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Lease Options for Boutique Senior Living With Brandon Schwab – Part 2

Hosted by: Joe McCall

Guest: Brandon Schwab

Welcome. This is the Real Estate Investing Mastery podcast.

Joe: Everybody, welcome, this is the Real Estate Investing Mastery podcast. We're in for a special treat today because I've never done this before. This is part two video interview that I'm doing with Brandon Schwab, friend of mine for years. Bought my course a long time ago. And I think I interviewed you back in 2012. Brandon? Yeah, I was. You were doing lease options up in? Where were you doing them again?

Brandon: I was doing them from Crystal Lake area throughout Illinois. Yes, that's right. Cubs fan, so don't hold me to that one.

Joe: But we're not gonna talk about that. I'm not going to pretend that he's not. I'm just kidding. I'm from St. Louis, so, you know, all don't know. But first of all, just real quick. You're listening to this podcast. You might be watching this on a video on YouTube. And we're going to be. Brandon is actually going to walk us through one of his facilities or that's, you're not supposed to call it that.

Brandon: That is the F-word.

Joe: That's the F-word. We're gonna call it something else. Will you pay attention? You'll learn what we are calling it. I'm sorry. First of all, this podcast is brought to you by my book *Wholesaling Lease Options*. If you want to learn one of the fastest and easiest ways to get started in real estate. Just ask random. It's about flipping lease options. And so I wrote a book on that. This is a strategy that helped me quit my job in 2009 when the economy was one year into a huge recession. Nobody was quitting their jobs back in 09. Right. But I was doing these lease option deals. And so you can get this right now as an audio book for Dollar Ninety Nine. If you got a WLOAudio.com WLOAudio.com. You can get the audio book of wholesaling lease options for just a dollar ninety-nine. If you want the physical book you get a free, just pay a little bit of shipping and



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Joe: Go to Apple podcast or Spotify or Google Play or I Heart Radio. Tune in radio and subscribe. We'd really appreciate it. Leave us your review to that. Be cool. All right. Hopefully this works. So this is part two of an interview I did with Brandon Schwabe, who is in Illinois. And we talked in that previous episode about using lease options to find senior living housing. And Brandon is using a lot of lease options and has done these incredible deals to find senior living. And so we wanted to break this up into part two. And he's actually right now in his i-Pad and hopefully this works well. He's on his i-Pad and we're gonna be walking through one of his houses that he's doing something new. You're going to open it up in 30 days or something isn't right. Brandon?

Brandon: Yes. This particular property is going to be open in about 30 to about forty-five days. I have got a portfolio about five different properties. This is the only this is the only property that is actually a property that I did get the owner, Kerry, back financing. But this is a property that I did put a offer it. So this particular property is on 30, 40 acres. It's house 18000 square feet. So it's a pretty big house. It was at the MLS fifty for two point four. I put an offer in for the owner to carry back financing for one point five. So million. And then I also put an offer for \$750000 cash. Cause I'm thinking. Who is going to take this offer? Right. Well, guess the offer he took, he took the 750.

Joe: You're breaking up a little bit. It shows my Internet. Your Internet connection is bad here. Are you on Wi-Fi or are you on cellular data?

Brandon: I'm on the iPad data. This property doesn't have Internet at it yet. So it's breaking up.

Joe: Yeah, a little bit. You were doing better when you're inside the house. But, you know, let's get this. We'll go and still do the interview. Yeah. Maybe what we can do is add to the podcast. You can actually record a video walk through when we're done. And I'll add that video to the podcast here. All right. Anyway, so this was how much was the house listed for? Two point something million.

Brandon: Yeah. So a little bit later, it was listed for about two years. I think it might go back to where you were started the call. All right. How's this? I think it's good. We'll try it. We'll see. I



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thought it could be cool to have you here just to go through it. But this is the place I was able to begin our call.

Joe: All right. So maybe all we can do is talk about the deal here. Right. And then you can do another video and I'll add it to the podcast. Just recording on your iPad. Walking around the house. I'm explaining it what it is and how you did it. We'll do the best we can with the audio here. I think this is really important. This is a very unique strategy. Brandon's been using to make a ton of cash flow, a ton of cash. Right. So this property was listed for what?

Brandon: This property was listed on the app on the MLS in 2015 for two point four million dollars. So 2.4 million. Yeah. And it was gorgeous. And this house is a gigantic house. So as we go through this, the upper two floors have ten thousand square feet in the basement. It's. Eight thousand. So total this thing is eighteen thousand. So I put in two offers in typically as I do two offers, they typically take the owner carry offer. But this is the only time out of our five properties that they didn't take the owner carry offer. But I put it an cash offer for half. Wow. So I was like, they aren't going to ever take that off. And when they got back to me, I did close it about five days of cash.

