



CARDINAL HOMES

D E S I G N G R O U P

A Residential Redevelopment Company



“Everyone deserves a place to call HOME”



Table of Contents

Who Are We?.....3

Mission Statement.....6

Company Leadership.....7

Company Credentials.....8

CHDG Crest.....12

Transaction History.....13

Benefits of Working With Us.....14

Many Ways to Work With Us.....17

Sample Property Showcase *18

Sample Scope of Work *20

Testimonials.....25

Frequently Asked Questions.....26

Taking the Next Steps.....27



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

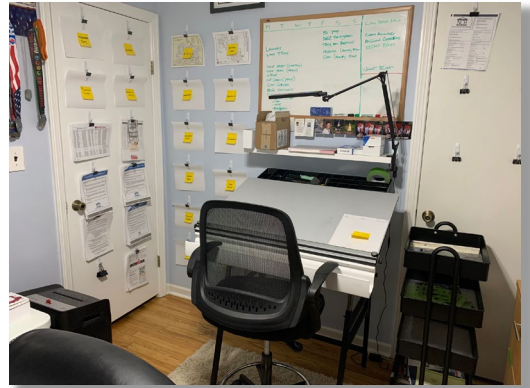
- Leading full service real estate solutions company in the Detroit Metropolitan area, specialized in buying and selling property
- We provide solutions for homeowners and value for investors and buyers by locating and renovating distressed properties.
- Our goal is to provide the absolute highest level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

We could not achieve our level of success without the many strong partnerships and relationships we have cultivated. At Cardinal Homes Design Group, we place high value on the knowledge and expertise of good real estate agents. We strive to build relationships with qualified, experienced agents who have both a passion for real estate and an uncompromising drive to succeed. We believe that by working together, we will not only develop a history of successful win-win transactions, but also create a powerful and lucrative collaboration that adds value and serves our community.

Mission Statement

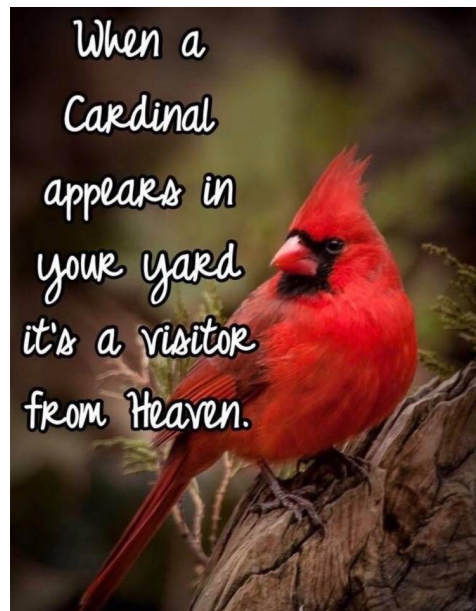
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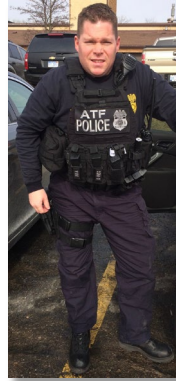
The Mindset at Cardinal Homes Design Group is, "Everyone deserves a place to call HOME," and that is exactly what we strive to deliver, from the affluent to the homeless and everybody in between. The representation of Cardinal Homes is twofold, the first being personal, as a tribute to my mother who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

Company Credentials

8

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.

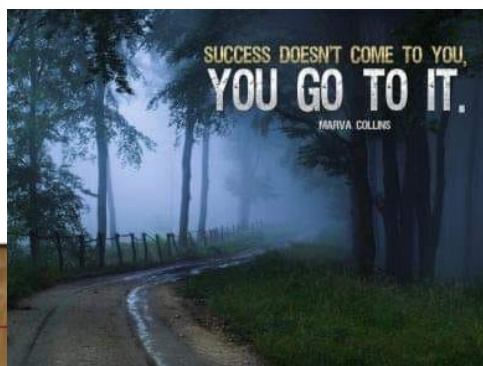
CERTIFICATIONS & MEMBERSHIPS:

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

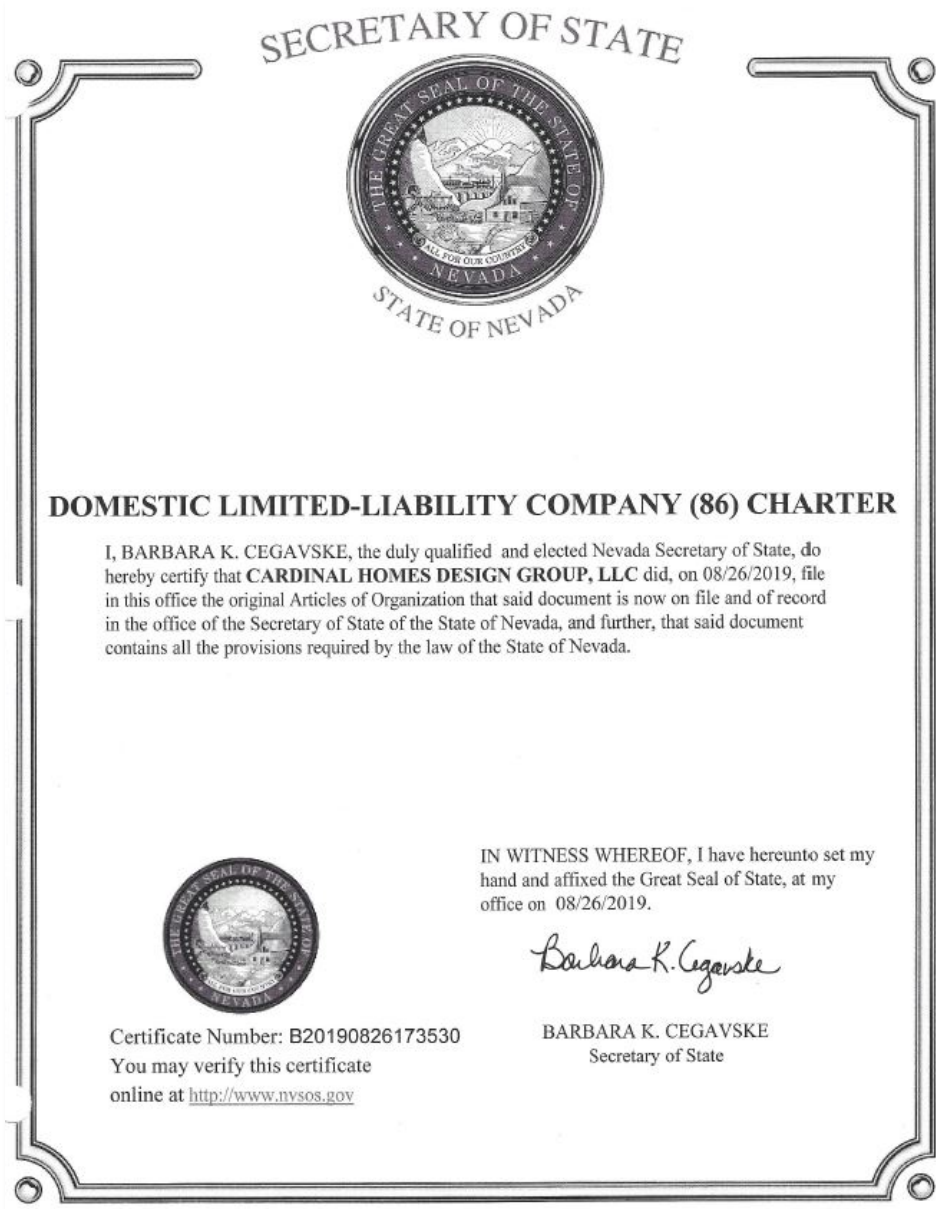


REAL ESTATE KNOWLEDGE & EXPERIENCE:

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.

A handwritten signature in black ink, appearing to read "Julia Dale".

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.

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			



CARDINAL HOMES DESIGN GROUP VS. TRADITIONAL BUYER

Here are a few benefits your sellers have when working with Cardinal Homes Design Group to sell their home:

- ✓ **CASH BUYERS**
- ✓ **QUICK CLOSE**
- ✓ **WE BUY HOUSES AS-IS**
- ✓ **NO APPRAISAL**
- ✓ **NO LENDING RESTRICTIONS**
- ✓ **WE DON'T SUBMIT LOW OFFERS**
- ✓ **WE'LL WAIT ON SHORT SALE APPROVALS**

As an agent, you can take advantage of many unique opportunities when it comes to working with investors. Many agents view working with investors as a waste of time – however, we know you have a business to run and can't afford to waste your time with investors who aren't serious. At Cardinal Homes Design Group we pride ourselves on having a systemized buying process; which eliminates the need to waste your time on tedious tasks. You can rest assure that we are serious buyers who close with cash and very quickly.

We believe that good investors are those who place high value on the knowledge and expertise of good agents. In turn, we hope to share our knowledge with you and help to provide you with a lucrative and consistent stream of income. So if you can shift your thinking and learn how to leverage working together with investors, you'll realize there are many potential benefits – creating win-win situations for everyone.

