



***Honorable Estates LLC***  
*Real Estate Solutions You Can Trust*

**A Real Estate  
Solutions Company**

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# Who Are We?

**Honorable Estates** is an up and coming real estate solutions company that buys and sells properties throughout the Atlantic county area. We specialize in buying distressed homes at a significant discount, then renovating and reselling them to first time home owners and landlords. Founded in 2018 by married partners Abe and Nikki Kamerman, Honorable Estates is excited to be part of a national real estate recovery network. We aspire to contribute to the economic rejuvenation of Galloway, NJ and its neighborhoods.

## Facts about Honorable Estates

- Up and coming real estate solutions company in Galloway, NJ, specialized in buying and selling distressed property
- Focused on providing solutions for clients and value for investors by locating and renovating distressed properties.
- Our goal is to provide the absolute highest level of service to our clients

Since its inception, Honorable Estates has passionately pursued the goal to help the people in our community find answers to their real estate needs. Through our extensive education and real estate network, we've developed a solid foundation of real estate knowledge, with the integrity to follow up on promises and make successful deals happen .

## OUR MISSION

When a passion for real estate is combined with a commitment to uncompromising ethics, amazing things will happen. At Honorable Estates, it's our goal to not only have a positive effect on ourselves and our families - but also to inspire, motivate and create lasting change in everyone we encounter. We will treat our clients and team members with respect at all times. It is our goal to become the kind of real estate company that you can trust and would refer to your friends and loved ones. Our company will dedicate itself to everlasting education and professional growth that will inspire the leaders of tomorrow.

## REAL ESTATE KNOWLEDGE & EXPERIENCE

We have invested a great deal of time, energy and capital investment into our real estate education, attending the nation's premier real estate investing education program - FortuneBuilders Mastery. Beyond the principles of sound investing, we were trained on how to build a successful business based on systems and predictability. Having completed over 1,000 real estate deals, FortuneBuilders coaches and their systems have allowed us to strategically invest in real estate, grow and expand our business, and our coaches are available for us to leverage when analyzing our real estate deals.

# Who Are We?



*Abe, Nikki, and Zeke Kamerman*

## THE STORY OF HONORABLE ESTATES

Abe and Nikki met at Camp Perry, Ohio in August 2011. It was almost a "love at first sight" story and they were married exactly one year later in 2012. At the time Abe was an appliance repair technician and Nikki worked as a CNA in the hospital. Soon after they married Abe joined the United States Coast Guard where he currently serves. It was during his 4<sup>th</sup> year in the Coast Guard that the family moved to the state of New Jersey.

One of Abe's goals has always been to be an entrepreneur and own his own business. It was also Nikki's goal to be able to "give back" to the community and make a big mark on the world in a positive way. When they

discovered the proven systems of real estate investing offered by FortuneBuilders, they knew this was the right vehicle to make all those dreams a reality.

Since the beginning of 2018, we have been actively pursuing our education into real estate investing. Our core business lies within our systems, education and knowledge of the real estate industry. We did not just buy a CD off the Internet and become a real estate investor overnight. We have spent thousands of dollars and countless hours learning how to be successful in this business and how to 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 early on. 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 are looking forward to a fruitful first year as new investors and business owners.

# *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 and landlords.

At Honorable Estates, we pride ourselves on having a strong foundation of real estate knowledge and training. Our focus is on providing SOLUTIONS for our clients and finding VALUE for our investors by locating ugly, vacant homes that are eye sores and putting them back into use after renovation.

## INVESTMENT BUYING CRITERIA

Our goal is to buy distressed homes in stable areas where there is still 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. Our company builds value by rehabilitating properties that are in significant need of repairs. We are able to target distressed properties and breathe new life back into them by renovating and improving the condition of the property. By doing so, we are able to create beautiful homes and encourage home ownership.

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. If the numbers don't make sense to us it certainly won't make sense to our investors. Our goal is to be in business for many years and brand a company that will be passed down to our children, which cannot be accomplished by taking uncalculated risks.

### **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
- 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 a unique alternative to listing their house on their own or with a real estate agent. Our "out of the box" 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 timeline. 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 all 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 vacant or out dated 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 all contractors and typically get bulk discounts on all materials
- We find our own buyers quickly, allowing us to secure a strong sales price and save on sales commissions



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[www.HonorableEstates.com](http://www.HonorableEstates.com)

# Our Business Model

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

At **Honorable Estates**, 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 just put in 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 real estate agent 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	Expired Listings	Yard Signs
Zillow	Non Owner Occupied	



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# 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. Despite what the media says, 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 & Guerilla Marketing
- Realtor/List on MLS (Multiple Listing Service)
- Internet/ Listing Websites
- Pre-Listing Walkthroughs

Our ability to locate a great real estate deal covers all types of real estate investments. We are able to identify great buying opportunities for the following types of buyers:

- Retail
- Landlord
- Rehabber





# *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. Whether your looking to buy, sell, or work with us long term we can't wait to hear from you.

Contact us today!

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