Joe: So you had a five days with 750 grand in cash?

Brandon: Yeah. And a thing that was interesting that so I turned down the offer. But I just I think it's interesting is as a close we're at the closing table and the elder the agents came to the closing table and gave me an offer for five hundred thousand for the back 20 acres. Now I could have been all in two hundred fifty thousand on an eighteen thousand. However, I turned down the offer because I thought I was going to open up other homes on it. And so I did turn down the offer. So I could have been all in for two hundred and fifty thousand. So I say I'm with all of the acreage in the back. Well, I would pair off the back 20 acres, so I would only own 13 acres. But so I'd be all in for only two hundred fifty thousand. So I thought you're buying the house for seven hundred and fifty thousand. So I did. So I bought it for that. And then at the closing table, I had an offer for them to purchase the back 20 acres, a different a different person. I was offering five hundred grand for that 20 acres. He was going to build two different homes. So I could have been all in 40 to 50. I did turn it down, thinking that there could be an opportunity either for us to open up their homes or to build on it.



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Joe: Wow. All right. So then was this a ranch or two story with a basement?

Brandon: So this is a really, really big house. So part of our budget here is I did include putting in a two hundred thousand dollar elevator. So that was a part of our house. I wish I was able to take you to, but I don't think our phone coverage is that good over there. So, you know. Right. So I bought it for seven hundred fifty thousand. Our budget to get this house fixed up is one million eighty five thousand. So it's a pretty big. So our all in costs is about one point eight million. All in cost. But I got this appraised from Cushman this past year and as-complete this house appraised for 3.5 million.

Joe: Now, when you get it appraised complete, are they using the income model for appraisal?

Brandon: The as-complete is the property as-is. But the as-occupied value is 4.8. In that, they do use the income piece for it. So their job is to determine the highest and best possible use for this property. Right. And this property we are projecting because it's going to have over 15 beds in it. Our average bed is about sixty five hundred dollars each month. This is in a town where the household income is one hundred and four thousand. So this property is going to gross about a hundred and four thousand each month with expenses of about fifty to fifty five thousand. So it's incredible. So I was hoping to take you through it because this particular property is different. But if you think of all these properties coast to coast that are these big giant properties that people don't have a clue. What do I do with these same. So they typically overlook them. So, you know, I was thinking if I could bring you here, Joe, to give you an idea of how to take these oddball properties that people aren't going to do anything with. I mean, before I bought this thing, as it was up for sale for 2.4, the taxes here were eight thousand per 30 day. So they were almost almost....

Joe: Eight thousand in a month? Only in Illinois and California.

Brandon: But by closing on it for seven hundred fifty thousand, they dropped about 58 percent. Wow. So our taxes are down to like forty one thousand per year. Forty one thousand per year. Still a whole lot. True. But for this particular property, you know, it's, yeah, it's on 34 acres. But this particular property is cool because as I can put all of those bedrooms here, our gross income is one hundred thousand. So I don't get too concerned on the tax bill as I'm able to clear



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approximately 40 grand per 30 days. It is going to offset all of those tax bills pretty easily. Amazing. All right.

Joe: How many bedrooms did it used to have?

Brandon: It had five bedrooms and 12 bathrooms.

Joe: It had five bedrooms, 12 baths. And how many bedrooms does it now have?

Brandon: Nine bedrooms and fifteen full baths and one-half baths.

Joe: OK. So did you hire an architect to help you kind of draw this out then?

Brandon: So I did. Yes. This per-, this particular property was too big. I brought in a architect was probably twenty thousand dollars. Who was able to go through. He was able to help us with the whole process to get this house open.

Joe: Guys, I want to encourage you to go back and listen to the previous episode I did with Brandon. You kind of give the explanation of what he's doing here. And so some of these bedrooms, you have nine bedrooms now, but a lot of these bedrooms are shared with multiple people. Is that right?

Brandon: So this particular property has two bedrooms that is only for one person. But I've got the balance of those bedrooms. There's two people in there. And in these bedrooms in this house are pretty big bedrooms. The average about fifteen by fifteen. So there's two people in there. How I do all of our homes guys is I do them purposely that they don't have a very big bedroom. Our typical double bedroom is only twelve by twelve. This house because they had these bigger fifteen by fifteen we kind of had to go with that. But that for us is a good thing. But our goal is to have them out because if they don't come out of their bedroom, they don't get a chance to interact. If they don't interact, their brain kind of begins to close down. So it is our business is very purposely done that our aim is to actually get them out. Now, if you look over here, I'm in a 30 by 30-foot open family area. We're gonna have a table from about right here to over here that they're going to all eat together. OK. So I don't have tables up like four to about. Our goal is have everyone eat together. And that's a beautiful thing because people are, they are. So I'm used to that.