How Do We Compare To A Traditional Buyer?

	Traditional Buyer	Cardinal Homes Design Group
Method of Payment	Bank Financing	CASH
Cost of Repairs	1-8% of Homes Value	None (Bought AS-IS)
Closing Timeframe	45+ Days	10-14 Days
Amount of Business For You	Typically only one purchase	Repeat Buyers (2-10 deals per yr)
Repairs Needed	Repairs, no matter how big or small are important to owner occupants – often times, making it difficult to find a house quickly & make the sale	We look for homes that are not perfect and need improvements
Appraisal	Mandatory	None
Re-Listing the Home	Years down the road	2-4 Months on Average

GAIN REPEAT BUSINESS

One of the main benefits of working with an investor is the potential for repeat business throughout the course of a year. By working consistently with a successful investor who actively buys and sells properties, you can predict a steady revenue stream based on their level of activity. Although it varies, most real estate agents typically close between 2 to 10 deals per year with investors. A good agent will be able to leverage those deals into even more deals, just by working with the buyers who purchase investment properties.

OPPORTUNITY TO MAKE BOTH SIDES OF COMMISSION

By acting as a dual agent in a transaction, representing both the buyer and seller, you can earn both sides of the commission. For example, let's say that you as a licensed agent have an REO property listed. Our goal is for the agents we work with to be excited to work with us which is why we're happy for you if you received both sides of the commission. That merely means you were great at your job!

Representing Both Sides Of A Transaction Allows You To Make Double Commission!

BECOME A DISTRESSED PROPERTY SPECIALIST

There are a number of properties in the marketplace needing renovations—anything from cosmetic repairs to full-gut rehabs. Often times, you as the agent are the first contact for sellers behind on payments, who need to sell quickly, or don't have equity in their home. These are exactly the types of opportunities we are looking for. If you or someone in your office have these types of listings, we may be able to quickly purchase the homes with CASH. After a few successful transactions, you can utilize that success to gain more exposure in your market and build your credibility as a distressed property specialist – ultimately, increasing your income opportunity.

What's In It For You?

- Opportunity to make double commission
- Consistent business (we plan to buy 5-10 properties a year)
- Obtain referral leads
- Access to property inventory before listed
- Opportunity to host open houses
- Short sale referrals
- Become a distressed property specialist in your area
- Free training and Joint venture potential
- Enhance your profile as an agent in your community

ACCESS TO PROPERTY INVENTORY BEFORE LISTED

A successful and active investor will constantly have an inventory of completely renovated properties; and **YOU will have access to that inventory BEFORE that property is listed on the MLS.** This creates a great opportunity for buyers – especially a first-time homebuyer, as they would have the chance to purchase a newly renovated and fairly priced property. In some cases, your buyers can also have the benefit of giving input on certain features of their home and choosing custom finishes BEFORE renovations are fully complete. By providing this option to your buyer, it completely differentiates you from other agents – therefore, directly impacting your bottom-line!

OPPORTUNITY TO HOST OPEN HOUSES

Newly renovated vacant properties generate a lot of interest from potential buyers – like a neighbor or anyone else looking for properties priced aggressively and in pristine condition. By acting as a seller's agent, this creates a great opportunity to host open houses for these properties; allowing you to meet many new potential buyers that you can add to your database, and possibly cultivate as buyer clients of your own.

SHORT SALE REFERRALS

Successful investors are excellent marketers and generate a lot of leads – many of which are short sales. In most cases, investors aren't too interested in working with sellers whose properties are over-leveraged and in short sale situations. The short sale process can be lengthy, so many investors prefer to refer those leads to a specialist rather than work with the sellers themselves. This creates a huge opportunity for you to become a *"short sale specialist"* – by listing these properties and getting the commission when they sell. As a short sale specialist, you also have the opportunity of working with multiple investors, which provides you with more of a revenue stream ten fold!

FREE TRAINING & JOINT VENTURE POTENTIAL

At Cardinal Homes Design Group, we pride ourselves on having a strong foundation of real estate knowledge and training. Our core business lies within our systems, education and knowledge of the real estate industry. We did not just buy a CD off the Internet and become a real estate investor overnight. We have spent thousands of dollars to learn how to be successful in this business and do it the right way the first time. By working with us, you can benefit from our knowledge, gain REAL LIFE investing experience and have an amazing opportunity to learn all the ins-and-outs of the other side of real estate. To us, this is invaluable. If you should decide to take interest in becoming more involved directly with real estate investing, there are a few unique opportunities that can create an **additional income stream for you** – and you can either take a hands on or hands off approach. Let us know if you're interested in a possible joint venture opportunity, and we can discuss it in great detail.

