

## Home Renovation Property Management Program

Alpha Dog Investments LLC is offering an opportunity for **real estate investors** to make money buying and renovating residential real estate in North Metro Atlanta. The Home Renovation Property Management Program is designed for investors who have a good credit score and some cash for a down payment on an investment loan.

The Program has opportunities for both significant **capital growth** and **monthly cash flow**, depending on your investment criteria and goals.

### Are you ready to put your hard earned money to work for you?

Alpha Dog Investments LLC will do everything needed to make your real estate investment experience easy!

### Here are the highlights of our Home Renovation Property Management Program:

- Assistance in getting you qualified for investment property loans
- Locating investment property that meet your criteria
- Home inspection and property condition report
- Preliminary renovation cost estimates
- Spreadsheet preparation showing all financials
- Recent sales documentation for at least three comparable properties
- Presenting and negotiating your offers to purchase at your price
- Securing an adequate due diligence period to have time to withdraw offer if needed
- Securing bids from licensed contractors during the due diligence period
- Closing process by a real estate attorney
- Remote closing on purchase via email, fax, and overnight delivery
- Management of renovation and repairs of property
- Weekly progress report of renovations with pictures
- Administration of utilities, insurance claims, monthly loan payments, trouble shooting, etc. during holding period until resale
- Marketing of property for resale or for rent, depending upon investor's exit strategy
- Property Management if you rent out your investment property

### Alpha Dog Investments LLC is owned and operated by Sandra Watkins and John Marion



**Sandra Watkins** is a licensed Real Estate Broker with over 14 years of experience in investor, residential, and new home sales. Sandra is also the owner and Broker for Georgia Rental Group, a property management company, and Associate Broker with RE/MAX Town & Country. Sandra says, "Google ME!"



**John Marion** a successful real estate investor and licensed agent with RE/MAX Town & Country. John structures transactions with investors and provides thorough analysis of every transaction prior to purchase. He also has an ownership stake in Georgia Rental Group.

**Call or text: Sandra 707-324-3680 / John 703-371-9548 / Email: alphadoginvestments@gmail.com**