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Joe: Yeah. And so that's interesting. When you have two in a room, it forces them to get out of the room. Yeah. Yeah. It's funny. We were just in and we were just in Colorado for a week vacation. Right. When the whole shutdown thing happened and everything and they did not have TVs. It was a big ranch. You know, when I was dude ranches and everything's food and everything's done for you at the place and tons of activities. It was a real small room we were concerned about because I have four kids and a wife. Right. And it was just one room with four bunk beds and then a king-sized bed for me and my wife and then a couple bathrooms and then a fireplace. Not even a place, a table in there. They kept it intentionally small so that people stay outside. And we did we spent a ton of time outside. We played a ton of games like card games and board games in the main area where there's a big, huge house. Whatever the name of it, we spent a lot of time, though, and eating with people like a big, huge tables. So we always were eating with other families. It was amazing. A lot of fun. So you're doing six thousand five hundred dollars a month per person approximately per bed, right? Yeah. What kind of services are you providing then for that?

Brandon: We are offering everything for their care. For that particular price that is going to include folks that are going to have to have care with either eating, cooking, getting dressed, going to the toilet, getting fully cleaned up and bays. I am so in this property you would have three full time care givers here that are offering care. So a key part of our business is that every caregiver only sick care for about five people. And that's compared to the average in these big box buildings, about 15 to 20. So in our buildings, Joe, they get the type of care that the caregivers get to offer awesome care because they don't have to take care of fifteen to about 20 people.

Joe: Do they live on the facility, too?

Brandon: They don't. We have a twelve hour shift. OK. So, OK. So our goal is to don't actually have them on site full time. Our goal is to change them every 12 hours or so during the peak hours. I will have three people in the evening time. I do cut that down because I don't have to have that full team as everybody is down. So from 10:00 p.m. till about 8:00 am and there's only a couple of people here. But during the peak hours, I will have an extra person here.

Joe: So how many... You have three full time people. Do you have any part time people?



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Brandon: I actually don't have them in the house. I have about twelve full time people and I have about four part-time people. And I also have an RN that is going to travel from property to property. So this particular house is in our pod, two. So our pods have three different places in. So each of these each of these different homes are going to be close to each other. But I do that because the RN cost, Joe, is about eighty, eighty-five thousand per year. So by breaking up that over three different properties, the R&D cost gets actually cut up over those three different properties. So I would have the RN here for about two and half hours per day. Who is going to be talking to everybody? They're gonna be teaching. They are gonna be doing a fair piece every day. But they aren't going to be here for eight hours per day. They're in each. About two and half hours and they just go from place to place to place. So this particular property, I've got two other homes that are very close to you.

Joe: So, OK, just so I'm clear, you have three full time care workers there at one time during the day. Right. So you have this property will have about 12 full time people.

Brandon: We have twelve full time and about four part time. I have to have that quantity keep from going into overtime.

Joe: All right. And they do, what, house cleaning, cooking, cleaning, cleaning.

Brandon: A thing that I typically do, guys, is I have the evening caregiver doing the cooking and then the caregivers during the daytime, like, actually put it on the table. The folks during the daytime are typically busier. They are they are able to get everybody up. They have to get everyone up. They eat at about 8:00 am. In the afternoon at 12:00 to about 12:30. And they will also bathe them in between as well. Our average folks in our house gets about three to four. They get cleaned up about three to four times. A thing that I can't take you to is that each. So I've two areas where the bedrooms are out and there is an ADA bathroom close to each of them. So even if a person doesn't have a full ADA bathroom in each bedroom, there is an ADA bathroom that is very, that's in the area.

Joe: OK. All right. So you're your expenses, your monthly expenses. Fifty to fifty-five thousand dollars a month. Correct. Includes the staff, the registered nurse food.



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Brandon: That is everything. That is food. That's the debts coverage. That is a. So does that coverage. Yeah. How about it? So it is everything. I mean, this is an asset class that I think is going to be interesting for folks to kind of keep an eye on because particularly post covered after this whole cover thing gets done. I think these bigger box buildings aren't going to be as attractive of a place for folks to put their parents. And I think the overall class of the bigger buildings is going to go through a phase where they're going to have to change things. This boutique type of home. So I think compared to our first podcast, the very first part, things are different today.

Brandon: And that was only maybe so just over the past 30 days, things have drastically changed. And in depth first podcast, I was talking on that. Things are going to change. The big buildings aren't going to be always the very top option. Like I feel like our company could be the Uber that is going to change the whole industry. And after this post covert thing, I think it is going to begin to happen that folks are going to be interested in finding a place for their parents. That is a that isn't quite these hundred and 200 plus bed, because those places are having a hard time keeping people from passing things from person to person.

