



Thank you for taking time to read this information. Below is a little about our company , what we do and where we are going. Below that is a contracting application. If you would like to join an organization that offers a constant FLOW of new jobs – jobs that have complete –detailed scopes of work you have found the right company. If after reading this and going through our site at www.maxreturnsrei.com you feel you would be a good fit for us, and us for you- simply fill out the below application and fax it to (631) 619-0664. One of my project managers will get in touch with you over the next few days via phone-

Overview:

Max Returns LLC and its subsidiaries are in the business of acquiring –rehabilitating and reselling **QUALITY** remodeled homes in New York State. Our goal- over the next few years is to expand our brand . Our target is 300 houses a year – 25 a month.

Our brand, name and reputation are impacted by the **QUALITY** of the homes we sell in the open market. The end product the home buyer experiences must meet and or exceed our quality assurance guidelines.

The quality of our product MUST also meet all state and local building codes to pass inspections.

Company Overview

Max>Returns LLC is an established residential re-development Limited Liability Company specializing in residential 1-4 unit investment properties in most Suffolk neighborhoods. The company's vision is to improve the overall quality of living in these neighborhoods and to increase the value of real estate in its target markets. The company builds value by rehabilitating properties in significant need of repairs. Max>Returns LLC is continually growing by increasing the number of projects in its primary areas of business and by extending its geographic reach into additional housing markets throughout the country.

Short Term Goals and Achievements

Max>Returns LLC short term goal is to aggressively expand its presence in the surrounding markets. In 2010, Max Returns LLC has reached its goal of over 20 acquisitions and in 2011 it is projected to manage over 45 projects. Rehab budgets range from \$5,000 to \$150,000.

Long Term Goals

Max>Returns LLC long term goal is to grow its operations into multiple target markets around the country. The

company is planning to accomplish this goal by replicating the model used for its national success in operations. In addition, the company's natural progression is to pursue investment opportunities in commercial projects and apartment buildings.

Investment and Redevelopment Strategy

The Max>Returns LLC business strategy is to purchase blighted or undervalued 1-4 unit residential properties, renovate them to a highly desirable condition, and sell to single family home buyers or investors. Success of this business model is dependent on the speed and efficiency of the various components of the company:

- Speed and efficiency in the rehab process;
- Quality of the workmanship;
- Maintained worksite;
- Speed and efficiency in the selling of properties;
- Integrity of product delivered to the marketplace

In order to generate value, the company focuses on aggressive project management coupled with the use of professional, independent contractors to complete the renovations. In addition, the company employs aggressive marketing tactics of pre-selling its properties during the rehab stage. Successful execution of this strategy relies on the high quality of work performed by its contractors.

Community Vision

The company strives to increase homeownership opportunities within the communities we are re-developing. We envision the quality of living to increase in re-developed communities through our quality renovation projects.

Goals with Contractors

Max>Returns LLC works hard to create positive and productive business relationship with affiliated businesses and contracting teams. We strive to assist in the business development of our contracting teams with a goal of mutual growth and continuing success. The use of our construction system results in a more efficient process, superior product, and increased profit for the contractors. A contracting partner we seek to establish will demonstrate a consistent work ethic, satisfactory workmanship, maintained job sites, and a passion to achieve a high quality finished product. The benefits for each contractor we affiliate with are:

- **Continuous, high dollar projects with standardized materials**
- **Business development of the contractor's company through our proven systems**
- **A hassle free project due to Max>Returns LLC organization and specific procedures regarding contracts, payment schedules, and spec sheets.**

Lastly I wanted to share our 8 part integrated values matrix. Our beliefs - decision and business is based on the law of INCREASE: Some of you may think its corny – even bizarre. I'm telling you- through experience and years of

practice – this stuff is a life changer. Each of the below values are interdependent on the others- When integrated it will catapult your business to a level you only dreamed possible.

- **I**nspire all you come in contact with -to do- be or have whatever they desire
- **N**ever quit lie or cheat
- **C**onstant and never ending improvement
- **R**espect You gotta give to get
- **E**xcellence in all we do. Quality Immaculate homes.
- **A**ttitude will make or break you
- **S**ystems Rule
- **E**xponential growth

When you live the law of INCREASE, you can't help but to succeed. In all honesty- We are looking forward to INCREASING your business- your bottom line & the quality of your business life.

Expect Success & Nothing Less

Billy Alvaro

P.S Thanks for reading – I know you're busy. The below link has the application