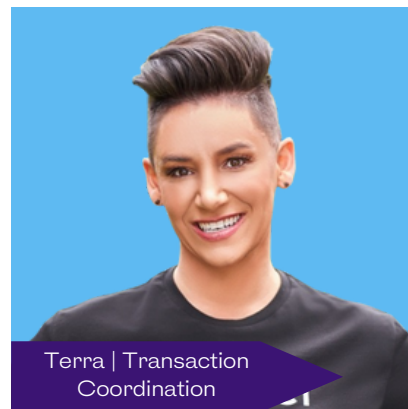
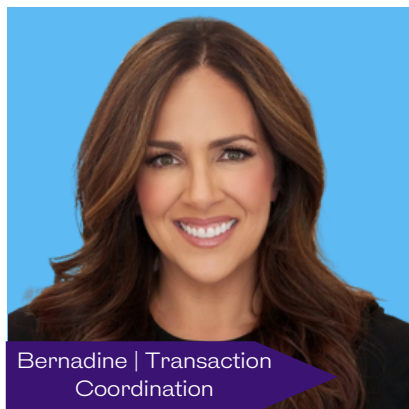
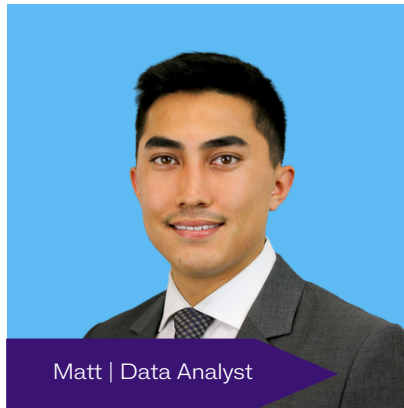


# MEET OUT TEAM



WE ARE ON A MISSION TO CREATE EFFICIENT AND SUSTAINABLE PATHWAYS FOR SELF-SUFFICIENCY AND OPPORTUNITY TO BUILD LASTING WEALTH AND PROSPEROUS FUTURES FOR RESIDENTS IN NEED OF TRANSITIONAL HOUSING.

[ASCENDLIVING.IO](https://ascendliving.io)

(702) 728-4467

## IMPORTANT THINGS TO KNOW,

For most people in the United States, the sale and/or purchase of real estate will happen somewhere between 3 and 6 times in their entire life. To put it lightly, selling real estate can be a daunting and scary task. One of the most important things you can do in the process of selling your home is the proper prescreening of your buyer, especially when selling to an investor-buyer like Ascend.

Here are some things you must know to make a properly informed decision and not have your time wasted:

- **Length of time in business**
- **Proper document preparation/contracts**
- **Ability to offer creative solutions**

Ascend is financially backed by our principal owner and a few family members, as well as one of the nation's largest private money firms.

In addition to this, we also have several local area private investors and partners who lend us money at a high yielding interest rate to help fund the purchase/acquisition of all our other real estate needs.

Lastly, we have relationships with several banks that further enable our buying capacity through our independent lines of credit.

## IMPORTANT PROPER DOCUMENTATION

We use a simple **2 page purchase and sale agreement** to ensure a smooth closing that is designed to protect both the buyer and seller. It is to be used in an as-is sale and allows for a **10 day** inspection period and **30 day** closing unless otherwise negotiated.

Furthermore, we encourage you (the home seller) to have an attorney review any contracts for their approval rather than a realtor. We **do not** use Realtor contracts as they do not protect the buyer nor the sellers!




The contracts provided by Realtors only protect the realtor and their brokers from potential litigation. They do absolutely nothing for the property owners. So please invest in your sale and have a professional attorney review any contracts (for just a few hundred dollars) prior to your sale and save yourself any potential future headaches and or potential lawsuits.

## OUR COMPANY & COMMUNITY PARTNERS



## Save An Average ~\$18K On Fees

See the breakdown to learn more about how you can save thousands of dollars on the transaction while selling at fair market value!

