

Welcome to Angel Home Properties,
Your Primary Source for
Selling Property at the Best Possible Price
We List in Hundreds of Websites



**LISTING PROPERTIES
FOR INVESTORS**

Juan Carlos Cruz & Angel Home Properties
Helps you list properties from investors
To investors and Home Owners

Introduction

Angel Home Properties, your best source to selling your property at the best possible price. We List in Hundreds of websites

As a Real Estate Investment Company, Angel Home Properties prides itself on finding the best possible return on each Real Estate acquisition. Our primary goal is to provide the buyer with a diverse selection of Real Estate properties that are currently For Sale.

This advertising and marketing package is designed for investors to showcase their investment properties through numerous marketing channels, in order to reach the highest degree of Real Estate investors and/or buyers.

Angel Home Properties and [Juan Carlos Cruz](#) recognize marketing as the cornerstone of our competitive advantage. We are the best at what we do and continue to stay ahead of the competition by implementing exceptional marketing techniques for our investors. Next is an outline of our services:

- Listing on Multiple Listing Service (MLS), realtor.com and hundreds of websites that feed from MLS and realtor.com
 - For Sale listing
 - For Rent Listing
- Local, regional and national exposure
- Media on MLS AND WEBSITES
- Contracts and forms
- Marketing ideas and advice
- CMA (Comparative market analysis) of the property for sale and rent
- Contract negotiation

Marketing package

ANGEL HOME PROPERTIES WEBSITES

Each investment property will be featured in either of these **Angel Properties websites** www.AngelHomeproperties.com and www.ThePropertyAngel.com which are pointed to the same website; www.ahpRealty.com and www.InvestmentPropertiesUS.com which are pointed to the same website. In addition, all listings will include detailed information, pictures, virtual tours (*we need at least 6 pictures for these feature to work*), and pro-formas (*we will only list pro-formas for investment grade properties that are currently rented or client may ask*). The financial analysis of the property is a most important tool for investors so they identify and understand the property from a financial point of view.

REALTORS & COMMERCIAL WEBSITES

MLS (For Realtors), **Bid Select** www.bidselect.com (for HUD and investor buyers) (*we will only list properties that have wholesale value on this website*), **Realtor.com** www.realtor.com (Home buying and selling website with highest traffic in the US), **move.com** www.move.com a specialized real estate website for homebuyers. For commercial properties we may list on LoopNet www.loopnet.com and Costar www.Costar.com.



THE MOST POWERFUL ADVERTISING & MARKETING ON THE INTERNET

Properties will be featured in dozens of the most popular and frequently viewed websites on the internet. In addition, your investment property will be accessible to hundreds of Real Estate agents and small websites throughout the internet reaching local, out of state, and international home buyers.




















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WEBPAGES AND LINKS

We will list your property in most web pages. Check your property(ies) on these websites:

-  Google Base www.base.google.com
-  LiveDeal.com www.livedeal.com
-  Yahoo! Classifieds (Beta) www.realestate.yahoo.com
-  Front Door (Beta) www.frontdoor.com
-  Zillow (Beta) www.zillow.com
-  Oodle (Beta) www.oodle.com
-  Home Escape (Beta) www.homescape.com
-  VAST www.vast.com
-  Clickable Directories, Inc. <http://clickablecitydirectory.com>
-  The Housing Pages www.TheHousingPages.com
-  3DVista www.VistaTour.com
-  City Cribs www.CityCribs.com
-  Craig List www.CraigList.com
-  Dallas Observer www.dallasbackpage.com
-  Second Space www.secondspace.com
-  Video Homes www.VideoHomes.com
-  Homes Z www.HomesZ.com
-  BeatYouThere.com LLP www.BeatYouThere.com
-  REAMF LLC www.Reamf.com

And many more...

-  Angel Home Properties has more than 340 HANDSHAKES (As of august 2008) relationships with real estate Agents' websites and growing everyday. This means hundreds of websites that your property will be listed, also. Handshake and the MLS are two different systems. Listing information in each respective system are both governed by the listing agreement between broker and seller and applicable state legislation respect the trade of real estate. However, the listings compilations in each system are governed by the respective systems Agreement with the user and neither system's Agreement have any impact on the other system.

EMAIL MARKETING

Angel Home Properties also launches email marketing campaigns to pre-qualified investors: At this time, we have over 2,500 contacts in our databases from qualified investors and business owners.



Marketing your properties at LOCAL INVESTMENT CLUBS AND CHAMBERS OF COMMERCE

Angel Home Properties recognizes the importance of networking throughout various business channels and has full vendor and corporate memberships in the DFW Metroplex. Here is a list of our networking channels: ICREA (*International Consortium of Real Estate Associations*) NAHAREP (*National Association of Hispanic Real Estate Agents*) Home Builders Association of Greater Dallas, Texas Association of Builders, National Association of Home Builders; DFWREIN Real State Investors Group, AIREO Association of Real Estate Independent Real Estate Owners, Texas Real Estate Investors Circle; The National Organization of Realtors®, Texas Association of Realtors® and Metrotex Association of Realtors®; MLS Multiple Listing Service of North Texas NTREIS; Board of Directors of the Colombian Association of the Metroplex for two consecutive years; Greater Dallas Hispanic Chamber of Commerce, Farmers Branch-Carrollton Chamber of Commerce, Collin Hispanic Chamber of Commerce, Arlington Hispanic Chamber of Commerce, Denton Hispanic Chamber of Commerce; Hispanic Contractors Association of DFW; Greater Dallas Chamber of Commerce



DFW REIN (Real Estate Investors)



Texas Real Estate Investors Circle

OTHER MARKETING SERVICES

We may also generate a **specialized report** on your listing(s) and email it directly to you (the Client) so you can monitor responses and make decisions such as increase/decrease prices. We may also create a **dedicated website** to your listings and for you, the client, to monitor the listings.

Other marketing services may also consist of putting signs on the yard, calls to VIP Clients, and flyers.

WHY ANGEL HOME PROPERTIES

We not only have great marketing campaigns and smart marketing techniques - but as investors ourselves we understand Real Estate Investments. We are always available on the phone or via email to answer any questions, write contracts, and talk about your investment properties. We not only work in Real Estate, but actually enjoy this industry. We have been exceeding client expectations for over 5 years and will continue to strive to be ahead of our competition.

We are real estate professionals that focus particularly on investments. We know how to talk to investors and motivate them. We are investors ourselves and specialists in Real Estate investment in the Dallas-Fort Worth market.

**WE ARE HERE FOR YOUR SUCCESS.
WE ARE SUCCESSFUL ONLY IF YOU ARE SUCCESSFUL.**