



BLUE MOON REALTY GROUP



Who Are We?

Blue Moon Realty Group is a residential redevelopment company based near Boston, Massachusetts. Founded in 2013 by Rick Toney and Jodi Kenneally, Blue Moon Realty Group (www.blumoonrealtygroup.com) is proud to provide real estate services in the following areas:

- Real Estate Brokerage
- Residential Redevelopment
- Short Sales/Loss Mitigation
- Real Estate Investment

Facts About Blue Moon Realty Group

- Over 25 years experience in solving real estate problems and helping real estate owners find solutions to their real estate needs
- Ability to make cash offers for houses and create fast, hassle-free transactions closing in as little as 14 days
- Over 200 real estate transactions closed by Principals
- All information kept private and confidential

Since its inception, Blue Moon Realty Group has passionately pursued the goal of helping real estate owners find solutions to their real estate needs. Our company specializes in solving real estate problems and we can help correct almost any financial situation!

If you are looking to sell your house quickly or, if you have found yourself in a real estate dilemma and you are simply looking for answers, we can help. Every year there are hundreds of thousands of people who get hit with one of life's unexpected curve balls sometimes forcing them to sell their house. Most people are not aware of their options beyond listing a house with a Realtor or trying to sell their house on their own and just hoping for the best. We work with each homeowner individually and explore all possible options. Our goal is to put power back in your hands.

What We Do?

WE WILL BUY YOUR HOUSE FAST

Our real estate specialties include:

- Foreclosure Avoidance
 - Refinancing Homes in Foreclosure
 - Vacant Properties
 - Environmental or Structural Problems
 - Bankruptcy
 - Judgments or Outside Liens
 - Credit Repair
 - Little or No Equity Sales
 - Debt Removal or Renegotiation
 - Resolving Title Issues
 - Relocation Assistance
 - Apartment & House Rental Specialists
 - Overleveraged Properties
 - First Time Homebuyer Programs
 - And much more!
-

Who Are We?

THE STORY OF BLUE MOON REALTY GROUP



From the beginning, Rick and Jodi have had a goal to work together in real estate doing what they love and wanted to share their passion of real estate with others. They've developed a solid foundation of real estate knowledge, the expertise necessary to navigate any transaction and have the integrity to follow up on promises.

Rick has over 25 years experience as an owner's representative (asset manager) working for large financial institutions, non-profit real estate developers and small entrepreneurial real estate companies. During this period, he resolved countless issues for the owners from title and loan issues to physical and marketing issues. Have personally closed over 200 real estate transactions, Rick has the temperament and experience to effectively resolve your issue and close your sale as quickly as possible.

Jodi has over 20 years experience in office management, back office systems and problem resolution for several mid-size companies. Her attention to detail and multi-tasking skills will help you to close your transaction quickly and efficiently.

Mission Statement

When a passion for real estate is combined with talented individuals who have an uncompromising drive to succeed, amazing things will happen. At Blue Moon Realty Group, 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. Our motto is and will always be, "Where there's a will, there's a way - and failure is merely lack of effort." Our company will dedicate itself to everlasting education and professional growth that will make the difference for you. At Blue Moon Realty Group, our team is highly motivated, knowledgeable, ethical and resourceful. Qualified to handle any real estate transaction, our dedicated staff is committed to helping people with their real estate needs and making successful deals happen. Our team of professionals has the expertise to navigate any transaction and the integrity to follow up on our promises.

OUR EDUCATION

As always, having the correct knowledge is essential in order to carry out any mission. We have invested a great deal of time, energy and capital investment into our real estate education to make sure we not only protect ourselves, but also provide you with the peace of mind knowing that we are a legitimate company with sound knowledge and experience.

We've been mentored by the nations' premiere Real Estate Investment Company, CT Homes, LLC, (www.cthomesllc.com) also featured on the hit TV show "Flip This House". Our real estate investing mentorship involved a comprehensive 6-month curriculum, covering all the ins and outs of creative real estate investing. Beyond the principles of sound investing, we were also thoroughly trained on how to build a successful business based on systems and predictability.

Having been involved in thousands of real estate transactions, our personal investing coaches have created the necessary systems and tools to allow us to strategically invest in real estate; and grow and expand our business. These tools are readily available for us to leverage when analyzing our real estate deals.

