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**KINGDOM**

**BROTHERS**

**HOME SOLUTIONS**



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# WHO ARE WE?

**Kingdom Brothers Home Solutions, LLC** is a professional, full service real estate solutions firm that buys and sells real estate throughout Illinois. We specialize in buying distressed homes at a significant discount, renovate and resell them to retail home buyers, landlords, and investors.

Founded in 2017 by Jamaal Payton, Kingdom Brothers Home Solutions aspire to continue contributing to the economic rejuvenation of Cook County and its neighborhoods.

## *Important Facts About Kingdom*

- Full service real estate solutions company based in Chicagoland, specialized in buying and selling property
- Our goal is to provide the absolute highest level of service to our clients

We re-develop single family and multi-family properties throughout the state with the intention of creating robust communities and encouraging home ownership. Our mission is to rejuvenate neighborhoods and increase the standard of living by improving the overall quality of housing for the residents and giving people a viable investment option.

## **OUR MISSION**

When a passion for real estate is combined with talented individuals who have an uncompromising drive to succeed, amazing things will happen. At Kingdom Brothers, it's our goal to not only have a positive effect on ourselves and our families - but also to inspire, motivate and create lasting relationships with everyone we encounter. Our company dedicates itself to everlasting education and professional growth that will make the leaders of tomorrow.





**Jamaal  
Payton**



**Kenard  
Washington**

## **The Story Of Kingdom Brothers Home Solutions, LLC**

After graduating from Northern Illinois, the former two year starting linebacker, and Founder Jamaal Payton set his sights on real estate, the family's chosen business, investing and entrepreneurship. With consultation of over 75 years of field experience, he turned to his childhood friend, Kenard Washington, and casted the vision with him. The two 22 year old entrepreneurs knew that impacting lives were their life missions. Together the two friends founded Kingdom Brothers Home Solutions in 2017 with a goal of flipping 15 houses that year .

At Kingdom Brothers Home Solutions, LLC, our team is highly motivated, knowledgeable, ethical and resourceful. Through our network we are qualified to handle any real estate transaction. Our dedicated team is committed to helping people with their real estate needs and making successful deals happen. Our team of professionals has the integrity to follow up on our promises, and the expertise to navigate any transaction to ensure you're fully informed for making the best decision possible.

# OUR BUSINESS MODEL

## OVERALL INVESTMENT APPROACH

Our overall investment strategy and specialty is to purchase distressed properties at a deep discount – usually 30% to 50% below market value, and renovate and sell those properties to retail homebuyers, landlords, and investors.

At Kingdom Brothers, we pride ourselves on having a strong foundation of real estate knowledge and training. Our focus is on providing SOLUTIONS for homeowners and finding VALUE for our buyers and investors by locating distressed, vacant homes that are eye sores and we put them back into use after renovation.

### *Our Business Strategy*

- We purchase distressed residential properties 30%-50% below current market value
- We purchase, renovate and sell these properties to retail buyers, landlords, and investors.

Our core business lies within our systems, education and knowledge of the real estate industry. We did not become a real estate investors overnight. We have spent thousands of dollars, and extensive hours to learn how to be successful in this business and do it the right way the first time. Through our affiliation, we are connected with a national network of investors that provide continual support and weekly trainings on changes throughout our industry. This process has allowed us to circumvent many pitfalls most novice investors would make. Learning the hard way is not a phrase in our vocabulary, and we certainly would not ask anyone to invest with us if we weren't confident enough to invest ourselves!

### *We Follow A Strict Due Diligence Process*

We have a systematic and disciplined approach when purchasing investment properties, putting each potential investment through a strict due diligence process. This rigorous set of criteria includes, but is not limited to, the following:

- Comparable property analysis and examination by an certified, independent appraiser
- An economic study of the neighborhood, city planning and development
- Demographics of area, marketability, and growth potential
- Statistics on the crime rate
- Public transportation and schools
- Overall condition of the property, including heating and air, plumbing, electrical, roof and structural condition

# OUR BUSINESS MODEL

## WHAT'S OUR COMPETITIVE ADVANTAGE?

Most homeowners have no idea what options are available to them beyond listing a house with a real estate agent or just trying to sell the house on their own, and hope for the best. We provide homeowners with unique alternatives to listing their house on their own or with a real estate agent. Our creative approach to real estate investing is a cut above the rest.

Our company can acquire great deals on properties because we have the ability to act quickly and can close with CASH on the seller's time line. This is why we can buy properties at such a discount, sometimes in a matter of days. We have a competitive advantage over other investors who sometimes take weeks to purchase properties, and can create extremely fast and hassle-free transactions.

