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# The Contractor's Advantage

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One Client.  
Endless Opportunities.

Find out how working with an investor can help you earn a steady revenue stream and grow your business.

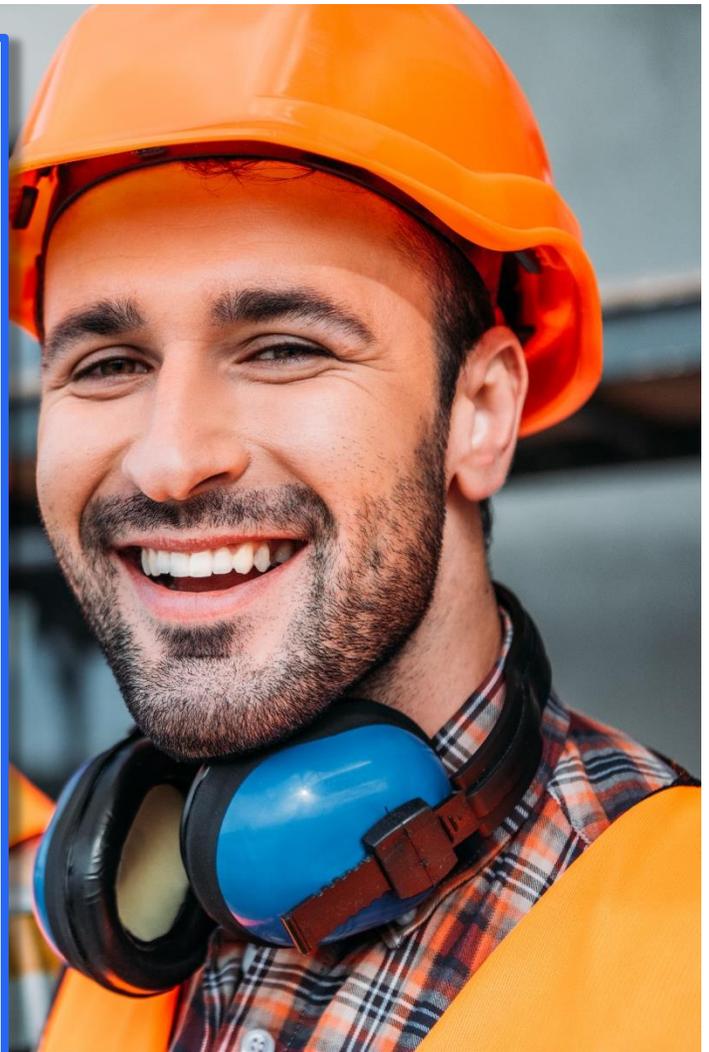


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**Serving Upstate NY**  
(Including *Orange, Putnam & Westchester* Counties)

**(845) 244-0052 (Office)**

**(845) 244-0820 (Mobile)**



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# We're Your Advantage

## First Things First: We Love to Pay

We know that as a contractor, finding work isn't the biggest challenge you face. While there are a lot of advantages to working with our company, let's get this straight from the start: Unlike other companies you may have worked with in the past, we *love* to pay our contractors. *Really.*

**"We will pay you—and pay you on time—as determined by stages laid out at the onset of the project."**

We know you've got a business to run and bills to pay—so do we. We understand that when you complete a payment milestone that you want to get your payment as soon as possible. And we know that it's in our interest to have a committed, happy contractor as a partner. *We will* pay you—and pay you on time—as determined by stages laid out at the onset of the project.

## Professional Systems Make Your Life Easier

As investors, our goal is to buy, rehab and sell multiple homes month after month. In order to meet our goals, we have a series of robust systems project management systems in place to keep our projects running on time and on budget.

## A Complete Scope of Work

Our most important system is a pre-determined Scope of Work (SOW) we create. The SOW contains all the details of the renovations in one spot, making life much easier for our contractors. We select all the materials that will go into our homes, and we clearly lay out everything we want done in that project, so contractors can focus on doing the work they do best. We always hear from our contractors that the SOW is one of the best things about working with us is. They like how every component in the SOW is line-itemed, and materials often even have the associated SKU# and store location included. We know time is money for both of you, that's why we do the extra work on the front end to make sure our budgets and timeframes are very accurate.

# Every project has its own Scope of Work

The SOW contains all the details of the renovations in one spot, making life much easier for our contractors.

