



Mike and Mike Real Estate Solutions
MMRE.

MISSION

At M & M Real Estate Solutions, we provide the most professional, informative, loyal and dedicated service in the industry. The best interests of our clients will always come first and we will place the clients' concerns ahead of our own in each and every transaction, as we are dedicated to the development of long-term client relationships! Our team-approach philosophy ensures your needs are important to each and every member of our organization.

THE VISION

To achieve the highest possible standards of the real estate market while establishing our organization as the premier and preferred real estate company in the Macon and surrounding areas.



COMPANY LEADERSHIP



*Michael Pugliese,
Co-Owner*



*Mike Oburn,
Co-Owner*

At M & M Real Estate Solutions, 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 APPROACH

At M & M Real Estate Solutions, we pride ourselves on having a strong foundation of real estate knowledge and training.

Our focus is on providing **SOLUTIONS** for our clients and finding **VALUE** by locating ugly, vacant homes that are eye sores and we put them back into use after renovation.

STRATEGY

To purchase distressed properties below market value and renovate and sell those properties to retail homebuyers and landlords



TURN-KEY SERVICES

ACQUISITION

- Analyze strong buy and hold neighborhoods
- Locate properties that can be acquired
- Inspect property and prepare renovation analysis
- ROI and cash flow analysis
- Fast closing to obtain property

RENOVATION

- Budget prepared and renovation scheduled
- Project managed for maximum efficiency
- Average length of renovation time is 19 days
- Average cost of renovation project is \$22,000 to \$26,000
- Full scope of work prepared upon completion
- Full accounting with before and after pictures

PROPERTY MANAGEMENT

- M&M Real Estate Solutions can handle all aspects of property management
- All investors will receive a quarterly investor report

CLIENT RELATIONS

- Client relations department walks you through each step of the closing process
- Client relations department calls new clients each week for the first month after closing
- Client relations department calls monthly for all investors to provide property updates
- Available seven days a week for whatever needs arise for our clients



COMPANY CREDENTIALS

Bought, Sold and Owned
over \$10
Real Estate

Over 20 Renovations
Bought and Sold

100+ Wholesales
Bought and Sold

Three Development
Transactions

15 Cash-flowing Rentals
in Current Inventory

*150+ Real Estate
Transactions
Completed!!!*



COMPETITIVE ADVANTAGE

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 in use after renovation

We pay wholesale prices to all contractors and typically get bulk discounts on all materials

We have a creative marketing system to find and purchase properties before they're ever

We find our own buyers allowing us to secure a strong sales price and save on sales commissions



HOW DO WE BUY SO FAR BELOW MARKET VALUE?

At M & M Real Estate Solutions, 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 realtor to be listed on the MLS and the purchase price would escalate.

MARKETING STRATEGIES

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	2 House Banners
Google Business Listings	Divorce	Bird Dogs
Google Ad Words	Expired Listings	Box Truck
You Tube	Non-Owner Occupied	Zbuyer

HOW WE SELL PROPERTIES QUICKY



We invest a lot of time and money in 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 properties.

WHY WORK WITH US?

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. Our approach to residential real estate is a cut above the rest.

- ✓ CASH OFFER
- ✓ NO COMMISSION
- ✓ QUICK CLOSE
- ✓ NO FEES
- ✓ PAY NO CLOSING COSTS
- ✓ WE BUY THE HOUSE AS-IS
- ✓ NO LENDING RESTRICTIONS



HOW DO WE COMPARE?



	Traditional Buyer	M & M Real Estate Solutions
Method of Payment	Bank Financing	CASH
Repairs	1-8% of Home 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	Optional
Length of Time on Market	150 Days on the Market (Average)	0 Days



WHY MACON?



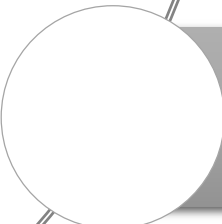
Macon's housing market is one of the most diverse in the US



USA Today ranked Macon's housing as the third most affordable in the U.S.



Nine colleges and universities in the Macon area offer executive level training for the Macon workforce



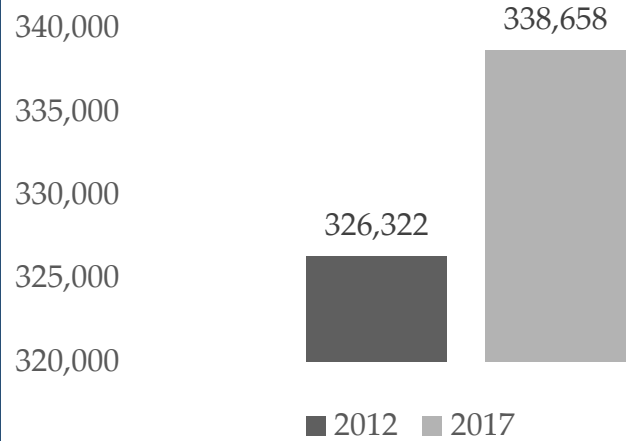
With its proximity to major interstates, Macon offers access to world-class shopping while also contributing to Macon's development as a logistics hub



