
The Contractor's Advantage

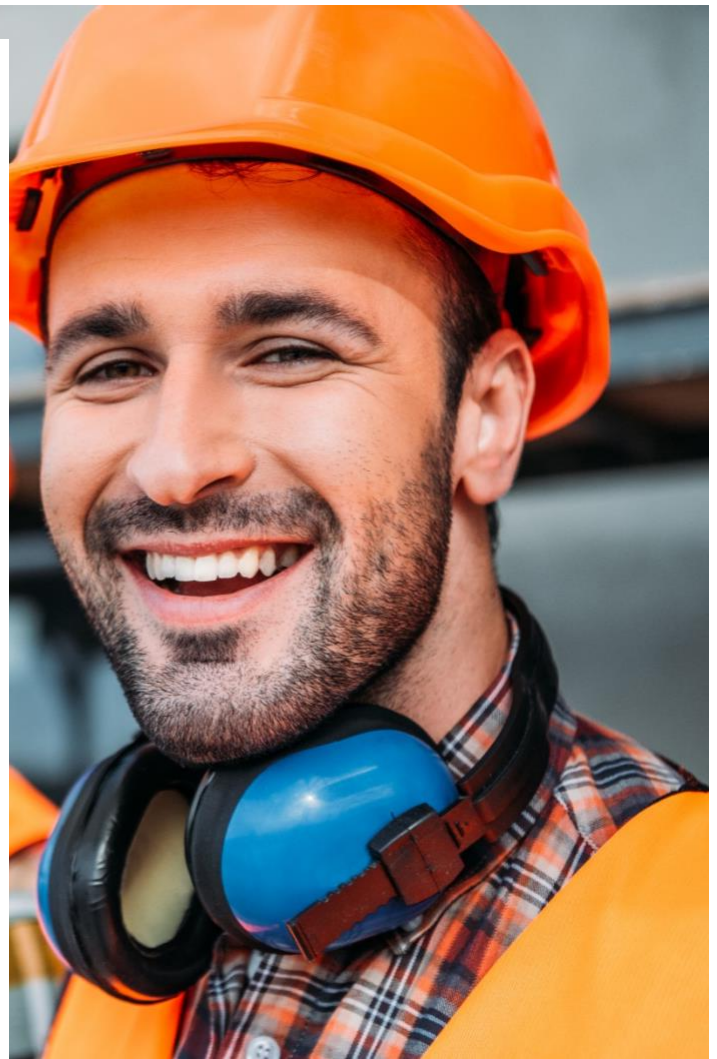
One Client.
Endless Opportunities.

Find out how working with an investor can help you earn a steady revenue stream and grow your business.

Abloom Property Group

Serving Southern California

310-564-6036



We're Your Advantage

First Things First: We Love to Pay

We know that as a contractor, finding work isn't the biggest challenge you face. While there are a lot of advantages to working with our company, let's get this straight from the start: Unlike other companies you may have worked with in the past, we *love* to pay our contractors. *Really*.

"We *will* pay you—and pay you on time—as determined by stages laid out at the onset of the project."

We know you've got a business to run and bills to pay—so do we. We understand that when you complete a payment milestone that you want to get your payment as soon as possible. And we know that it's in our interest to have a committed, happy contractor as a partner. We *will* pay you—and pay you on time—as determined by stages laid out at the onset of the project.

Professional Systems Make Your Life Easier

As investors, our goal is to buy, rehab and sell multiple homes month after month. In order to meet our goals, we have a series of robust systems project management systems in place to keep our projects running on time and on budget.

A Complete Scope of Work

Our most important system is a pre-determined Scope of Work (SOW) we create. The SOW contains all the details of the renovations in one spot, making life much easier for our contractors. We select all the materials that will go into our homes, and we clearly lay out everything we want done in that project, so contractors can focus on doing the work they do best. We always hear from our contractors that the SOW is one of the best things about working with us is. They like how every component in the SOW is line-itemed, and materials often even have the associated SKU# and store location included. We know time is money for both of you, that's why we do the extra work on the front end to make sure our budgets and timeframes are very accurate.

About Us

Abloom Group is a full-service real estate solutions firm that purchases and sells properties throughout the greater Santa Monica, CA area. We're proud to provide real estate services in the following areas:

- Residential Redevelopment
- Short Sales/Loss Mitigation
- Real Estate Investment
- Foreclosure Solutions

Our Mission

From the start, Abloom Group has passionately pursued our goal to help hundreds of people in our community find solutions to their real estate needs. We focus on providing solutions for clients and value for investors by locating and renovating distressed properties.

Our organization is well-funded and experienced at purchasing properties with CASH – and can close in as little as 10 day. We quickly renovate and list to re-sell those properties to retail homebuyers and landlords. Abloom Group is excited to be part of the area's renaissance, and we aspire to continue contributing to the economic rejuvenation of Santa Monica and its neighborhoods.

Are We Right for You?

The growth and success of our business rely on the high-quality work performed by our contractors, which is why we put such a high premium on finding the best contractors. We do our part by creating jobs, paying on time, communicating clearly, and keeping the process as smooth as possible. In the end we hope to develop a long-term, mutually beneficial win-win relationships which means more jobs for our contractors.

We're not the right fit for every contractor. An ideal contracting partnership consists of four main components: a consistent work ethic, superior workmanship, maintained job sites, and a passion to achieve a high-quality finished product. Before you take the next step take a moment to make sure we're a good fit for you.

The Right Contractor for Us

We're looking for professional contractors who have high standards, with a team of reliable subcontractors who do quality work, and who have been in business for some time—with the track record and references to prove it. Here are some things we're looking for in our contractors:

- Fully licensed with **licenses up to date**. Same with their subcontractors.
- Insured—including worker's comp, liability—with a **minimum limit of \$1 million**.
- Been in business in the area for **at least three years**.
- **Has a consistent crew** of subcontractors.
- Keeps worksite **clean and maintained**.
- Can provide a **list of references**, with current contact information.
- Belongs to the **Better Business Bureau** or one of the national associations of builders or carpenters.
- **Provides written warranties** of a year or more for their work.
- Is structured as a **corporation or LLC**.
- **A reputable company** with no history of lawsuits.
- Has financial resources—able **to float material cost** until work is complete and ready for draw.

Taking the Next Steps

Our next project is coming up soon! If you're serious about working with us start by visiting the website below to fill out a complete application online.

To be considered for the next project, please fill out the form as soon as possible so you can be part of the review process. We don't always take the lowest bid—our expectation is to find the *best* contractor, the one that delivers a winning combination of **price, quality, and service**. All three of these components are of equal importance to the success of our partnership.

We look forward to hearing from you soon.

2 Easy Steps to Join Our Team

1. Visit us online: www.abloomgroup.co/contractors



2. We'll call and schedule an interview