We have an aggressive TEAM approach, and a top-notch ability to expand our client base through our knowledge of deal structuring and advanced real estate techniques.

We also employ marketing strategies as soon as we purchase a home – giving us a fair advantage over a real estate agent. Typically, many agents don't spend time or money on marketing or lead generation strategies. As a result, it can sometimes take months to attract potential buyers. Often times, we are able to find our own buyers, allowing us to secure a strong sales price and save on sales commissions.

Our renovation process is also down to a science with handpicked and proven construction crews who know we are not retail clients. We pay wholesale prices to contractors and typically get bulk discounts on all materials.

### *Advantages to Working With Us*

- We have the business systems and knowledge to purchase properties QUICKLY and with CASH
- We create value by finding ugly, vacant homes and putting them back into use after renovation
- We have a creative marketing system to find and purchase properties before they're ever listed
- We pay wholesale prices to contractors and typically get bulk discounts on materials
- We find our own buyers quickly, allowing us to secure a strong sales price and save on sales commissions



# OUR BUSINESS MODEL

## INVESTMENT BUYING CRITERIA

Our goal is to purchase distressed homes in stable areas where there is a strong buying demand. Part of our grand vision is to improve the overall quality of living in both urban and suburban neighborhoods. In addition to improving overall quality of life, we are committed to increasing the value of real estate in our community. We are able to target distressed properties and breathe new life back into them with highly-skilled renovations and improvements. By doing so, we are able to create beautiful homes and encourage home ownership.

### *Types of Properties We Target*

- Distressed properties in significant need of repairs
- Properties where sellers need to sell quickly
- Properties owned free and clear

The ability to identify a wise real estate investment is certainly a learned skill. We have been thoroughly trained and possess this skill - along with the intuition to spot these great investment opportunities in today's market.

Not every opportunity is a “good deal”, and we have built our company on a stable foundation knowing our numbers. Our goal is to be in business for many years and brand a family owned company with trust and integrity that will be passed down from generation to generation, which cannot be accomplished by taking uncalculated risks.



# OUR BUSINESS MODEL

## HOW DO WE PURCHASE HOMES SO FAR BELOW MARKET VALUE?

At Kingdom Brothers, we have created a marketing machine that produces a consistent flow of high quality leads. We are very different from our competitors because we don't rely only on offers on MLS properties – we take it to the next level. Our creative marketing strategies allow us to reach the homeowner directly, before the property even goes to a market to be listed on the MLS; whereas, the purchase price would escalate.

These are some of the marketing strategies we use to locate great deals way below market value:

Internet	Direct Mail	Other Strategies
Twitter	Probate	Bandit Signs
Buyer Squeeze Pages	Pre-Foreclosure	Networking Events
Seller Squeeze Pages	Back Tax	Door Hangers
Primary Websites	Free n Clear	Other Wholesalers
Facebook Business	Code Violations	House Banners
Google Business Listings	Divorce	Bird Dogs
Google Ad Words	Expired Listings	Auctions
You Tube	Non Owner Occupied	



# OUR BUSINESS MODEL

## HOW WE SELL PROPERTIES QUICKLY

There are many methods we use to sell properties very quickly. We invest a lot of time and money into marketing to build a strong list of buyer clients for our homes. There are tons of buyers out there who are aware of the fact that numerous buying opportunities exist in today's real estate market. The problem is: they just don't know how to identify and analyze them to ensure they are actually getting a good value. That's where we come in. We are constantly on the hunt for the next great buying opportunity, and use proven techniques to analyze investment properties.

### *Methods We Use to Sell Properties*

- Bandit signs & Guerrilla Marketing
- List on MLS (Multiple Listing Service)
- Internet/ Listing Websites
- Pre-Listing Walkthroughs



# SCOPE OF WORK

## *Scope of Work - Single Family*

### **Project Introduction and Overview**

Gorgeous renovation. This 3BR, 2BA 1 story home

### **Rehab Overview**

The home needed a few cosmetic repairs and updates throughout including kitchen and master bath. Electrical and plumbing upgrades were completed as needed to comply with code regulations.

