

Invest in Pre-Sale Renovations. Earn 20% on Every Project.

Asset-backed · Deed-secured · Pay at closing

20%

Fixed Return

70%

You Fund

Deed

Assigned

60-90d

Hold

The Problem We Solve.

- ✗ Sellers accept cash lowball offers
- ✗ Lose \$40K–\$150K in equity
- ✗ Can't afford upfront renovation
- ✗ As-is homes get fewer offers
- ✗ Longer days on market

Sellers lose tens of thousands
every single day — unnecessarily.

30-40%

Cash Offer Discount

60+ Days

As-Is Days on Market

\$40-150K

Equity Lost Per Sale

THE RENOMAXIT SOLUTION

- ✓ RenoMaxIT funds the renovation — \$0 upfront to seller
- ✓ Seller signs with \$0 down, 0% interest — pays only at closing
- ✓ We manage everything: contractors, materials, quality
- ✓ Home lists at peak value — 3–5× return on renovation cost
- ✓ Investor earns 20% on every project, secured by a property deed

The Investment Model

Simple. Predictable. Asset-Backed.

20%

INVESTOR RETURN

Fixed earnings paid at
closing from sale proceeds.

70%

INVESTOR FUNDS

You fund 70% of invoice
at project start.

10%

BALANCE AT CLOSE

Remaining 10% paid to
RenoMaxIT at closing.

ALL PROJECTS: Equity underwritten · Mortgage verified · Title certified · Lien search · Insurance verified · Security deed assigned

Real Numbers.
Real Returns.

\$24,500

You fund at start (70%)

\$7,000

Your return at closing (20%)

~28.6%

Net return on capital

Project Breakdown

Total Project Invoice	\$35,000
Investor funds at start (70%)	\$24,500
RenoMaxIT manages renovation	Included
Home sells at closing	Proceeds received
Balance to RenoMaxIT (10%)	\$3,500
INVESTOR RETURN (20% of Invoice)	\$7,000
Capital: \$24,500 Return: \$7,000 (~28.6%)	
Secured by a property deed recorded in the investor's name.	

Every Investment: Secured, Verified & Underwritten.

Every box must be checked before a single dollar is released.



Equity Underwriting

Full equity analysis before any approval.



Mortgage Verified

Confirmed current — no delinquencies.



Insurance Verified

Active policy confirmed before work starts.



Written Agreement

All terms signed before funds are released.



Real Projects. Real Returns.

\$0 upfront to seller - Pay at closing - 100% managed by RenoMaxIT

ADDRESS	MARKET	AS-IS	LISTED	ROI GAIN	DAYS	SCOPE	REALTOR
2014 Poplar Ridge NW Lawrenceville		\$85K	\$374,900	\$130,400	3 Days	Full Remodel	Halthea H-L · KW
6684 Browns Mill Trl Stonecrest		\$120K	\$245,000	\$83,000	3 Days	Pre-Sale Refresh	Halthea H-L · KW
4195 Longlake Dr Duluth		\$388K	\$550,000	\$121,029	—	Full Refresh	Aysha Treadwell
1320 Primrose Dr Roswell		\$403K	\$559,999	\$144,376	1 Wk	Exterior Only	Mark Bradley
4247 Millside Walk SE Smyrna		\$592K	\$825,000	\$157,093	UC	Complex Scope	Laurina Saunders
1078 Morrow Ave Elba AL		\$70K	\$145,000	\$46,000	—	Full Refresh	Berkshire Hathaway

TOTAL ROI GAIN — 6 PROJECTS:

\$681,898+

The Transformation.

1340 Vine Street, Gainesville, GA · \$85.5K → \$375,000 · \$0 Upfront

BEFORE — Front Yard



AFTER ✓ — Front Yard



BEFORE — Kitchen



AFTER ✓ — Kitchen



■ Fixed 20% Return

Predictable 20% on total invoice.
Not market-dependent. Every project.

■ Security Deed

Deed assigned to YOU.
Recorded legal interest.

■ Equity Underwritten

Full analysis before approval.
If numbers don't work — we walk.

■ Weekly Reporting

Written progress + photos weekly.
You're never in the dark.

■ Dashboard Access

Real-time project tracking —
milestones, spend, closing date.

■ Asset-Backed

Real property. Real returns.
Not paper securities.

The People Behind RenoMaxIT.

Two founders. One mission: put more money in the home seller's pocket.



Gregory Bennett Sr.

Co-Founder & Business Development



"Realtors deserve a partner that makes them look like heroes to their sellers. That's exactly what we built."



Criseida Ferritiz

Co-Founder & Operations Director



"Every home has a story. Our job is to make sure that story ends with the seller getting everything they deserve."

We started RenoMaxIT with one goal: give home sellers a real alternative to cash buyer lowballs.

Ready to Invest With RenoMaxIT?

Three steps to get started:

- 1 Submit application — renomaxit.com/investor-portal
- 2 Discovery call with Gregory Bennett or Criseida Ferritiz
- 3 Review your agreement — fund your first project

CALL

■ 770.830.4330

EMAIL

✉ info@renomaxit.com

PORTAL

■ renomaxit.com/investor-portal

OFFICE

■ 1457 Rivermist Dr, Lilburn GA

Investor Application

Complete and return to info@renomaxit.com OR apply at renomaxit.com/investor-portal

INVESTOR INFORMATION

INVESTMENT INTEREST

- ☐ Single project
- ☐ Multiple projects / portfolio
- ☐ Ongoing partnership

HOW DID YOU HEAR ABOUT US?

- ☐ Realtor / Agent Referral
- ☐ Personal Referral
- ☐ Google / Search
- ☐ Social Media
- ☐ Other

INVESTMENT GOALS / QUESTIONS

Tell us about your goals or any questions...

Signature

Date

Submit to: info@renomaxit.com

OR renomaxit.com/investor-portal

Questions? Call 770.830.4330 · 1457 Rivermist Drive, Lilburn, GA 30047