Design Group is, "Everyone deserves a place to call HOME," and that is exactly what we strive to deliver, from the affluent to the homeless and everybody in between. The representation of Cardinal Homes is twofold, the first being personal, as a tribute to my mother who is in Heaven; and the second being very basic in definition:

cardinal adjective
car*di*nal \ 'kard-nel
: of basic importance
: fundamental

homes noun
homes \ 'homs
: a familiar or usual setting
: congenial environment

When a passion for real estate is combined with talented individuals who have an uncompromising drive to succeed, amazing things will happen. At Cardinal Homes Design Group, it's our goal to not only have a positive effect on ourselves and our families - but also to inspire, motivate and create lasting change in everyone we encounter. We will treat our clients and team members with respect at all times. Our company will dedicate itself to everlasting education and professional growth that will make the leaders of tomorrow.





**Scott Adkin,
Owner**

THE STORY OF CARDINAL HOMES DESIGN GROUP, LLC

Cardinal Homes Design Group, LLC was founded on August 26, 2019 as a real estate purchase, renovation and sales business and will begin to purchase investment properties after the requested transactional capital financing has been obtained. It operates on a for-profit basis, is legally structured as a privately held Limited Liability Company (LLC), and was founded and is owned by Scott Adkin - Owner/Manager (100%). Scott Adkin is responsible for the day-to-day business operations.

Cardinal Homes Design Group, LLC (CHDG) is a veteran owned company. The Owner of CHDG, Scott Adkin, served 28 years in the United States Air Force, Michigan Air National Guard, 127th Security Forces Squadron where he rose to the rank of Senior Master Sergeant. SMSgt Adkin developed his leadership style as he rose through the ranks and deployed to various foreign destinations in support of US wartime operations. Additionally, SMSgt Adkin served domestically on a special assignment with the Federal Bureau of Investigation in Detroit, Michigan with the Violent Gang Task Force helping to make the streets safer for the residents of Detroit and surrounding communities.

Scott Adkin also served his community as a Special Agent with the Bureau of Alcohol, Tobacco, Firearms & Explosives where he investigated criminal acts committed by violent felons.

Scott Adkin received a Bachelor of Science in Architecture degree in 1995 from Lawrence Technological University in Southfield, Michigan, preparing him in all aspects of design and construction.

Upon graduation from Lawrence Technological University, Scott Adkin served as a Project Manager with Integrated Construction Services in Birmingham, Michigan where he oversaw such projects as a movie theatre, ice arena, and several retail food service establishments.

As you can see, Scott Adkin has dedicated the majority of his life to serving his country and his community, as a worker and as a leader he ensures that safety, justice, and human decency for all people is upheld.

WHY WORK WITH CARDINAL HOMES DESIGN GROUP HOMES?

Most buyers are aware of the fact that numerous buying opportunities exist in today's real estate market. The problem is they don't know how to identify and then analyze them to ensure they are actually getting a good value. That's where we come in. We use the same techniques to analyze a property for our buyer clients that we personally use on our own investments. Cardinal Homes Design Group is constantly on the hunt for the next great buying opportunity.

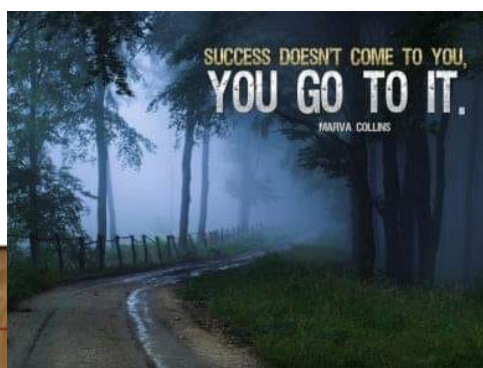
CERTIFICATIONS & MEMBERSHIPS:

Fortune Builders, Connected Investors, Oakland REIA, REIA of Macomb, Veteran Owned Business, Bachelor of Science in Architecture from LTU, Former Special Agent with ATF, Habitat of Humanity Michigan, Michigan Coalition Against Homelissness