Prior to founding Blue Moon Realty Group, Rick earned his Certified Public Accountant (CPA) license (in California), his Real Estate Brokerage license (in California and Massachusetts), his LEED Green Associate designation, his Certified Property Manager (CPM) designation and Master degrees in finance and taxation.

Working With Us

WHY WORK WITH BLUE MOON REALTY GROUP?

When we work directly with a home seller, what we provide can not only make for a smooth transaction, but it can also add up to thousands upon thousands of dollars in savings as compared to selling a home through traditional means. With the ability to directly purchase homes and make cash offers, we can create extremely fast and hassle-free transactions. And, if we purchase your home "AS IS", you will not be required to pay any of the following: sales commissions, closing costs, home warranties, appraisal fees, inspection fees or attorney fees. We will handle everything.

There are many creative ways to help you out of any situation. We pride ourselves on our reputation for working one-on-one with each customer to handle each individual situation and it's our goal to make each client feel like we achieved a WIN-WIN scenario.

Most homeowners have no idea what options are available to them beyond listing a house with a Realtor or trying to sell the house on their own and just hoping for the best. We provide a unique alternative to listing their house on their own or with a Realtor. Your Realtor gets paid a commission for his or her services which is a percentage of the home's

BLUE MOON REALTY GROUP VS. TRADITIONAL BUYER

How Do We Compare to a Traditional Buyer?

	Traditional Buyer	Blue Moon Realty Group
Method of Payment	Bank Financing	CASH
Repairs	1-8% of Homes Value	None (Sold AS-IS)
Closing Timeframe	45+ Days	14-21 Days
Commissions	6% of Sale Price	None
Seller Paid Closing Costs	1-6% of the Purchase Price	None
Appraisal	Mandatory	None
Length of Time on Market	150 Days on the Market (Charlotte Average)	0 Days

selling price. In most cases, you may also be encouraged to fix up your home and yard to attract more potential buyers – and sometimes it can involve hiring expensive contractors.

PROGRAMS WE OFFER

CASH PURCHASE PROGRAM

Utilizing cash funding from our national network of investors allows us to circumvent many of the nuances of a traditional real estate closing. We can purchase your home directly from you and you won't have to pay any hefty Realtor commissions. In addition to our funding sources, we will be buying the home absolutely AS IS – meaning, we would never ask you to make a single repair on the home. Furthermore, Blue Moon Realty Group fully understands the importance of timing. You may be in a situation where you need to close quickly or you may need a few months to transition your life. Either way, we can facilitate a fast and easy closing in 14 days or less - or as long as you need. We are here to work with you.

MORTGAGE REFINANCE PROGRAMS

If saving your home is your goal, we can help! We work with many national and local lenders who specialize in refinancing homeowners who are behind on payments. Most mortgage companies will shy away from borrowers with tarnished credit; but not the lenders we work with. We will work diligently to find the best loan product for you. If this program interests you, please speak with us today, because the longer you delay the more difficult it will be to qualify!

LOAN MODIFICATION PROGRAMS

A "Loan Modification Program" is a special program designed to help homeowners who have experienced a previous hardship, get back on track with their mortgage. We will work directly with you and your lender to help you qualify. However, you must have recovered from that hardship and be able to make your mortgage payments again. Often times, the lender will require some sort of partial payment before they will consider a loan modification program. The relationships we've built with many banks will help you immensely during this process.

SHORT SALE PROGRAMS

With today's transitioning real estate market, it can be very difficult for some homeowners to sell their property. You may be overleveraged and tempted to just walk away from the home. However, this is not in your best interest and there are serious consequences if you let the home go into foreclosure. If you are currently experiencing this scenario, it's important to know that you do have options! We are very successful at negotiating debt with banks and can often times purchase the property directly from you - thus saving you from a foreclosure.

CREDIT REPAIR PROGRAMS

Whether you are looking to repair your credit from an unfortunate financial event or improve your credit score in order to purchase another home in the future, our network of credit repair specialists can produce results quickly. We can provide educational materials, step-by-step instruction, and professional credit coaching throughout the course of a year to help you get right back on track.

HOMEOWNER RELOCATION PROGRAMS

We realize the challenges homeowners face when selling their property. This is why Blue Moon Realty Group created the Homeowner Relocation Program. We will work hand in hand with you to locate another home or an apartment depending on your needs. We can also arrange for movers to assist, if this is something you desire. We know selling a home can be stressful, and we believe in going the extra mile for our customers.

