



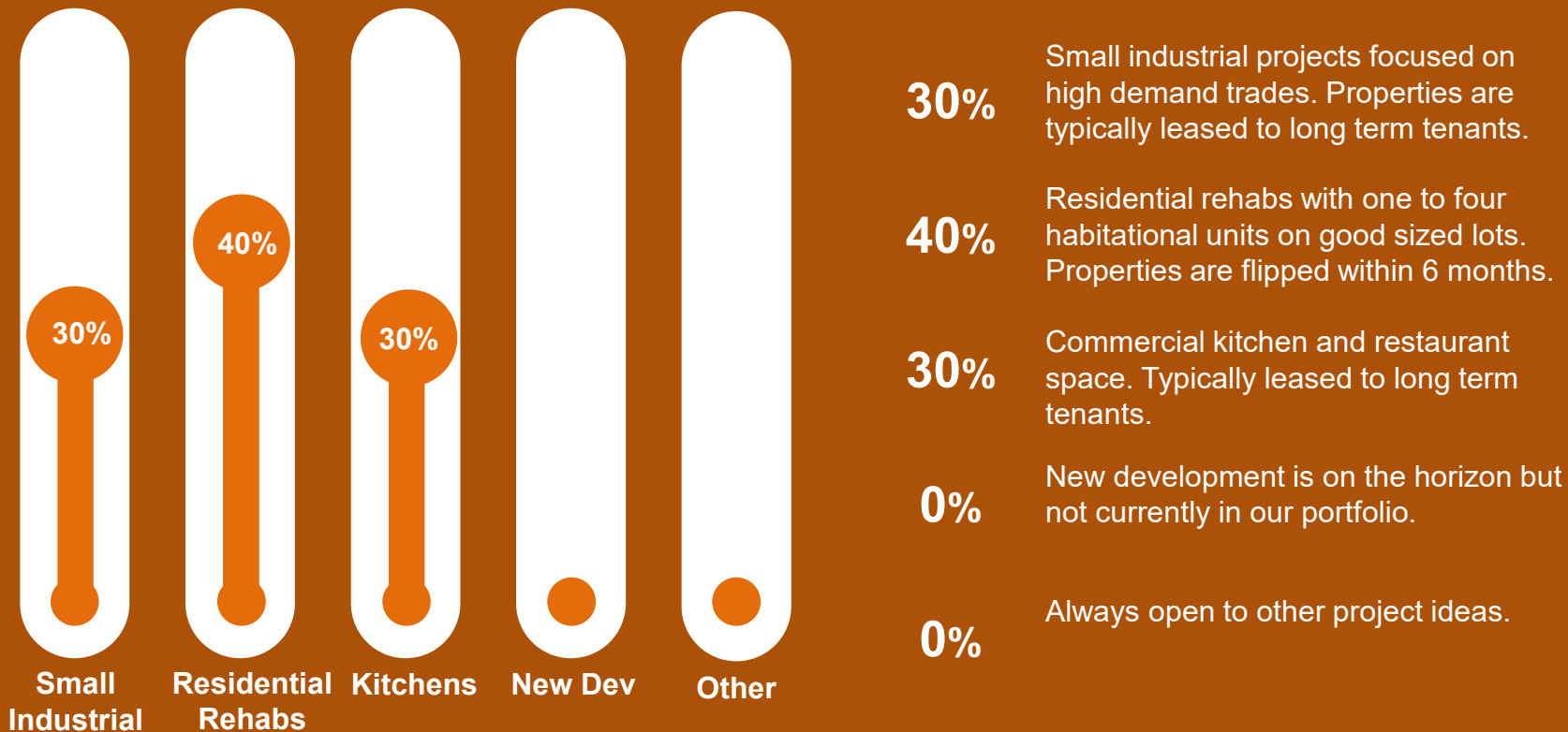
Invest to Win!

Real estate investments made simple!

Leverage your credit and/or cash
on hand to get a project going!

Projects We Invest In

Projected to Q1 2022



All-Inclusive

Seal Team Realty comes labor ready with all their contractors pre-vetted and partnered with industry experts.



Property Scouting & Funding

Seal Team Realty handles all prospective property searches and purchases. Also facilitates funding.



Property Insurance

We're partnered with Farmers Insurance for maximum coverage.



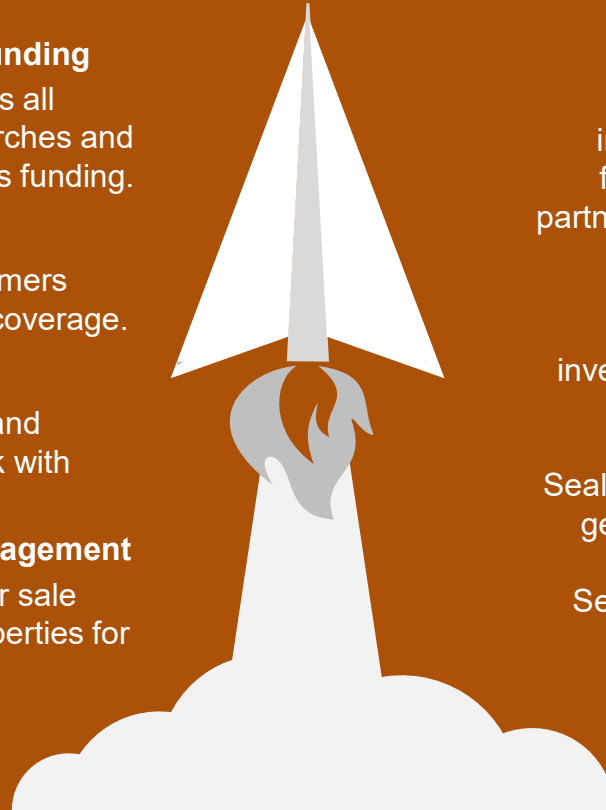
Design & Remodel

We design, collaborate, and source material. We work with proven contractors.