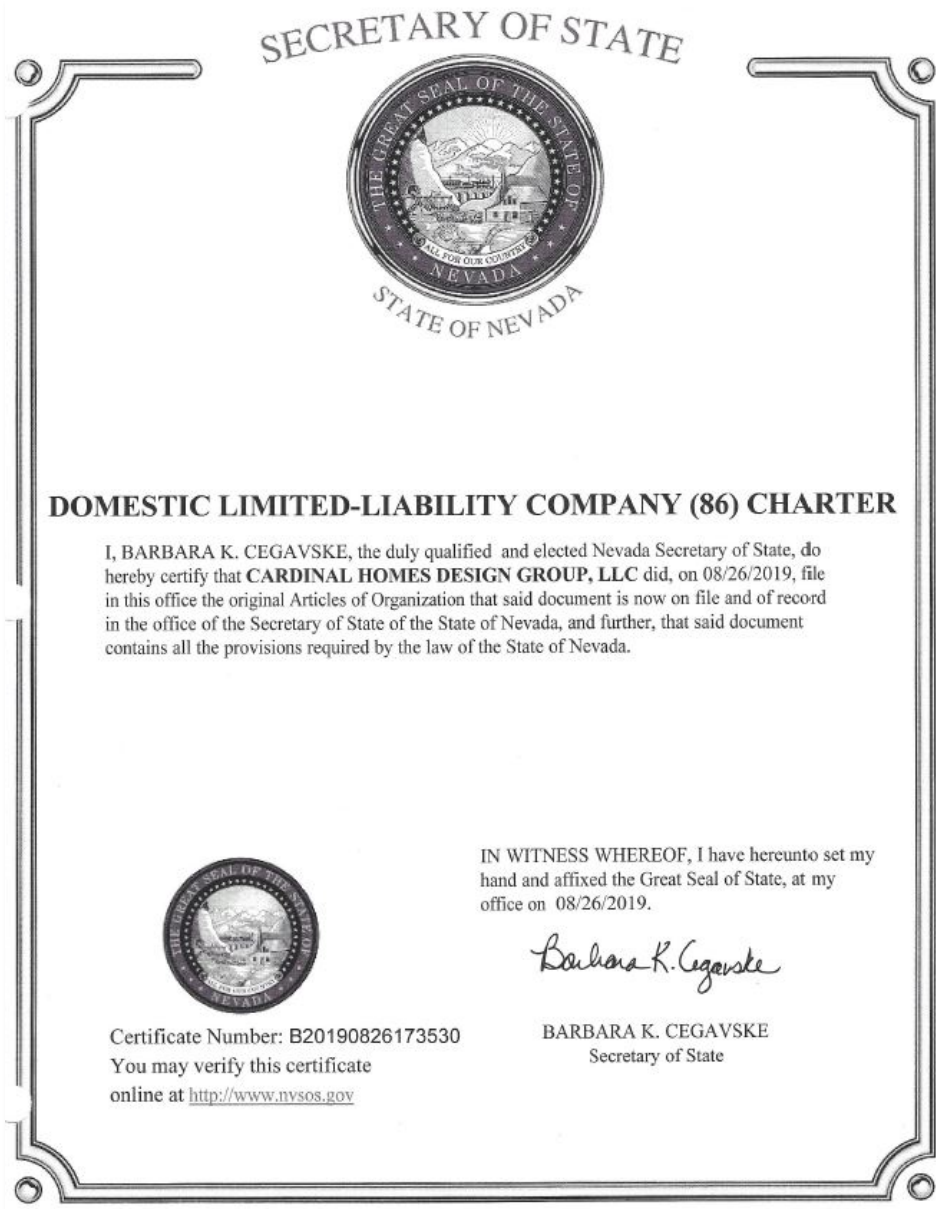


REAL ESTATE KNOWLEDGE & EXPERIENCE:

We have invested a great deal of time, energy and capital investment into our real estate education, attending the nation's premier real estate investing education program - FortuneBuilders Mastery. Beyond the principles of sound investing, we were trained on how to build a successful business based on systems and predictability. Having completed over 1,000 real estate deals, FortuneBuilders coaches and systems have allowed us to strategically invest in real estate, grow and expand our business, and they are available for us to leverage when analyzing our real estate deals.



