LUVANEX
REALTY GROUP

PARTNER
WITH
LUVANEX

EARN PASSIVE INCOME

www.luvanexrealty.com

DEAR FUTURE PARTNER,

My name is Damola Adelakun, Managing Director at Luvanex Realty Group. We are pleased to present to you our brochure, which covers our service offerings and a non-exclusive partnership with companies like yours in Nigeria and other African countries. Through this partnership, we are hoping to help you grow and diversify your clients' portfolios by acquiring properties in the United States of America.

Our company is licensed in two main states: Atlanta, Georgia, and Charlotte, North Carolina. We take great pride in helping non-resident investors build a steady flow of income-generating properties that secure their financial future.

I would like to encourage you to go through this brochure thoroughly and write down any questions you may have about our service offerings. At your earliest convenience, let's set up a meeting so that we can answer any questions you have and give you more details about the program.

As you go through this brochure, you will find that we are duly licensed and insured to conduct business in the United States. We are more than happy to provide copies of our licenses in the states where we operate, as well as the partnership agreements for your review, to ensure that you are fully satisfied with the terms of our proposed partnership.

If your clients are interested in hearing testimonials from people we have helped purchase properties in the United States, we are more than willing to connect them with such people to provide testimonials upon request.

Thank you. I look forward to hearing back from you. Kindly reach out to my assistant to set up a meeting if you have any questions.

Welcome to Luvanex Realty!

We are a one stop shop for real estate services helping investors acquire properties in 2 major cities in the United States. These cities are Atlanta, Georgia and Charlotte, North Carolina.

Luvanex Realty Group consists of Luvanex Realty, Luvanex Rentals, Luvanex Builds, Luvanex Construction. Luvanex Holdings and Luvanex Eviction Services - under the umbrella Luvanex Group.

Luvanex Realty is the investment property acquisition and sale arm of the business. Through Luvanex Realty's foreign investor program you'd have the opportunity to work with us as a partner for the sole purpose of referring clients to us in exchange for a flat fee commission. This brochure was created to explain that program to you briefly so you understand how best to work with us.

We have a few ancillary services which make it easier for your client to invest with us in the United States. The first of these is called Luvanex Rentals & Property Management which covers the placement of tenants and monthly management of the rentals acquired by our investors.

Luvanex Builds: A state approved and accredited residential and commercial construction firm in the USA, thus endorsing and solidifying our unique position in the real estate industry as a true end-to-end real estate development firm & services

SUMMARY OF THE PROGRAM

Our foreign investor program is a truly unique program which we believe your clients may be grateful for. Through this program, they can either make an outright purchase to get or put down 30% down payment on a property while the bank finances the remaining 70% of the property value at an estimated interest rate of 8%. The only qualification required of them is to have a valid passport (a copy of the passport bio data page is required) as well as proof of their down payment in a dorm-account of a federally recognized bank in the home office. These funds should have been seasoned in such an account for 2 months. This means the funds are not being moved in and out on a daily basis.

OUR PROCESS - COMMITMENT FEE

Once you introduce your client to us, we'll have an initial consultation over Microsoft teams to answer their questions and connect them with the bank. We do charge a commitment fee of $500 to ensure they are a serious client. Due to the nature of the service we offer, we get inquiries from various countries - many of which turn out to be almost futile and a waste of effort because the proposed client does not actually have a 30% down payment saved. We would then have to pay our agents who were assigned to the client due to loss of time and energy. Hence, we established a quota requesting a $500 commitment fee be paid to indicate how serious they are. This commitment fee is refunded back to them at the closing of the house (business transaction). If they however back down from the program, the $500 commitment is not refunded due to the time and energy we would have spent serving their needs. You get paid $150 out of the commitment fee your client pays us. This is paid out to you once we receive their commitment fee. The main commission is however, paid after closing.

