



# INVESTOR DEALS

A CATHY CROWE COMPANY

**Investor Deals Virtual Real Estate Investing**

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In a matter of weeks, the virtual world has become our new normal. From business meetings to happy hours, people are finding creative ways to adapt to life at home.

The real estate industry is no different. People will always need a place to live. People need to buy houses. Tenants need to rent. Investors need to invest in real estate. Builders need to build. Life may change but life will go on.

There are a variety of steps involved in the investment property buying process and completing these activities from home poses unique challenges at multiple points in your transaction.

Here is a guide to help you invest in real estate.

With the help of my connections and service providers, we've created a process that addresses every step of your investment property buying journey, allowing you to purchase an investment property in the safest manner possible.

# Investor Deals Virtual Investment Property Purchase Process

## 1 Investor Profile

Fill out the investor profile on our website so we get to know you.  
For residential real estate: <http://www.investordeals.com/find-me-a-house-deal/>  
For residential real estate: <http://www.investordeals.com/find-me-a-commercial-deal/>  
For land and lots: <http://www.investordeals.com/find-me-a-land-deal/>

## 2 Communication

We will send you our offering on the properties we are selling.

## 3 Visual

Virtual tours and pictures will be your step in your first screening process.

## 4 Offer and Sign

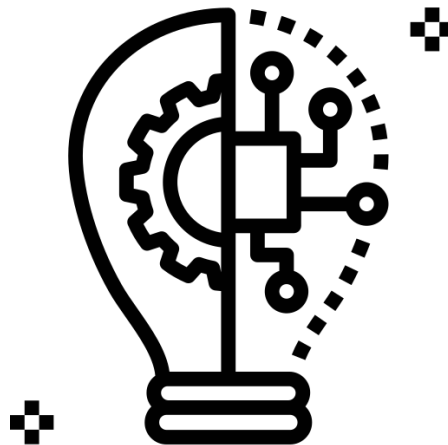
Make the offer. Sign electronically.

## 5 Negotiation

Offers will be negotiated in writing.

## 6 Transaction Management

All parties to process transaction are introduced.



## 7 Onsite Appointments

Inspections, repairs bids and appraisals will be scheduled

## 8 Closing

Take Ownership



## Steps Explained in Detail

Now that you've seen the process, let's break down each step of our virtual investment property buying process guide:

1. **Investor Profile:** We want to get to know you! The only way we can do this is for us to have a profile on your interest and requirements. Please be as detailed as possible in what you are looking for and where you are looking. Please fill out a profile for each of the 3 categories we work with, single family, commercial (including multi-family) and land (lots). Each of the profiles are in a different data base so that helps us identify investors for properties.
2. **Communication:** Most of our inventory for sale are off market listings. Please add us to your safe sender list so that you receive our emails in your inbox. If you prefer for us to text you, please indicate in your profile.
3. **Visual:** As much as possible pictures will be current and as detailed as possible. Take the time to study the pictures. Drive by the property and evaluate from exterior and drive the neighborhood and area to know amenities. If the property is vacant arrangements will be made for showing.
4. **Offerings and Sign:** All offers will be in writing with our standard contracts we use. Special provisions for subject to the time to view property and get appropriate inspections. Special addendums may be attached depending on the circumstances. Electronic signatures will be used. We are equipped to sign via Docu-sign or E-sign. The choice is yours. And of course, you will get a copy of all documents you sign.
5. **Negotiation:** All communication will be in writing via email. A record of all that transpired will be kept for any clarification and reference. Remember wholesale offerings have taken all the negotiation process out of the deal, as you are buying the contract in place.



## Steps Explained in Detail (cont.)

6. **Transaction Management:** Contract will be received by title company and wiring instructions for earnest money will be sent, If option money is needed, wiring instructions will be sent for wire or delivery instructions. All financing requirements to be meet and documents sent to title company for closing. All parties working on closing this transaction will be introduced to open lines of communication.
7. **Onsight Management:** Inspections, repairs bids and appraisals will be scheduled and conducted at reasonable time. You may choose to attend these appointments. All efforts will be made to schedule these at the same time convenient to sellers and or tenants.
8. **Closing:** Closing to take place at the title company with the various methods used to close a transaction. This could be in person at the title company or remote closing with a mobile notary. Review of the closing statement ( HUD-1) will be done with you. Secure wiring instructions will be sent to you. We will be available at closing time to help with any questions. We will make arrangements to get you keys to the property. All leases and tenant information will be made available to you.

The world is changing, and we are ready to adapt in order to make your real estate goals happen. If you have any questions about our virtua investment property buying process or would like to schedule a virtual consultation email me at **[cathy@investordeals.com](mailto:cathy@investordeals.com)**.





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