WHY WORK WITH CARDINAL HOMES DESIGN GROUP?



WHY WORK WITH CARDINAL HOMES DESIGN GROUP?



This is to Certify That

CARDINAL HOMES DESIGN GROUP, LLC

a FOREIGN LIMITED LIABILITY COMPANY existing under the laws of the state of Nevada

was validly authorized to transact business in Michigan on the 24 day of September, 2019 in conformity with 1993 PA 23.

Said company is authorized to transact in this state any business of the character set forth in its application which a domestic company formed under this act may lawfully conduct. The authority shall continue as long as the company retains its authority to transact such business in the jurisdiction of its organization, its authority to transact business in this state has not been suspended or revoked, and the company has not surrendered its authority to transact business in this state.

This certificate is in due form, made by me as the proper officer, and is entitled to have full faith and credit given it in every court and office within the United States.



GOLD SEAL APPEARS ONLY ON ORIGINAL

In testimony whereof, I have hereunto set my hand, in the City of Lansing, this 25th day of September, 2019.

Julia Dale, Director

Corporations, Securities & Commercial Licensing Bureau

WHY WORK WITH CARDINAL HOMES DESIGN GROUP?





The Meaning Behind the Cardinal Homes Design Group Crest:

The Shield - represents strength and security to battle any situation that may confront us

The Gold background - a symbol of the badge entrusted to me as a Special Agent, represents integrity, honor, and the duty to serve

The Blue background - as like the sky, represents new beginnings and endless opportunities, for us and the clients we help

The Cardinal - Cardinal by definition means “of basic importance” and there is nothing more important than every person having a place to call Home, where they can feel safe and secure. The Cardinal was also my late mother’s favorite bird, and they say “When a cardinal appears in your yard it’s a visitor from heaven.” I like to think that she is watching out for us from the heavens.

WHY WORK WITH CARDINAL HOMES DESIGN GROUP?

When we work directly with a home seller, what we provide can not only make for a smooth transaction, but it can also add up to thousands upon thousands of dollars in savings as compared to selling a home through traditional means. With the ability to directly purchase homes and make cash offers, we can create extremely fast and hassle-free transactions.

There are many creative ways to help you out of any situation. We pride ourselves on our reputation for working one-on-one with each customer to handle each individual situation; and it's our goal to make each client feel like we achieved a WIN-WIN scenario.

Most homeowners have no idea what options are available to them beyond listing a house with a Realtor or trying to sell the house on their own and just hoping for the best. We provide a unique alternative to listing their house on their own or with a Realtor. Your Realtor gets paid a commission for his or her services which is a percentage of the home's selling price. In most cases, you may also be encouraged to fix up your home and yard to attract more potential buyers – and sometimes it can involve hiring expensive contractors.

CARDINAL HOMES DESIGN GROUP VS. TRADITIONAL BUYER

How Do We Compare to a Traditional Buyer?

	Traditional Buyer	Cardinal Homes Design Group
Method of Payment	Bank Financing	CASH
Repairs	1-8% of Homes Value	None (Sold AS-IS)
Closing Timeframe	45+ Days	10-14 Days
Commissions	6% of Sale Price	None
Seller Paid Closing Costs	1-6% of the Purchase Price	Zero
Appraisal	Mandatory	None
Length of Time on Market	150 Days on the Market (San Diego Average)	0 Days

CASH PURCHASE PROGRAM

Utilizing cash funding from our national network of investors allows us to circumvent many of the nuances of a traditional real estate closing. We can purchase your home directly from you, and you won't have to pay any hefty Realtor commissions. In addition to our funding source, we will be buying the home absolutely AS IS – meaning, we would never ask you to make a single repair on the home. Furthermore, Cardinal Homes Design Group fully understands the importance of timing. You may be in a situation where you need to close quickly or, you may need a few months to transition your life. Either way, we can facilitate a fast and easy closing in 10 days or less - or as long as you need. We are here to work with you.