REFER TO A LOCAL REALTOR

Although we own a real estate brokerage, our primary focus is in revitalizing neighborhoods. If your home is located in an area where our firm does not specialize in finding retail buyers, we are happy to refer you the right Realtor for your area. We know that not all Realtors are created equal. Therefore, we do a thorough prescreening of all our referrals to ensure that they are an adequate representation of our company.



RENOVATION PROJECTS

Occasionally, we sell houses that are not included in our completed renovation portfolio. When selling these properties in need of repair, it's very important for the buyer to have specialized knowledge to identify any possible renovation costs associated with improving the property. When working with our company, you can be rest assured that we're very qualified and experienced in accurately estimating repairs and consulting with buyers on the renovation process. Below is a snapshot of some of our recent projects.

OUR RISKS

There's no such thing as a perfect house -- every home, even newly constructed ones, will potentially have some issue or another. Our company builds value by rehabilitating properties in need of repairs - whether light cosmetic repairs or significant repairs.

In many cases, we buy houses that have fire damage, termites, mold, foundation problems, roof problems or need of other major repairs. Houses with these conditions scare most buyers and most real estate agents don't like listing them because they know such houses are hard to sell. We actually enjoy talking to sellers with these types of houses because we can see the house's potential value after all the repairs are made. And, breathe new life back into them by renovating and improving the condition of the house.

Here are just a few risks involved when we purchase properties:

- Previously unknown property conditions or environmental hazards such as toxic-mold or others
- Expensive repair conditions may not have been apparent at or became worse since the time of purchase
- Costly repairs not previously estimated for could offset the profit margin such as HVAC, plumbing, foundation, etc.
- Work permit complications, local restrictions or codes and other legal problems that can arise
- Unexpectedly longer times in holding a property for repair or marketing time extended, causing profits to be exhausted
- Ever changing market conditions including lending requirements and availability of applicable mortgages for buyers

Frequently Asked Questions

HOW DOES THE PROCESS WORK TO SELL MY HOUSE?

Once we have some basic information on your property, a member of our team will contact you shortly with a cash offer (usually within 24 hours). In some situations, we will need to gather additional information about the condition of the home. Once complete, we will discuss all the details with you and make an offer the same day. If you accept, we will handle everything else, navigating the closing process from start to finish.

WHAT SORT OF HOUSES DO YOU BUY?

We buy houses in any condition, in any area, in any price range, in any situation! We will buy your house as-is - you don't need to do any repairs! We love to revitalize communities customize properties from the ground up so condition does not matter to us.

WHAT DO YOU MEAN BY "ANY CONDITION, AREA, PRICE RANGE OR SITUATION"?

Whether your house is in foreclosure, over-leveraged, condemned, has liens or health department violations, not maintained, fire damaged, or about to fall down - we can buy it!

WHAT WILL YOUR SERVICE COST ME?

Nothing! We do not charge you any fees to discuss your situation, make you an offer or to buy your home.

ARE YOU REALTORS™?

One of the owners of Blue Moon Realty Group is a realtor, which allows us to quickly and accurately evaluate the value of your home. Our primary focus as investors is to come up with an amicable solution to your situation and buy and restore your property. There is never a charge or a commission when we buy your property! However, if listing your property is the best solution, then we will connect you with one of our pre screened licensed agents.

IS MY INFORMATION KEPT CONFIDENTIAL?

Absolutely 100%! Your privacy is of the utmost importance to us. Any information you provide is completely confidential! If you want to deal with a reliable, reputable company who will treat you with professionalism, understanding, and respect – you have come to the right place!

IF I KNOW OF ANOTHER PROPERTY YOUR COMPANY MAY WANT TO BUY DO YOU PAY A REFERRAL FEE?

Yes! Referrals are our number one means of purchasing property. Maybe there is a vacant house on your street or you know someone who needs and wants to sell their home, please refer them to us! Better yet, provide us their information and we will do all the research and make an offer. Contact us directly to discuss the terms.

ARE YOU STILL ABLE TO HELP IF I AM BEHIND ON MY PAYMENTS, IN FORECLOSURE OR BANKRUPTCY?

Yes! Blue Moon Realty Group is a professional real estate solutions company with years of experience in solving these of difficult situations. We are connected with some of the best attorney's in the business that are very well versed in foreclosures, bankruptcy and short sales. We are happy to connect you to any one of them.