Full Bathroom Scope of Work						Dimensions: 10' x 6'	
<b>General Description of Work</b>							
Demo bathroom completely and remove wallpaper, so fixtures and outlets. Install new vanity with countertop, sink and faucet. Install new toilet and bathtub with shower valve. Install shower floor tile and complete entire bathroom. Install new tile flooring (include at door and great room). Install new exhaust fan on the ceiling and wall vent. Light fixtures on the wall above the sink. Hang new mirror above the sink and install bathroom accessories (i.e. Paint according to the color scheme and replace switches and outlets. Install new baseboard throughout the bathroom.							
<b>Material List</b>							
Fixture / Item	Brand	Description	Color	Qty	Material Cost	Model #	Store
Toilet	Glacier Bay	High Efficiency Dual-Flush Complete Danglester	White	1	\$99.00	92316	HD
Vanity	Glacier Bay	Mooreville Bath Vanity Cabinet	Job	1	\$219.00	87260	HD
Countertop	Selection	Quartz Countertop	White Ziva Extreme	7	\$804.00	55-0280	HD
Sink	American Standard	Studio Undermounted Bathroom Sink	White	1	\$389.80	9514300.030	HD
Faucet	Glacier Bay	European Cosmopolitan Single Hole Single Hole Single Chrome	White	1	\$92.50	3287500A	HD
Bathtub	Starling	Accent Left Drain Rectangle Above Soaking	White	1	\$265.55	71241115-0	HD
Bath & Shower Valve	Glacier Bay	Crunch Universal Pressure Balance Rough-In	Copper	1	\$76.21	35004001	HD
Bath & Shower Fixtures	Glacier Bay	Building Tub Shower Combo	Starlight Chrome	1	\$139.90	28027000	HD
Tub Enclosure	Merola Tile	Park Single Subway Ceramic Walk Tile	Gloss White	54	\$63.62	W80SP50W	HD
Tub Enclosure Access	Duffie Tile	Stone Radiance Glass and Stone Mosaic Blend	Whisper Green	8	\$147.52	S45158ANCA15P	HD
Flooring	MSI	Homeowner Travertine Floor and Wall Tile	Ivory	54	\$160.56	THOVOR1212HF	HD
Minor	Home Depot	Home Depot Collection High-Clearance Foot Formed Single Wheel Minor	Cocoa	1	\$149.00	855478065	HD
Accessories	Delta	C-leafed 2-Face Bath Hardware Set with Towel	Chrome	1	\$42.26	135294	HD
Exhaust Fan	NuTone	110 CFM C-ering Exhaust Fan	White	1	\$114.00	4676130	HD
Lighting	Fluorant Design	Trending 3-Light Bath Vanity Light	Chrome	1	\$241.89	DN1904SCH-OP	HD

**Scope of Work - Single Family, San Diego, CA**

**PROJECT INTRODUCTION & INTERVIEW:**  
Complete renovation in the central neighborhood of San Diego. This 3BR, 2 BA 1 story home is located near Granite Hills High and Walk Park.

**REMARKS OVERVIEW:**  
The home needed a few cosmetic repairs and updates throughout including kitchen and master bath. Interior painting upgrades were completed as needed to comply with color regulations.

**CONTRACTOR OVERVIEW:**  
Licensed contractor with record to complete all renovations.

**DEMO (EXTERIOR):**  
1. Remove all siding in front and back yard  
2. Remove roof from covered patio and structure to create pergola  
3. Remove temporary roof over side yard  
4. Remove lighting from covered patio

**GENERAL EXTERIOR:**  
1. Complete all new exterior pool equipment  
2. Build pergola on all existing covered patio structure  
3. Paint entire house per color scheme