LOAN MODIFICATION PROGRAMS

A “Loan Modification Program” is a special program designed to help homeowners who have experienced a previous hardship, get back on track with their mortgage. We will work directly with you and your lender to help you qualify. However, you must have recovered from that hardship, and be able to make your mortgage payments again. Often times, the lender will require some sort of partial payment before they will consider a loan modification program. The relationships we've built with many banks will help you immensely during this process.

SHORT SALE PROGRAMS

With today's transitioning real estate market, it can be very difficult for some homeowners to sell their property. You may be overleveraged and tempted to just walk away from the home. However, this is not in your best interest, and there are serious consequences if you let the home go into foreclosure. If you are currently experiencing this scenario, it's important to know that you do have options! We are very successful at negotiating debt with banks, and can often times purchase the property directly from you - thus saving you from a foreclosure.



REFER TO A LOCAL REALTOR

If your home is located in an area where our firm does not specialize in finding retail buyers, we are happy to refer you the right Realtor for your area. We know that not all Realtors are created equal. Therefore, we do a thorough prescreening of all our referrals to ensure that they are an adequate representation of our company.

RENOVATION PROJECTS

Occasionally, we sell houses that are not included in our completed renovation portfolio. When selling these properties in need of repair, it's very important for the buyer to have specialized knowledge to identify any possible renovation costs associated with improving the property. When working with our company, you can be rest assured that we're very qualified and experienced in accurately estimating repairs and consulting with buyers on the renovation process.



CARDINAL HOMES DESIGN GROUP TRANSACTION HISTORY

Cardinal Homes Design Group was founded in 2019, and we've set a goal to conduct over 5 million dollars in real estate transactions by the end of 2024. Considering the state of our economy and the challenges of our housing market, this is a goal that will not come easily.

The reason we share our transaction history is not to impress you, but rather impress upon you the fact that Cardinal Homes Design Group has the experience and expertise necessary to help anyone find a solution to their real estate needs. Choosing the right company to work with will always be one of the most important steps of that process. So how do you get to over 5 million dollars in closed transactions? One house at a time. Here is a list of a few of our closed transactions since 2019. For further information on the transactions completed below, please visit our website at www.cardinalhomesdesigngroup.com.

TRANSACTION HISTORY			



Sample Property Showcase *

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CARDINAL HOMES DESIGN GROUP RENOVATION PROJECTS

* Here are a few sample rehab projects completed by CT Homes. Cardinal Homes Design Group utilizes the same systems utilized as CT Homes as part of Fortune Builders, a National Network of Real Estate Investors.

BEFORE



AFTER



Sample Property Showcase * 18

CARDINAL HOMES DESIGN GROUP RENOVATION PROJECTS

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BEFORE



AFTER



Scope of Work - Single Family, San Diego, CA

PROJECT INTRODUCTION & INTERVIEW:

Gorgeous renovation in the central neighborhood of El Cajon. This 3BR, 2 BA 1 story home is located near Granite Hills High and Wells Park.

REHAB OVERVIEW:

The home needed a few cosmetic repairs and updates throughout including kitchen and master bath. Electrical plumbing upgrades were completed as needed to comply with close regulations.

CONTRACTOR OVERVIEW:

Licensed contractors were hired to complete all renovations.

DEMO (EXTERIOR):

1. Remove all debris in front and back yard
2. Remove roof from covered patio (use structure to create pergola)
3. Remove temporary roof over side yard
4. Remove lighting from covered patio

GENERAL (EXTERIOR):

1. Construct 4' fence around pool equipment
2. Build pergola off of existing covered patio structure
3. Paint entire house per color scheme