Property Listing & Management

Seal Team Realty lists for sale and/or manages the properties for the investor/buyer.

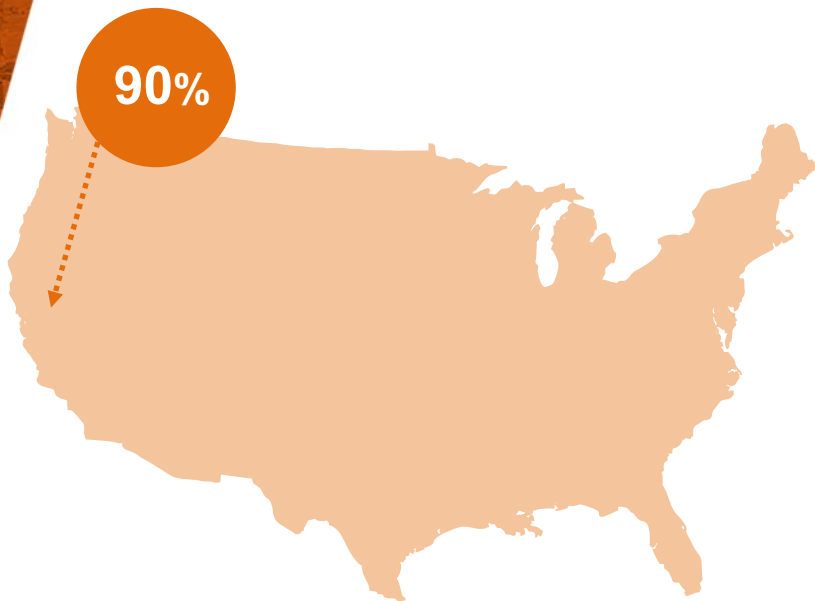


Truly Automated Investments

Seal Team Realty typically handles all investor/buyer transactions from start to finish. Upon a real estate syndication or partnership being formed, Seal Team Realty will stay in close contact with the investor/buyer and provide constant updates as well. It is typically the investor's/buyer's responsibility to fund the project and the profit split may be pre-determined on a per project basis. Seal Team Realty is typically incentivized to get the project completed at or below the initial estimated project cost. See our pricing table for a general idea of costs and potential profit returns.

Follow the Action

We invest in the hottest real estate markets in the U.S.



Regional Expansion

90% In 2021 our primary focus is the Northern California region, specifically the Sacramento and surrounding areas.

Another 10% of investment focus is spread-out across the United States and growing.



Pricing Table and Profit

All prices and profit will vary based on the project at hand and all figures below are for example only

Residential Rehab Flip (turn 900 into 2000 sq ft)

**Purchased for \$200,000 and
Sold for \$400,000**

What Seal Team Realty & others receive

Commission from initial purchase and funding
facilitation (commission not paid by buyer)

Insurance Policies from Farmers Insurance
(around .3% of project value)

Commission for listing the property for sale (3%)

Contractors, material, & permit Costs (\$50,000)

Title/Escrow/Other (1% of selling price)

6 months of mortgage interest (\$2800)

Seal Team Realty/Investor Split Net Profit 40/60

INVESTOR PROFIT IS $(\$130,300 * .60) = \$78,180$

John Amaro

Real estate broker/owner of **Seal Team Realty**
(DRE ID: 01865101) and Mortgage Loan Originator
(NMLS ID: 1899415) with **Grow Mortgages** (NMLS ID: 856168)
www.sealteamrealty.com

New Purchase Loans ★ Refinances ★ Buy/Sell Real Estate



(916) 396-9617



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Only Professionals

With our team of contractors, partners, and associates we get the job done!

Our Small Team Brings Big Results



Residential Mortgage
& Rehab Loan Lenders

Frequently Asked Questions

Please reach out to us for additional information

How much does it take to invest in a project?

There are various projects that require different amounts. For those seeking minimal out-of-pocket costs, start with a residential rehab in which you may be able to take out a mortgage on.

What type of financing is available for a project?

We work with our lending partners to get our investors prequalified for various mortgages, construction loans, and rehabs loans.



Can I use my own contractors or services?

Hiring your own labor or professionals generally decreases the value of our services. Also, if something goes wrong it may impose a conflict as to who the liability falls on.

How is a project secured?

We form real estate syndications, partnerships, and/or purchase properties as co-owners all based on the specific project and capital requirements.

Investor's property is secured by their ownership.



Thank you
and hope to talk soon

call/text (916) 396-9617
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SEALTEAMREALTY.com