COLOR	LOCATION	COLOR CODE	FINISH
Interior (Living Room)	Living Room	7008	Flat
Interior (Kitchen)	Kitchen	7008	Flat
Interior (Bathroom)	Bathroom	7008	Flat
Interior (Bedroom)	Bedroom	7008	Flat
Interior (Hallway)	Hallway	7008	Flat
Interior (Staircase)	Staircase	7008	Flat
Interior (Entry)	Entry	7008	Flat
Interior (Front Porch)	Front Porch	7008	Flat
Interior (Back Porch)	Back Porch	7008	Flat
Interior (Patio)	Patio	7008	Flat
Interior (Garage)	Garage	7008	Flat
Interior (Basement)	Basement	7008	Flat
Interior (Attic)	Attic	7008	Flat
Interior (Crawlspace)	Crawlspace	7008	Flat
Interior (Under Sinks)	Under Sinks	7008	Flat
Interior (Behind Walls)	Behind Walls	7008	Flat
Interior (Ceiling)	Ceiling	7008	Flat
Interior (Trim)	Trim	7008	Flat
Interior (Crown Molding)	Crown Molding	7008	Flat
Interior (Baseboards)	Baseboards	7008	Flat
Interior (Door Casings)	Door Casings	7008	Flat
Interior (Window Casings)	Window Casings	7008	Flat
Interior (Light Fixtures)	Light Fixtures	7008	Flat
Interior (Switch Plates)	Switch Plates	7008	Flat
Interior (Outlet Plates)	Outlet Plates	7008	Flat
Interior (Door Plates)	Door Plates	7008	Flat
Interior (Window Plates)	Window Plates	7008	Flat
Interior (Cabinet Hardware)	Cabinet Hardware	7008	Flat
Interior (Drawer Hardware)	Drawer Hardware	7008	Flat
Interior (Bathroom Hardware)	Bathroom Hardware	7008	Flat
Interior (Kitchen Hardware)	Kitchen Hardware	7008	Flat
Interior (Entry Hardware)	Entry Hardware	7008	Flat
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Interior (Cabinet Hardware Hardware Hardware Hardware Hardware Hardware Hardware Hardware)	Cabinet Hardware Hardware Hardware Hardware Hardware Hardware Hardware Hardware	7008	Flat
Interior (Drawer Hardware Hardware Hardware Hardware Hardware Hardware Hardware Hardware)	Drawer Hardware Hardware Hardware Hardware Hardware Hardware Hardware Hardware	7008	Flat
Interior (Bathroom Hardware Hardware Hardware Hardware Hardware Hardware Hardware Hardware)	Bathroom Hardware Hardware Hardware Hardware Hardware Hardware Hardware Hardware	7008	Flat
Interior (Kitchen Hardware Hardware Hardware Hardware Hardware Hardware Hardware Hardware)	Kitchen Hardware Hardware Hardware Hardware Hardware Hardware Hardware Hardware	7008	Flat
Interior (Entry Hardware Hardware Hardware Hardware Hardware Hardware Hardware Hardware)	Entry Hardware Hardware Hardware Hardware Hardware Hardware Hardware Hardware	7008	Flat
Interior (Front Porch Hardware Hardware Hardware Hardware Hardware Hardware Hardware Hardware)	Front Porch Hardware Hardware Hardware Hardware Hardware Hardware Hardware Hardware	7008	Flat
Interior (Back Porch Hardware Hardware Hardware Hardware Hardware Hardware Hardware Hardware)	Back Porch Hardware Hardware Hardware Hardware Hardware Hardware Hardware Hardware		

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# About Us

**Greenheart Holdings, LLC**® is a full-service real estate solutions firm that purchases and sells properties throughout the greater Upstate NY area. We're proud to provide real estate services in the following areas:

- **Residential Redevelopment**
- **Short Sales/Loss Mitigation**
- **Inheritance/Probate Assistance**
- **Real Estate Investment**
- **Foreclosure Solutions**
- **Single, Multi-Family & Commercial Acquisitions**

## Our Mission

From the start, **Greenheart Holdings, LLC**® has passionately pursued our goal to help hundreds of people in our community find solutions to their real estate needs. We focus on providing solutions for clients and value for investors by locating and renovating distressed properties.

Our organization is well-funded and experienced at purchasing properties with **CASH** – and can close in as little as 10 days. We quickly renovate and list to re-sell those properties to retail homebuyers and landlords. **Greenheart Holdings, LLC**® is excited to be part of the area's renaissance, and we aspire to continue contributing to the economic rejuvenation of Upstate NY and its surrounding neighborhoods.

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# Are We Right for You?

The growth and success of our business rely on the high-quality work performed by our contractors, which is why we put such a high premium on finding the best contractors. We do our part by *creating jobs, paying on time, communicating clearly, and keeping the process as smooth as possible*. In the end we hope to develop a long-term, mutually beneficial win-win relationships which means more jobs for our contractors.

We're not the right fit for every contractor. An ideal contracting partnership consists of four main components: a *consistent work ethic, superior workmanship, maintained job sites, and a passion to achieve a high-quality finished product*. Before you take the next step take a moment to make sure we're a good fit for you.

## The Right Contractor for Us

We're looking for professional contractors who have high standards, with a team of reliable subcontractors who do quality work, and who have been in business for some time—with the track record and references to prove it. Here are some things we're looking for in our contractors:

- Fully licensed with [licenses up to date](#). Same with their subcontractors.
- Insured—including worker's comp, liability—with a **minimum limit of \$1 million**.
- Been in business in the area for **at least three years**.
- **Has a consistent crew** of subcontractors.
- Keeps worksite **clean and maintained**.
- Can provide a **list of references**, with current contact information.
- Belongs to the **Better Business Bureau** or one of the national associations of builders or carpenters.
- **Provides written warranties** of a year or more for their work.
- Is structured as a **corporation or LLC**.
- **A reputable company** with no history of lawsuits.
- Has financial resources—able **to float material cost** until work is complete and ready for draw.

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# Taking the Next Steps

Our next project is coming up soon! If you're serious about working with us start by visiting the website below to fill out a complete application online.

To be considered for the next project, please fill out the form as soon as possible so you can be part of the review process. We don't always take the lowest bid—our expectation is to find the *best* contractor, the one that delivers a winning combination of **price, quality, and service**. All three of these components are of equal importance to the success of our partnership.

We look forward to hearing from you soon.

## **2 Easy Steps to Join Our Team**

### **1. Visit us online:**

**<https://www.GreenheartHoldings.com/Contractors>**

### **2. We'll call and schedule an interview**