VIEWING HOUSES FROM ABROAD

Once the $500 commitment fee is paid, we set them up to receive listings of prospective houses that match their criteria in either Atlanta, Georgia or Charlotte, North Carolina. We begin viewing houses with them either on WhatsApp video or FaceTime. Some clients prefer sending them a recorded video, other clients prefer to fly down to see the houses themselves or at the very least, send a representative. Either way, we can work with them.

THE PURCHASE PROCESS

Once we identify a house they like, we begin negotiating with the sellers agent so we have an agreement. Once that agreement is reached, we sign the terms and conditions of the sale on a contract and have buyer and seller as well as their representing agents sign it. We will be the buyers agent/broker in the United States. Immediately that is done, we send the ratified contract to the bank to begin working on the transaction. Simultaneously, we order an inspection and appraisal (valuation) to be paid for by your buyer client. The inspection is optional, however we always recommend they get an inspection of the property done. The appraisal which is also known as a valuation is however, mandated by the bank as they must ensure the property is valued at the contract price.

CLOSING & FUNDING THE TRANSACTION

Once we get past the stage of inspection and appraisal, the file is cleared to close by the bank and we then secure a date at the U.S embassy where they can print the files and go notarize it officially at their nearest U.S embassy location . Once notarized they make copies of the documents but FEDEX or DHL the original copies back to us in the United States. At that point, the client wires the required 30% down payment from their domiciliary account directly to the attorney's account. The attorney acts as a neutral third party, handling the transaction on behalf of the bank, the buyer, and the seller. The attorney ensures the client's down payment is matched with the bank's financing of the remaining 70% of the property value, allowing the seller to receive 100% of the proceeds from the sale of the property. Some Investors may fly down as well for the closing if they desire to do so.

WHAT NEXT?

After the transaction closes, we place it immediately on the rental market in order to begin working to place a tenant in your clients new investment home. If any repairs are needed, this is also the stage where it's completed before a tenant moves in. This opportunity with Luvanex gives you a chance to make a referral fee of up to 3% of the down payment your client makes. This fee is NOT directly paid to you by Luvanex. However, you get to negotiate this fee directly with the client you are referring to us as a sub-agent company affiliated with Luvanex Realty. Once your client signs our buyer-agency agreement and pays the commitment fee, we move forward in finding them a property. Once the property is located and the down payment is calculated by the mortgage broker, they pay the 3% commission owed to Luvanex' Trust accounts in Nigeria. This means your commission has been earned but cannot yet be released to you until the transaction closes. Closing a real estate sales transaction is typically done within 30 to 60 days if there are no delays on the part of the client or the bank. For instance, if the property value is $400,000 and the client makes a down payment of $140,000, the 3% referral fee amounts to $4,200. This means you can earn between $1,000 to $4,000 or more simply by making a few phone calls.

LET'S TALK NUMBERS HOW TO GET PAID

The first call involves informing your client about our program, and the second call connects us directly with them. As the transaction proceeds, we may reach out to you to help facilitate communication or the gathering of required documents from your client. Partnering with us gives you the opportunity to earn passive income while remaining active within the real estate industry you've grown to love. Towards the close of the transaction, once the property has been successfully transferred to the buyer, the referral commission is released by Luvanex and paid to you within 48 hours.

LET'S GET STARTED NEXT STEPS

Kindly reach out to our admin team to set up a meeting with Mr. Damola Adelakun, or you can also reach out to the admin team when your client indicates interest. We would love to give you more details and answer any questions you have about the program. Kindly run any online ad you intend to make for this program through our admin staff in order to get it approved. Please go through our website for more details www.luvanexrealty.com - We also hope you get familiar with the investor brochure itself just so you can answer any questions they have prior to referring them to our team in the U.S

Thank you for being a part of our growing team. We welcome the opportunity to do business with you!
www.luvanexgroup.com

We would love to speak further with you on helping you on helping you build your rental property portfolio in Atlanta or Charlotte.
Please Email
info@luvanexgroup.com
to confirm your appointment with us.

CONTACT
Jessica: +234 705 331 1523
Kenny: +234 903 096 7597
U.S. Office: +1 678 439 6013