BECOME A PART OF OUR TEAM!

In working with us, there are several benefits and different ways you can generate revenue:

- ✓ **Represent Us As Our Buyer's Agent**
We Are CASH Investors & Buy 5-10 Properties A Year
- ✓ **Represent Us As Our Listing Agent**
Re-List Our Fully Renovated Vacant Properties In Your Area
- ✓ **Be Our Referral Agent**
Tap Into Our List of Buyer, Seller & Short Sale Leads
- ✓ **Generate Buyers Via Open Houses**
Market our "Pocket" Listings

Although many of our offers will be typically lower than retail clients, we serve as a great benefit for hard-to-sell properties or those requiring the bank or seller to move quickly. We are also a good fit if you have listings that have difficulty qualifying for traditional financing based on the current condition of the property. We are not the perfect fit for everyone; but for the seller with the right motivation, these features are a necessity.

How Much Additional Time Will It Take Working With An Investor?

As an agent working with an investor, you can increase your profit; but not necessarily increase the amount of work you need to do to close each deal. Your goal should be to:

- Spend no more than a few hours per week finding and making offers on our behalf
- Automate most of the work –utilizing our documents such as repair sheets and deal analyzer
- Specialize in a very specific, relatively small, geographic area – therefore, not spending your time driving all over looking at houses

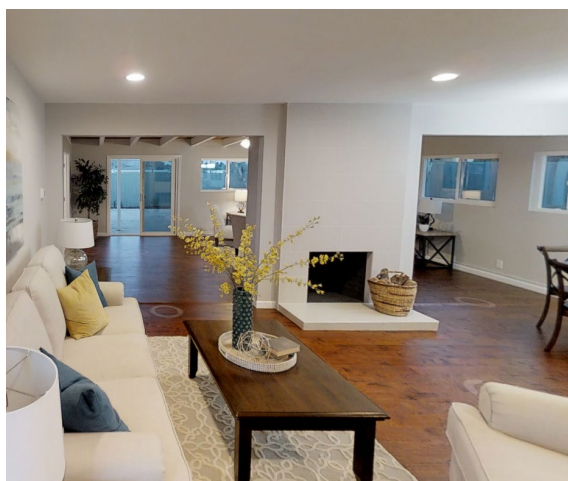
CARDINAL HOMES DESIGN GROUP RENOVATION PROJECTS

One of the unique benefits of working with our company is that you will have access to our renovation experience. Occasionally, we sell houses that are not included in our completed renovation portfolio. If interested in purchasing a home in need of any renovations, it's important to know how to identify the renovation costs associated with improving the home. When working with our company, you can rest assured that we have the specialized knowledge and expertise to accurately estimate repairs and assist buyers with the renovation process.

BEFORE



AFTER*



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*



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.

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

WILL I BE REQUIRED TO SPEND A LOT OF TIME DRIVING AROUND SHOWING YOU PROPERTIES TO BUY?

No, not at all! We already know what we're looking for, and our criteria typically stay the same. While we may need you to let us inside a property once in a while, we wouldn't ask you to spend your time on wild goose chases.

IS IT WORTH MY TIME TO WORK WITH AN INVESTOR?

Yes! You can automate most of the process so you're not wasting your time on working on tedious tasks. By working with an investor, you create a very lucrative source of income as well. In a partnership with us, you can earn multiple commissions by representing us as both the buyers and sellers agents.

WHAT KINDS OF OFFERS DO INVESTORS USUALLY MAKE?

Our offers are in cash. They are below retail, but they are also highly valuable because they are cash offers. Some of our offers do get rejected; but, unlike traditional clients who may buy or sell a home once every five years, we make multiple transactions annually.

HOW CAN I WORK WITH CARDINAL HOMES DESIGN GROUP?

You have the opportunity to become what we call a "triple agent." When working with Cardinal Homes Design Group, you can act as the buyers agent, the listing agent and the referral agent. In other words, you may be able to earn triple commission on a single deal. Secondly, we will actively send you leads on listings and give you the right to generate more leads by marketing our homes once the renovations are complete. We can also send buyers to you.

WHAT TYPES OF PROPERTIES DO YOU PURCHASE FROM SELLERS?

We purchase homes in pre-foreclosure, over-leveraged, condemned, liens or health department violations, not maintained, fire damaged, estate sales, stagnant listings, even about to fall down homes -we can buy it!

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!

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Phone: 586-879-6877



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Social Media