COLOR	LOCATION	COLOR CODE	FINISH
Valspar/Lowes Stone Manor	Exterior	6006-2A	Flat
Extra White Sherwin Williams	Exterior Trim	7006	Flat
Black	Front Door/Pergola		
Extra White (Sherwin Williams)	All ceilings	7006	Flat
Navajo White (Sherwin Williams)	Bathrooms	SW 6126	Semi Gloss
Navajo White (Sherwin Williams)	Living/Dining/Halls, Laundry, Kitchen, Bedrooms	SW 6126	Flat



ROOF:

1. Remove existing roof
2. Replace any damaged sheeting or starter board
3. Install new 15 lbs felt paper
4. Install new dimensional composite shingle roof (charcoal color)
5. Paint all roof penetrations black

LANDSCAPE:

1. Removal all debris in front and back yard
2. Removal all weeds in front and back yard
3. Install sod in the front and back yard
4. Cut in planter boxes next to house and fence in front and back yard and plant drought tolerant plants
5. Test irrigation system and repair where needed or install one in front yard

WINDOWS:

1. Replace all windows with retro fit insert windows
2. Replace all sliders with retro fit

DEMO (INTERIOR):

1. Remove all trash in house
2. Demo kitchen and remove cabinets
3. Demo existing bathroom toilet, vanity, tile floor and shower surround
4. Remove all tile flooring
5. Scrape popcorn ceiling
6. Remove all window coverings
7. Do not damage wood floor as we are keeping it (install rosin paper to protect flooring)



GENERAL (INTERIOR):

1. Construct new bathroom where existing bedroom is (see layout)
2. Construct new stackable laundry closet in hallway (see layout)
3. Change all door hinges and hardware with brush nickel
4. Retexture ceiling
5. Install new ceiling fans in all bedrooms
6. Combine both back bedrooms to create large master suite (see layout)
7. Close off door to existing bathroom and construct new door going into master suite (see layout)
8. Change front door hardware - Home Depot #640-064 \$169

KITCHEN:

1. Install backsplash - DalTile Travertine 3"x6" honed \$6.11/sq ft #T711361U (installed subway style and to the bottom of the cabinets)
2. Install backsplash accent tile 4" strip – DalTile American Olean Legacy Glass Celedon 2"x2" LG03
3. Install new stainless steel appliances
 - A. Frigidaire FFFTR2126LS 21 CF Top Freezer Refrigerator - \$625.00
 - B. Frigidaire FFFMV162LS 1.6 CF 1,000 Watt Range Microwave - \$269.00
 - C. Frigidaire FFFBD2406NS 24" Built in Dishwasher - \$295.00
 - D. Frigidaire FFFGF3047LS 30" Free Standing Gas Range - \$556.00
4. Install new faucet - Proflo PFXC8011BN Single Handle Kitchen Faucet w/ Pullout Spray (Low Lead Compliant) - \$180.65
5. Install new countertops – Rainbow Stone "New Venetian Gold" Granite
6. Install new cabinets – Home Depot American Classics Harvest Finish
7. Install 4 recessed lights
8. Paint as per color scheme



HALL BATH:

1. Install new vanity (espresso finish)
2. New Faucet - Grohe G20209002 "Eurostyle Cosmopolitan" 8" Widespread Bathroom Sink Faucet - \$160.10
3. New toilet (Elongated Bowl)
4. New tub - Sterling S610411100 "ALL Pro" 60" Soaking Tub – 128.90
5. Shower head and trim kit - Grohe G26017000 " BauLoop" Tub & Shower Faucet Trim - \$130.95
6. New shower valve - Grohe G35015000 Tub & Shower Valve - \$67.50
7. Install Tile surround – DalTile Rittenhouse Square 3"x6" Matte Almond \$2.70/sq ft #X735 (installed subway style, tile to ceiling)
8. Accent Tile 12" Strip – DalTile Stone Radiance Whisper Green Blend (installed roughly 5" up the wall)
9. Tile floor – DalTile Travertine 18" x18" Honed \$1.99/sq ft (installed subway style)

MASTER BATH:

1. New toilet (Elongated Bowl)
2. New tub – Home Depot #693-952 \$209
3. Install new vanity (espresso finish)
4. Tub spout - Grohe G13611000
“Eurodisc” Tub Spout - \$14.65
5. New Faucet - Grohe G20209002
“Eurostyle Cosmopolitan” 8” Widespread Bathroom Sink Faucet -\$160.10
6. Install Rain shower head and regular showerhead - Moen MS6360 2.5 GPM Flat Rain Showerhead - \$125.10 & Grohe G19595000 “ BauLoop” Shower Head with Trim Kit - \$47.25
7. Install 2 new shower valves - Grohe G35015000 Tub & Shower Valve - \$67.50
8. Install Tile Surround - DalTile Fabric 12”x24” \$3.70/sq ft #P687 (Installed subway style, tile to ceiling and tile ceiling)
9. Accent Tile on control wall – DalTile Class Reflections Subway Mint Jubilee 3”x6” 9.06/sq ft #GR15 (installed subway style)
10. Tile back splash behind mirror to ceiling - DalTile Class Reflections Subway Mint Jubilee 3”x6” \$9.06/sq ft #GR15 (installed subway style)
11. Tile floor- DalTile Veranda 13”x13” Dune \$3.70/sq ft (installed subway style)



BEDROOMS:

1. Install slab closet doors (make sure they are hollow core interior doors converted to closet doors, install ceiling and floor track as well as hardware)
2. Lighting – Home Depot Hampton Bay 2- Light Flush mount With Opal Glass, #534-435, \$39.97/ea

PLUMBING:

1. Check all existing plumbing & repair/replace as needed, per code
2. New angle stops on all water lines
3. Check gas lines & repair/replace as needed
4. Check all drain lines & repair/replace as needed

ELECTRICAL:

1. Replace all outlets & switches
2. Check all wiring & replace where needed, per code
3. Install recessed lighting as per drawing
4. Check panel & repair/replace as needed
5. Install Dead Panel if missing
6. Check for open junction point in attic

HVAC:

1. Inspect and repair as needed

COMPLETION OF FINAL PUNCH LIST:

General Contracting Work - \$33,300.00

All framing, counters, cabinets, paint and patch. fixtures, backsplash, windows and doors.

Appliances - \$2,000.00

Stainless steel refrigerator, free standing range, hood and over the range microwave, dishwasher

Electrical - \$2,750.00

Install new fixtures; add recessed lighting, replace outlets and switches, panel upgrade

Plumbing - \$6,500.00

Install new toilets, facets, shower valves, kitchen sink, garbage disposal, dishwasher, add tub and shower

Landscaping - \$2,000.00

Flooring - \$1,850.00

Roofing - \$4,500.00

Staging (2 month minimum contract) - \$1,500.00

Misc. and Permits - \$1,500.00

TOTAL - \$55,900

* This Sample Scope of Work was completed by CT Homes. Cardinal Homes Design Group utilizes the same systems utilized as CT Homes as part of Fortune Builders, a National Network of Real Estate Investors.

There's no such thing as a perfect house -- every home, even newly constructed ones, will potentially have some issue or another. Our company builds value by rehabilitating properties in need of repairs - whether light cosmetic repairs, or significant repairs.

In many cases, we buy houses that have fire damage, termites, mold, foundation problems, roof problems or need of other major repairs. Houses with these conditions scare most buyers, and most real estate agents don't like listing them because they know such houses are hard to sell. We actually enjoy talking to sellers with these types of houses, because we can see the house's potential value after all the repairs are made; and breathe new life back into them by renovating and improving the condition of the house.

Here are just a few risks involved when we purchase properties:

- Previously unknown property conditions, or environmental hazards, such as toxic-mold, or others
- Expensive repair conditions may not have been apparent at, or became worse since the time of purchase
- Costly repairs not previously estimated for could offset the profit margin, such as HVAC, plumbing, foundation, etc.
- Work permit complications, local restrictions, or codes and other legal problems that can arise
- Unexpectedly longer times in holding a property for repair, or marketing time extended, causing profits to be exhausted
- Ever changing market conditions, including lending requirements and availability of applicable mortgages for buyers

WE BUY ANY HOME IN ANY CONDITION!