### **Contractor Overview**

Licensed contractors were hired to complete all renovations

### **Demo (Exterior):**

1. Remove all debris in front and back yard
2. Remove roof of covered patio structure to create pergola
3. Remove temporary roof over side yard
4. Remove lightening from covered patio

### **General:**

1. Construct 4' fence around pool equipment
2. Paint entire house per color scheme

Color	Location	Color Code	Finish
Valspar/Lowes Stone Manor	Exterior	6006-2A	Flat
Extra White Sherwin Williams	Exterior Trim	7006	Flat
Black	Front Door/Pergola		
Extra White (Sherwin Williams)	All ceilings	7006	Flat
Navajo White (Sherwin Williams)	Bathrooms	SW 6126	Semi Gloss
Navajo White (Sherwin Williams)	Living/ Dining/ Halls, Laundry, Kitchen, Bedrooms	SW 6126	Flat
Extra White (Sherwin Williams)	All Trim & Doors	SW 7006	Semi Gloss



# SCOPE OF WORK

## Roof:

1. Remove existing Roof
2. Replace any damaged sheeting
3. Install new 15 lbs felt paper
4. Install new dimensional composite shingle roof (Charcoal color)
5. Paint all roof penetrations black

## Landscape:

1. Removal all debris in front and back yard
2. Remove all weeds in front and back yard
3. Install sod in the front and back yard
4. Cut in planter boxes next to house and fence in front and back yard and plant drought tolerant plants.
5. Test irrigation system and repair where needed or install one in front yard

## Windows:

1. Replace all windows
2. Replace all sliders with retro fit

## Demo (Interior):

1. Remove all trash in house
2. Demo kitchen and remove all cabinets
3. Demo existing bathroom toilet, vanity ,tile
4. Remove all tile flooring
5. Scrape popcorn ceiling
6. Remove all window coverings

## General:

1. Construct new bathroom where existing bedroom was
2. Construct new stackable laundry closet in hallway
3. Change all door hinges and hardware with brush nickel
4. Re-texture ceiling
5. Install new ceiling fans in all bedrooms
6. Combine both back bedrooms to create large master suite (see layout)
7. Close off floor to existing bathroom and construct new door going into master suite (see layout)
8. Change front door hardware
9. Install carpet in all bedrooms



# SCOPE OF WORK

## **KITCHEN (See attached layout):**

1. Install back splash
2. Install back splash accent tile
3. Install new stainless steel appliances
4. Install new faucet
5. Install new counter tops
6. Install new cabinets
7. Install 4 recessed lights
8. Paint as per color scheme



## **HALL BATH:**

1. Install new vanity
2. New Faucet
3. New toilet
4. New tub
5. Shower head and trim kit
6. New shower valve
7. Install Tile surround style
8. Accent Tile 12" Strip

# SCOPE OF WORK



## MASTER BATH:

1. New toilet
2. New tub
3. Install new vanity
4. Tub spout
5. Install New Faucet
6. Install Rain shower head and regular shower head
7. Install 2 new shower valves
8. Install Tile Surround
9. Accent Tile on control wall
10. Tile back splash behind mirror to ceiling
11. New Tile floor



## BEDROOMS:

1. Install slab closet doors (make sure they are hollow core interior doors converted to closet doors, install ceiling and Floor and Track as well as hardware)
2. Lighting

# SCOPE OF WORK

## **Plumbing:**

1. Check all existing plumbing & repair/replace as needed, per code.
2. New angle stops on all water lines.
3. Check gas lines & repair/replace as needed.
4. Check all drain lines & repair/replace as needed

## **Electrical:**

1. Replace all outlets & switches.
2. Check all wiring & replace where needed, per code.
3. Install recessed lightening as per drawing.
4. Check panel & repair/replace as needed.
5. Install Dead Panel if missing
6. Check for open junction point in attic

## **HVAC:**

1. Inspect and repair as needed

## **Completion of Final Punch List**

### **General Contractor Work - \$33,300.00**

All framing, counters, cabinets, paint and patch. Fixtures, back splash, windows and doors.

### **Appliances - \$2,000.00**

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Stainless Steel Refrigerator, Free Standing Range, Hood and Over The Range Microwave, Dishwasher.

### **Electrical - \$2,750.00**

Install new fixtures; add recessed lighting, replace outlets and switches, panel upgrades

### **Plumbing - \$6,500.00**

Install new toilets, facets, shower valves, kitchen sink, garbage disposal, dishwasher, add tub and shower

### **Landscaping - \$2,000.00**

### **Flooring - \$1,850.00**

### **Roofing - \$4,500.00**

### **Staging-\$1,500.00**

### **Misc. and Permits - \$1,500.00**

### **TOTAL - \$55,900**

# TAKING THE NEXT STEPS

## WORKING WITH US

If we haven't already, it's important that we sit down and discuss the potential ways we can work together. Once you give us a clear definition of what your goals are, we can present you with any opportunities that fit that criteria.

**Contact us today!**

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