



Project Management

WHAT TO EXPECT: STANDARD RENOVATION

OUR MISSION:

The Mission of the Project Management Team is to support our investors in “Turning” or “Renovating” your assets into income producing rental properties.

STANDARD RENOVATION:

Properties that fit our Scope of services are as follows: Total “Renovation” or “Turn” not to exceed 3 months with an approximate max cost of \$50,000 or less.

WHAT YOU SHOULD EXPECT

TIME EXPECTATION

Contact (email) within 72 hours of closing of a new purchase or keys received from a current resident after move-out. We will provide a detailed “Scope of Work” to review with you and determine next steps.

Communication from a Project Manager within 48 hours of receipt of Scope to evaluate agreed upon (work to be completed) to calculate a “Bid Estimate.

Bid Estimate to be sent to owner within 48 hours.

Once Bid Estimate is agreed upon between Project Management and Owner/Investor, the renovation will begin within 10 days. *Renovation will not start until initial 50% contribution is received.

COST EXPECTATION

Cost plus 10%

Projects < \$5,000 require 100% payment of the funds before beginning the project.

Projects > \$5,001 require at least 50% payment of the funds before beginning and the second 50% of the funds when greater than halfway through the project.

STANDARD RENOVATION ACTIVITIES

- Roof: Light rafter work
- HVAC: Full system replacement, duct work replacement or modifications, servicing units
- Windows: Full replacement, maintenance on existing, partial replacement as needed
- Flooring: Subfloor, floor joists, LVP, tile, carpet, carpet cleaning
- Resurfacing: Counter tops, tubs, shower walls, bathroom tile walls, counter tops
- Painting: Interior/exterior, drywall
- Landscaping: Tree removal, mowing
- Pest Control
- Minor Plumbing: P-traps, supply lines, shut off valves, water heater, sink/faucet/toilet installation
- Major Plumbing: Main sewer lines, main water lines
- Major Electrical: New service panels, electrical panels, breaker change outs, house rewire

WHAT DOES NOT FIT OUR MODEL

- Projects over \$50,000
- Full Permitting
- Work to be completed by a licensed contractor
- Tearing off sections of the house
- Changing property footprint
- Adding additional bedrooms/bathrooms
- Change of floor plans
- Tearing out load bearing walls with structural changes to footprint