



EXCLUSIVE HOMES
LLC
CHOOSE YOUR LIFE STYLE

**A Real Estate Solutions
Company**

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Who Are We?

EXCLUSIVE HOMES, LLC is a professional, full service real estate solutions firm that buys and sells properties throughout **Sacramento County**. We specialize in buying distressed homes at a significant discount, and renovate and resell them to retail home buyers and landlords.

Founded in **by Ion Turcan**, **Exclusive Homes** is proud to provide real estate services in the following areas:

- *Real Estate Brokerage (Realty National Inc.)*
- *Residential Redevelopment*
- *Short Sales/Loss Mitigation*
- *Real Estate Investment*
- *Foreclosure Solutions*

Exclusive Homes, LLC is excited to be part of the area's renaissance and we aspire to continue contributing to the economic rejuvenation of **Sacramento County** and its neighborhoods.

Through our **extensive knowledge** of the business, network of resources, and years of **expertise**, we have passionately pursued our goal to help hundreds of people in our community find an answer to their real estate needs.

*Important Facts About **Exclusive Homes***

- Leading full service real estate solutions company in **Sacramento County**, 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 a large number of 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.

Call us today and let's see how we can work together!

Who Are We?



Ion Turcan-Owner

THE STORY OF EXCLUSIVE HOMES, LLC

After graduating the International University of Business and Management and the School of Arts in Europe, in 2012, he moved to United States where he began investing in Auto Market and Moving Industry. After some time he joined the Fortune Builders Mastery Group and set his sights on Real Estate Investing.

At **Exclusive Homes, 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.



Our Mission Statement

When a passion for real estate is combined with talented individuals who have an uncompromising drive to succeed, amazing things will happen. At **Exclusive Homes**, 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. One of our motto's is "How you do anything is how you do everything." Our company will dedicate itself to everlasting education and professional growth that will make the leaders of tomorrow.



CERTIFICATIONS & MEMBERSHIPS:

California Licensed Realtor, SFR, Broker in Charge, HUD, NAR, SDAR, SBAOR

Our Business Model

WHAT'S OUR COMPETITIVE ADVANTAGE?

Most homeowners have no idea what options are available to them beyond listing a house with a real estate agent or just trying to sell the house on their own, and hope for the best. We provide homeowners with a unique alternative to listing their house on their own or with a real estate agent. Our “out of the box” creative approach to real estate investing is a cut above the rest.

Our company can acquire great deals on properties because we have the ability to act quickly and can close with CASH on the seller's timeline. This is why we can buy properties at such a discount, sometimes in a matter of days. We have a competitive advantage over other investors who sometimes take weeks to purchase properties, and can create extremely fast and hassle-free transactions.

We have an aggressive TEAM approach, and a top-notch ability to expand our client base through our knowledge of deal structuring and advanced real estate techniques.

We also employ marketing strategies as soon as we purchase a home – giving us a fair advantage over a real estate agent. Typically, many agents don't spend time or money on marketing or lead generation strategies. As a result, it can sometimes take months to attract potential buyers. Often times, we are able to find our own buyers, allowing us to secure a strong sales price and save on sales commissions.

Our renovation process is also down to a science with handpicked and proven construction crews who know we are not retail clients. We pay wholesale prices to all contractors and typically get bulk discounts on all materials.

Advantages to Working With Us

- We have the experience, business systems and knowledge to purchase properties QUICKLY and with CASH
- We create value by finding ugly, vacant homes and putting them back into use after renovation
- We have a creative marketing system to find and purchase properties before they're ever listed
- We pay wholesale prices to all contractors and typically get bulk discounts on all materials
- We find our own buyers quickly, allowing us to secure a strong sales price and save on sales commissions



Our Business Model

INVESTMENT BUYING CRITERIA

Our goal is to purchase distressed homes in stable areas where there is still strong buying demand. Part of our grand vision is to improve the overall quality of living in both urban and suburban neighborhoods. In addition to improving overall quality of life, we are committed to increasing the value of real estate in our community. We are able to target distressed properties and breathe new life back into them with highly-skilled renovations and improvements. By doing so, we are able to create beautiful homes and encourage home ownership.