Transparency On Costs	Traditional	iBuyer	Ascend
Commissions	~6%	~5%	3%
Closing Costs	~1%	~2%	0%
Repair Costs	TBD	\$0	\$0
Marketing Costs	TBD	\$0	\$0
Create Affordable Housing			
Average Cost	~7%	~7%	3%

## Relieve Some Stress

Our goal is to help you sell your home quickly by offering a competitive cash offer for your home. We provide a cash offer, relocation assistance, friendly service, and open transparent communication.

## FREQUENTLY ASKED QUESTIONS

### How are you different from real estate agents?

Real estate agents “list” properties. They charge you a commission to sell your property. There are no guarantees if, when and how much your property will sell for. The average property takes months to sell.

Some properties take over a year, especially in today’s real estate market! This uncertainty causes great stress and anxiety. Usually not until the day your property sells and you get your check, do you even know exactly how much you’re going to receive. We are a national affiliation of professional homebuyers.

We do not “list” properties, we buy them. We do not charge any fees or commissions. Often within 24 to 48 hours we can make you a fast cash offer, and usually within ten days or sooner you can have your money! We can relieve your stress, and we want you to have a hassle-free, pain-free sale!

### Do we have to pay for repairs before you will buy our house?

No, we buy homes “as is” and will make all necessary repairs.

### Is there any risk, obligation or charge?

No

### How long might it take to close once I have signed an agreement with your homebuyer?

The closing date depends upon your unique situation, but in most cases we can close in ten days or less.

## FREQUENTLY ASKED QUESTIONS

### Do you pay market or retail value?

Our process is rather simple. We look at the location, what repairs are needed, condition, and values of comparable houses sold in the area recently. We take everything into consideration... and come up with a fair price that works for us and works for you too.

Please do not confuse what a real estate agent tells you is the value of your property with how much money you will actually put in your pocket if and when the property sells. Using real estate agents, it not uncommon that you as the seller, will probably be required to do a number of repairs to satisfy the buyer.

These repairs could cost thousands of dollars. Third, do not forget your holding costs. (Your loan payments and the cost of your money tied up in the property, which could be making you money, somewhere else.) Finally there are commissions to the agent, which can be 6 percent, and your closing costs, which can be as much as 2 percent.

### How are you different from a real estate agent?

Real estate agents list properties and hope that someone will buy them. The average time to sell a property in many markets right now is 3-6 months. As you know, you pay a commission as a % of the sales price when you work with a real estate agent. Agents provide a great service for those that can wait 3-6 months in many cases to sell and who have room to pay the commission on the sale.

## FREQUENTLY ASKED QUESTIONS

### Do you pay market or retail value?

Please do not confuse what a real estate agent tells you is the value of your property with how much money you will actually put in your pocket if and when the property sells. Using real estate agents, it not uncommon that you as the seller, will probably be required to do a number of repairs to satisfy the buyer.

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## WHAT TYPE OF HOMES DO WE BUY?

- **DIVORCE**
- FIRE DAMAGE
- **UGLY HOUSE**
- TITLE ISSUES
- HOARDERS
- LIENS
- TROUBLE SELLING
- **BEHIND ON PAYMENTS**
- OWE TAXES
- RETIRING
- JUDGMENTS
- STRUCTURAL ISSUES
- **RELOCATION**
- DOWNSIZING
- CODE VIOLATIONS
- **DEATH**
- LIQUIDATION ASSETS
- JOB LOSS
- BAD MORTGAGE
- LIQUIDATION ASSETS
- JOB LOSS
- BAD MORTGAGE
- **EXPENSIVE REPAIRS**
- DISABILITY
- BAD TENANT
- **PRE-FORECLOSURE**
- NO EQUITY
- **BANKRUPTCY**

Get An Offer



Sign Contract

Close Transaction

Open Escrow

Complete File



## IN CLOSING

Ascend sincerely thanks you for your time in going through this summary of our business. We hope you have found this presentation informative, and that the information contained herein gives you a thorough understanding of what Ascend has to offer.

Should you have any questions, please don't hesitate to contact us. We look forward to any opportunity to answer your questions, address any concerns, help you out with a buyer who is not performing, qualify a buyer on your behalf or just simply give you a point in the right direction regardless if you work with us or not.

We look forward to the possibilities ahead.

- The Ascend Team

