

Greg Dabicci, DBC Properties Credentials, Services, & References

Real Estate Services Overview

Summary

- DBC Properties, LLC has invested in real estate throughout central Indiana for almost 15 years. Greg Dabicci has been a licensed agent and a member in good standing with the National Association of Realtors, the Indiana Association of Realtors, and the Metropolitan Indianapolis Board of Realtors. He also has been active in the Central Indiana Real Estate Investors Association, the Indianapolis Property Investors network and, most recently, the Central Florida Realty Investors association. He continues to invest in and manage its own properties while supporting a growing number of other investors/owners with a variety of marketing, management, loss prevention, and time-saving strategies.
 - The references at the end of this overview are sellers/landlords with real estate that we purchased in a variety of ways and/or for whom we provided real estate services. Many additional references and positive examples of these win-win real estate transactions are available upon request.
 - Please call, text, or email me at any time. Thank you. Greg 317.593.2074
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Services



Tenant Lead Generation



**Leasing/Showing
Coordination**



Applicant Screening



Full Leasing Service



Property Management



Home Buying & Selling

Landlord/Investor Services

Your options & benefits for fast transactions that end when a vacancy is filled.

	Lead Generation	Leasing Coordination	Tenant/Buyer Placement
pricing / benefits	\$199	negotiable	negotiable
	one-time fee	one-time fee	one-time fee for tenant; no fee for a buyer
terms	\$99 advance, balance when tenant selected	50% advance, balance when tenant selected	50% advance, balance at lease signing
key benefit	landlord controlled, listing provides more prospects for landlord to consider, self-screen, and self-manage for faster vacancy filling	takes care of all the time consuming marketing, inquiry handling, screening, and showing requests for optimum efficiency and time savings	provides full service with complete handling of marketing, showings, applicant qualifying, and lease/purchase signing for maximum time savings
prospect pre-screening	✓	✓	✓
handling, coordination, scheduling of prospect inquiries, showings, & applications for maximum efficiency & minimal owner time commitment		✓	✓
applicant background check reports		✓	✓
agent guided tours/showings			✓
applicant qualifying			✓
agent closing, leasing documentation, tenant move-in/move-out			✓
MLS exposure, syndication, networked lead generation	optional	optional	✓
guarantees	predetermined number of leads, final payment waived if no provided lead is selected	ongoing lead generation & leasing coordination until vacancy filled	6 month tenant performance or free Leasing Coordination for new tenant

Homeowner/Seller Services

Your options & benefits for worry-free, temporary or permanent, leasing or selling.

Tenant/Buyer Placement		Master Lease Guarantee	Purchase Contract
pricing / benefits	negotiable	\$ 0	negotiable
	one-time fee for tenant; no fee for a buyer	no fee	no fee, unless property value upside down
rent/payment to owner	market rent	varies depending on performance lease or fixed lease	negotiable, usually at least any mortgage payment amount
sale price	set by owner (if applicable)	n/a	negotiable, usually full market value
time frame	set by owner	1-10 year term	flexible
key benefit	provides full service with complete handling of marketing, showings, applicant qualifying, and lease/purchase signing for maximum time savings	our lease payment guarantee gives owner the freedom to move, and/or freedom from financial/management burdens of leasing property to someone else	our purchase payment guarantee gives owner the freedom to move, and/or freedom from financial/management burdens of trying to sell property to someone else
owner not responsible for vacancy/carry costs		with fixed lease	✓
maintenance/repairs handled at no cost		with fixed lease	✓
owner protected against tenant damage & costs		✓	✓
rent collected for owner		✓	n/a, buyer pays owner monthly
regular property inspections & lease compliance checks	available	✓	✓
tenant issues & requests handled for owner		✓	n/a
evictions/damages/legal handled at no cost to owner		✓	n/a
guarantees	6 month tenant performance or free Leasing Coordination for new tenant	no missed rent, no damage, regular property care/upkeep	no missed payments, no damage, regular property care/upkeep

Actual Property Transactions & Seller References



Tom Davis
Attorney

Contact available upon request.



Jim Muehlhausen
Small Business Consultant

Contact available upon request.



Amanda Keller
Entrepreneur

Contact available upon request.



Kara Schlemmer
Medical Professional

Contact available upon request.



Eric & Nancy George
Retirees, Out-of-Area Owners

Contact available upon request.



Douglas Sloss
Pastor

Contact available upon request.



James & Joyce Rogers
Retirees, Out-of-State Owners

Contact available upon request.



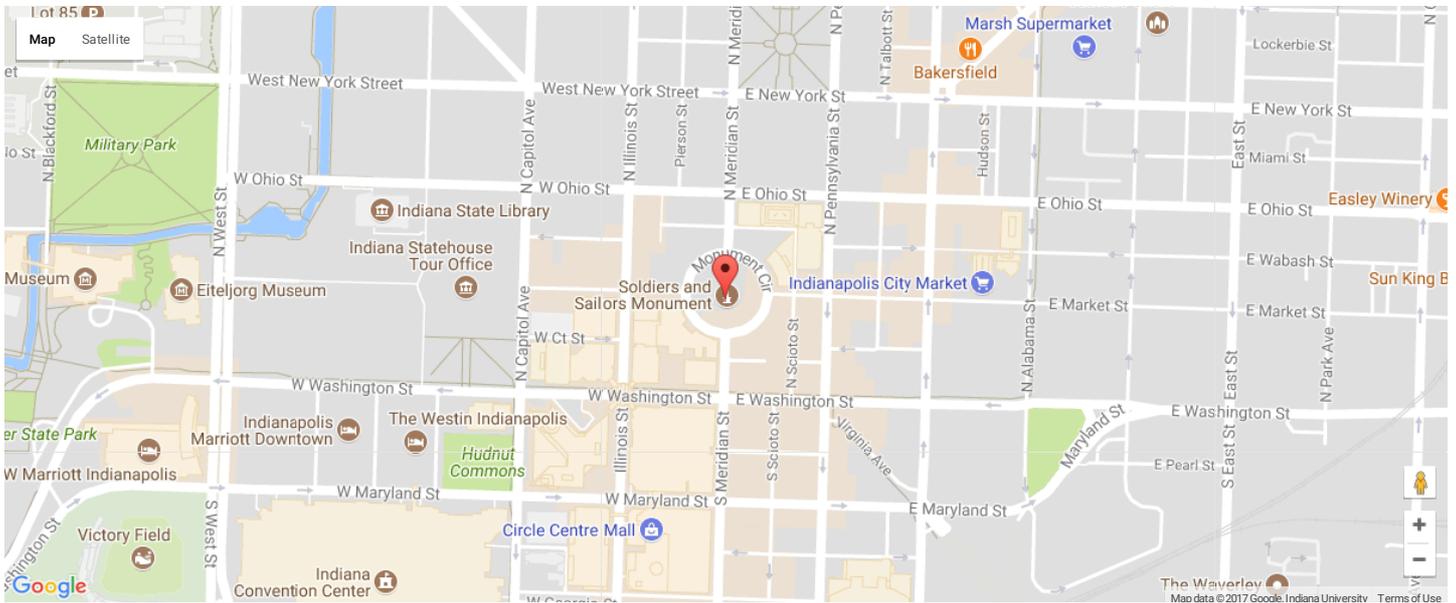
Vicki Wright
Charter School Mentor

Contact available upon request.



Susan Martinez
Teacher, Out-of-State Owner

Contact available upon request.



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