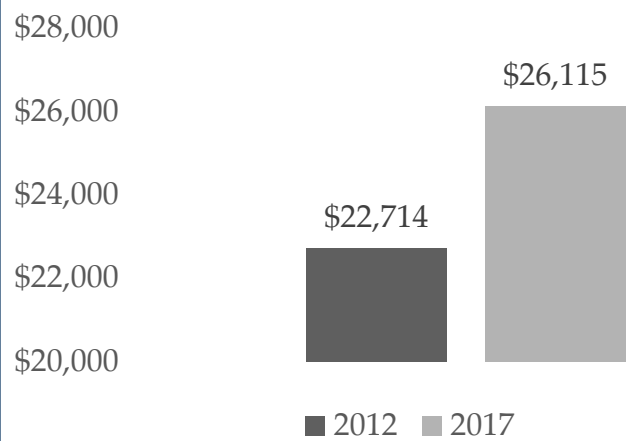
DOWNTOWN MACON ANALYSIS



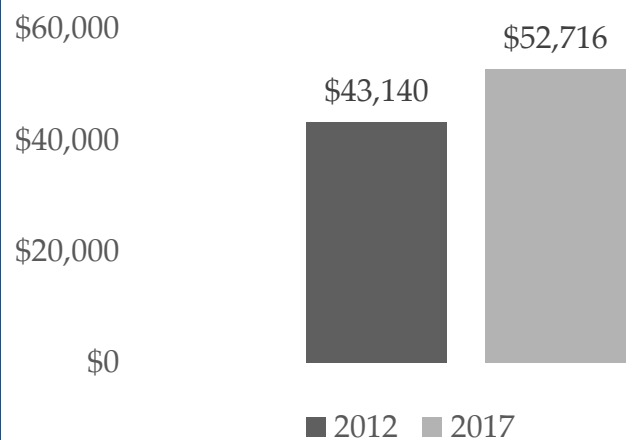
Population Growth



Per Capita Income



Median Household Income



Cost of Living Comparison

City	Cost of Living
Atlanta, Ga	109.7
Augusta, Ga	98.3
Columbus, Ga	102.1
Macon, Ga	100.4
Savannah, Ga	102.5



Through private money lending, you have the opportunity to become the bank

HOW THE PROCESS WORKS

The process is simple. We find an extremely undervalued property we want to purchase - and once you give us the green light, we borrow the funds from you to purchase and renovate the property. At closing, you receive a mortgage on the home along with other important documents. Next stage is the property renovation. Once the renovations are complete (typically 3-6 months depending on the size of the project), we'll list and sell the property. When it's time for closing, you'll receive your principal plus 10% interest payment. It's just that simple! The goal is to keep turning that money for you and keep you making substantial profits so you keep coming back to us – building a long term mutually beneficial relationship.

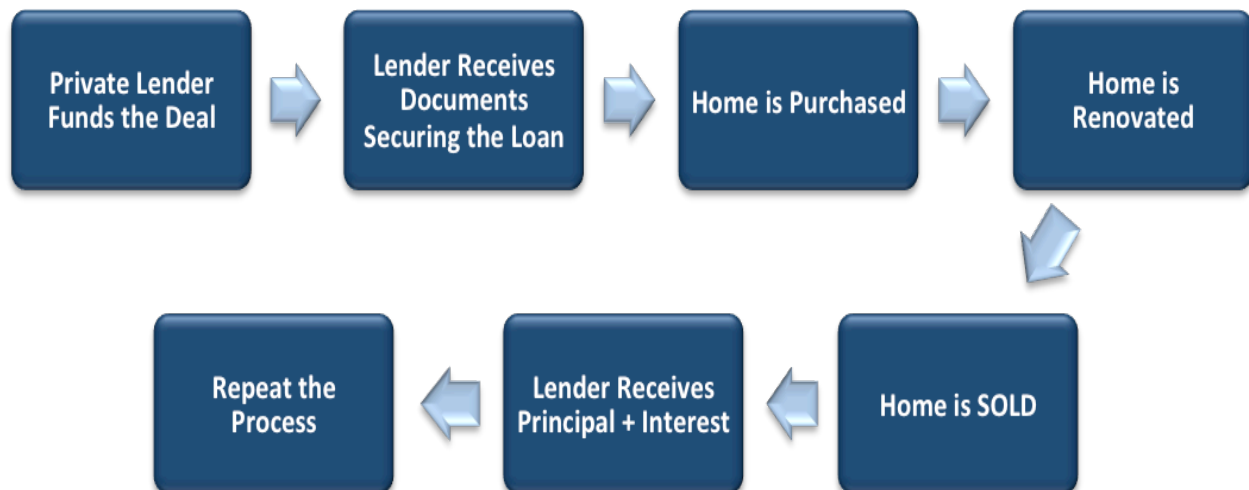
OVERVIEW OF THE PRIVATE LENDING PROCESS

INVESTMENT DEAL SCENARIO

Here's what the numbers would look like on a typical renovation project, with a 6 month hold (including rehab & re-sell time) with a private lender return of 10%.

Sources of Private Money

- 401k
- Self-Directed IRA
- Profit Sharing
- Personal Savings, Trust Fund, or any other money sitting around
- Many are TAX DEFERED PROFITS



Purchase Price:	\$ 95,000
Repair Cost:	\$ 68,000
Total Invested: (6 Month Hold)	\$163,000
Sales Price:	\$250,000

Lender Potential Return on Investment = \$ 8,150

TAKING THE NEXT STEPS

If we haven't already, it's important to sit down and discuss all these details in person. We will need a clear definition of what your goals are, i.e. long-term investment or short-term, and the amount you are comfortable initially investing. At that point, we will present you with any current opportunities that fit that criteria or contact you as soon as we have one that fits.

If you have any interest in this opportunity,
please contact our office by phone at 770-988-5655
or send us an email:

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OR

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