Types of Properties We Target

- Distressed properties in significant need of repairs
- Properties where sellers need to sell quickly
- Properties owned free and clear

The ability to identify a wise real estate investment is certainly a learned skill. We have been thoroughly trained and possess this skill - along with the intuition to spot these great investment opportunities in today's market.

Not every opportunity is a "good deal", and we have built our company on a stable foundation knowing our numbers. Our goal is to be in business for many years and brand a company that will be passed down to our children, which cannot be accomplished by taking uncalculated risks.



Our Business Model

HOW DO WE PURCHASE HOMES SO FAR BELOW MARKET VALUE?

At **Exclusive Homes**, we have created a marketing machine that produces a consistent flow of high quality leads. We are very different from our competitors because we don't just put in offers on MLS properties – we take it to the next level. Our creative marketing strategies allow us to reach the homeowner directly, before the property even goes to a real estate agent to be listed on the MLS; whereas, the purchase price would escalate.

These are some of the marketing strategies we use to locate great deals way below market value:

Internet	Direct Mail	Other Strategies
Twitter	Probate	Bandit Signs
Buyer Squeeze Pages	Pre-Foreclosure	Networking Events
Seller Squeeze Pages	Back Tax	Door Hangers
Primary Websites	Free n Clear	Other Wholesalers
Facebook Business	Code Violations	House Banners
Google Business Listings	Divorce	Bird Dogs
Google Ad Words	Expired Listings	A-Team Van
You Tube	Non Owner Occupied	Zbuyer



Our Business Model

HOW WE SELL PROPERTIES QUICKLY

There are many methods we use to sell properties very quickly. We invest a lot of time and money into marketing to build a strong list of buyer clients for our homes. Despite what the media says, there are tons of buyers out there who are aware of the fact that numerous buying opportunities exist in today's real estate market. The problem is: they just don't know how to identify and analyze them to ensure they are actually getting a good value. That's where we come in. We are constantly on the hunt for the next great buying opportunity, and use proven techniques to analyze investment properties.

Methods We Use to Sell Properties

- Bandit signs & Guerilla Marketing
- Realtor/List on MLS (Multiple Listing Service)
- Internet/ Listing Websites
- Pre-Listing Walkthroughs

Our ability to locate a great real estate deal covers all types of real estate investments. We are able to identify great buying opportunities for the following types of buyers:

- Retail
- Landlord
- Rehabber



Property Showcase

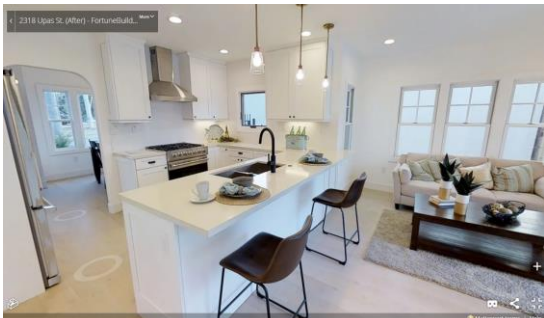
EXCLUSIVE HOMES RENOVATION PROJECTS

Here are just a few examples how we rehab our projects:

BEFORE



AFTER



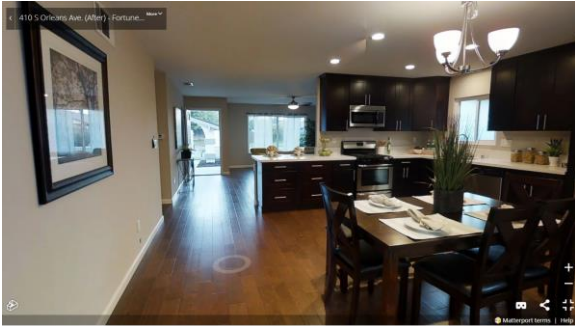
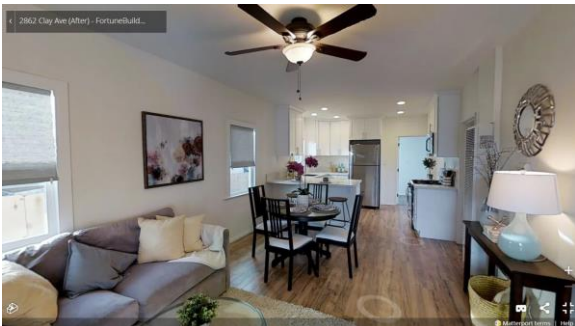
Property Showcase