Inspections on a home are helpful; however, the reality is - we never know what we're getting into until we start the renovation process.

Sometimes what seems like the simplest fix turns into a massive remodel - therefore, resulting in spending thousands of unexpected dollars. This is the risk we take when buying your home AS IS.

We do all the heavy lifting on the back end, so you don't have to.

I have known Scott Adkin professionally and personally for over 20 years. We served together militarily around the world where I have witnessed firsthand his impressive leadership and project management abilities under the most stressful conditions. He is a skilled and capable leader who succeeds at everything he undertakes. Scott brings a level of direction, attention to detail and performance that goes unmatched. Above all, he has an excellent rapport with all he works with due to his excellent communication skills, honesty and the positive attitude that he brings into everything he undertakes.

— Chris Platz, Maj, U.S. Air Force

I've known Scott Adkin for over 30 years now. Saw him come into the Security Forces squadron as a fresh-faced kid out of high school who performed his duties in an admirable fashion, rising thru the ranks to become a senior leader in the squadron. Scott has consistently exhibited and maintained the highest standards, his integrity is unchallenged. He says what he means and means what he says. Proud to have known him professionally as well as personally. You won't find a more reputable individual.

— Ed Kaminski, CMSgt (ret'd), U.S. Air Force

How does the process work to sell my house?

Once you have completed the Property Information Form, one of our real estate solutions specialists will contact you shortly (usually within 24 hours). In some situations, we will need to gather additional information. We will research your property and discuss all the details with you. We may be able to make you an offer right over the phone, or in most cases we will schedule a time with you to view the property and make you an offer!

What sort of houses do you buy?

We buy houses in any condition, in any area, in any price range, in any situation! We will buy your house as-is, you don't need to do ANY repairs!

What do you mean "any condition, area, price range, or situation"?

Whether your house is in foreclosure, over-leveraged, condemned, has liens or health department violations, not maintained, fire damaged, or about to fall down WE CAN BUY IT!

Are you REALTORS™?

Cardinal Homes Design Group, LLC is a real estate investment and solution company. We are property acquisition specialists that buy houses; we want to BUY your home. There is never a charge or a commission when we buy your property! However if listing your property is the best solution then we can and will connect you with a recommended licensed agent.

What will your service cost me?

Nothing! We don't charge any fees to discuss your situation, make you an offer or to buy your home.



Am I under any obligation to sell my home if I fill out your Property Information Form?

No! There is no obligation on your side! We will simply review the information, make you an offer, and you choose to accept or reject it, totally your choice!

Is my information kept confidential?

ABSOLUTELY 100%! Your privacy is of the utmost importance to us. Any information you provide is completely confidential! If you want to deal with a reliable, reputable company who will treat you with professionalism, understanding, and respect – YOU HAVE COME TO THE RIGHT PLACE!

If I know of another property your company may want to buy, do you pay a referral fee?

YES! Maybe there is a vacant house on your street or you know someone who needs and wants to sell their home, please refer them to us! Better yet, provide us their information and we will do all the research and make an offer. In some cases we will pay you up to \$1,000 for a referral! Contact us directly to discuss the terms.

What if I am behind on my payments, in foreclosure or bankruptcy? Are you still able to help?

YES! Cardinal Homes Design Group is a professional real estate solutions company in conjunction with a National Network of Real Estate Investors who have years of experience in solving these difficult situations. Please contact us for a confidential consultation.



WORKING WITH US

If we haven't already, it's important that we sit down and discuss the potential ways we can work together. Once you give us a clear definition of what your goals are, we can present you with any opportunities that fit that criteria.

Contact us today!

Website: www.cardinalhomesdesigngroup.com

Email: scottadkin@cardinalhomesdesigngroup.com

Phone: 586-879-6877



Visit Us On
Social Media



REFERRAL PROGRAM

Word of mouth is typically how we are able to work with sellers like you. It would be greatly appreciated if you passed our information on to anyone that may be interested in the opportunity to sell their distressed property. In our business, it's always important that we have a steady stream of clients who are looking to sell their properties.