EXCLUSIVE HOMES RENOVATION PROJECTS

Here are just a few examples how we rehab our projects:

BEFORE

AFTER



Scope of Work

Here is a sample scope of work that we use for all of our rehab projects:



Scope of Work



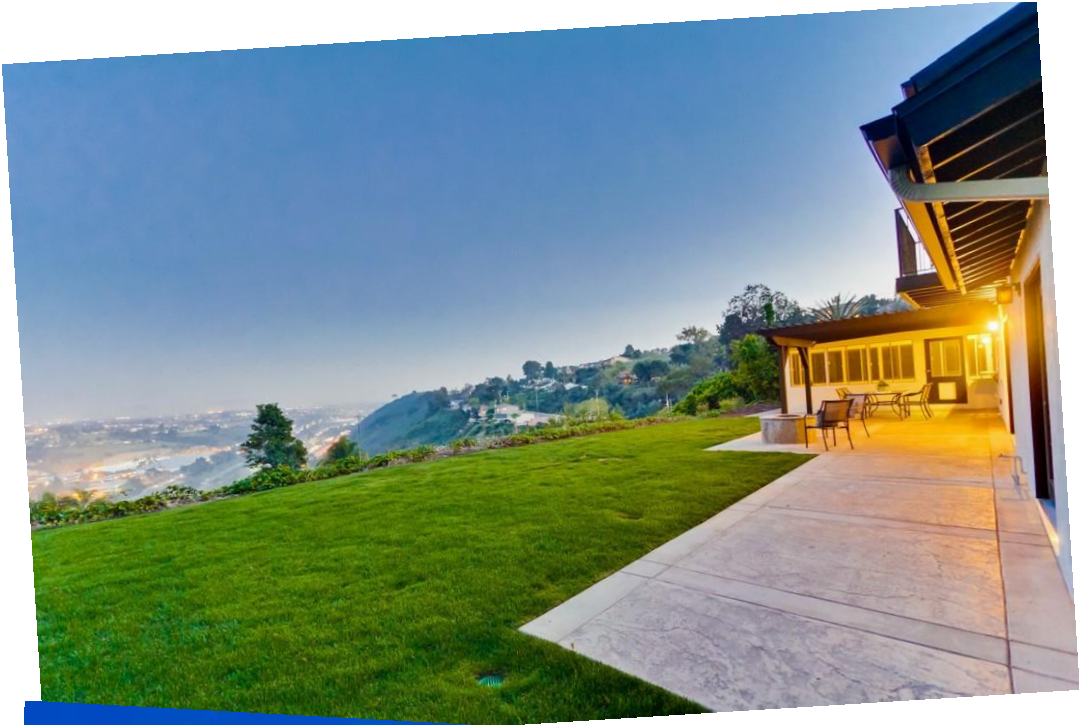
Scope of Work



Scope of Work



Scope of Work



Testimonials

-I have worked alongside with Ion Turcan for many years and one thing that has always impressed me is the positive careful character . I would recommend working with Ion if you get the chance.

-Ion Turcan is both straight to the point and sensitive to people's moods and feelings. He is non-confrontational but will hold his ground when necessary. He is a smart business person and someone I am happy to work with.

-When it comes to getting the job done right you know that it is important to work with the right person. Ion is the person to get the job done properly and in a timely manner.

-I've known Ion Turcan for 20 years and one thing that I really admire about him is integrity. He is someone who you can count on, to have a quick, efficient and stress-free system. I am so glad that I've had the chance to get to know him.



Taking the Next Steps

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!

Email: ion@exclusivhomesllc.com