Joe: So and then we're going to be talking, on the last podcast we talked about kind of a minimum size house. You need to make it profitable. Yeah, I'd encourage all the check on to check that out.

Brandon: A thing that happened after that very first podcast is so I had quite a few people actually. They contacted me that they had a property, too. And they called me and they got those over. So a thing that I did is I created a page on the Internet for folks to upload those properties. So that is SPSLbirddog.com. So anyone is interested in bird dog and some properties, particularly these bigger properties that are a very good a very good fit. And that is S P S L bird dog dot com is a place that a person can go. They can join our team and they can upload Prop. And they don't have to be in our area, although for our own portfolio I'm trying to buy in our own backyard. However, I had a gentleman called me from Texas that did a great job. He was able to hear that very first podcast and he found a great home. So he was able to upload that and a thing that's really cool is I've got a fund that has capital coming in that I can actually help get these properties up and going so I can get them turnkey.

Brandon: Once they're turnkey, I would place ads in the area. I think this was out of Austin, Texas. I would place an ad for an operator who would come in and who would jump into this property.



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So there's plenty of opportunities that if anyone has a good property, particularly these oddball big properties, definitely go there. This is an opportunity for this guy to earn a bird dog fee of like five to ten thousand dollars. And it was all from the very first podcast. He did a fantastic, he did a very good job being able to hear everything that the both of us talked on. And he found me a perfect home. So to go to SPSL. This property was out to Austin, Texas. It was a perfect property.

Brandon: And I told him to go find two other homes. And then if I get three homes in an area that are good properties, I would go almost anywhere throughout the country because I am able to offset the overhead by these different homes. So he did a very good job. So SPSL Bird dog. That's our current company. That is our company that I am able to use for operating.

Joe: Good. SPSLBirdDog.com Best .Yeah. Bird dog has two Ds. Yeah. Right.

Brandon: Bird. Dog, dot com. Yeah. So that was a thing that I was able to come up with because as they were able to get those properties it is great to have a place that as the area will upload them. I will update them on every time that property is going to go from part to part. They would get a update each time. So, yeah. Very cool software there.

Joe: All right, cool. And so you've got a fund. Are you looking for people to lend money also?

Brandon: We are. Our fund is always there. We've got a debt fund. And so I'm targeting folks that we are targeting family offices as well. That fund is there. We are offering so on returns anywhere from eight to twelve percent. And that is us. And the whole idea is for us to find these properties coast to coast to get the option to purchase. And then the fund is going to be used for covering to get these houses converted, to get them open. So two to about three hundred thousand dollars per house, that's all that we are going to use it for. So our whole plan is to take everything that I got taught by you back in 2012 and we going to execute it on a coast to coast basis because these properties are big properties that folks aren't trying to purchase these big homes.

Brandon: So I'm going to count on everyone that's on here that if you have these homes to go to that page turn them in, because our fund is going to come back behind there, we are gonna get the owner to carry back financing for about five to 10 years. And then we are going to get the property open and operating. And then after its operating after year two, we are going to go back to our bank and actually purchase it. So we are going to help convert these bigger, bulkier



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properties that are going to be on the MLS, particularly today for days and days and days and turn them to a purpose to help take care of the elderly, too. Yeah. So it's in now here. I see. And I thank you for everything that I got taught because this changes everything. I mean, our cash on cash return is incredible.

Brandon: And that whole thing it can be based on and I can get the owner of these type of homes that carry back and that has changed everything for us. So that's a huge piece because I am getting the owners to carry back of the overall project. They're carrying back over about 80. I think it's like eighty two percent is our average to get the owners to carry back. And then I put in the other about 20 percent to actually to get these homes open. But for us, that's an awesome deal.

Joe: So when you're if you get a seller to do owner financing or carry back financing, you know, you still have to get a pretty significant discount like we did with this property?

Brandon: No, no. I often pay them their full asking price. There are times I'll even pay him one hundred and five percent if they do some carry back.

Joe: So if somebody brings you a lead on your bird dog program, you don't want them just sending you properties on the MLS. What is some of the work they have to do first before this?

Brandon: They can find them on the MLS, but particularly if they can find properties that are bigger, I would say. Forty-five hundred plus. The guy out of Austin, Texas found a property that was fifty-eight hundred. That was a good fit for us. But a thing that's got to be very clear is that has to be on the first. So floor this property that I'm in today, just the elevator costs, Joe was two hundred thousand. So that's too crazy. There has to be on. So they've either have to go to this property in, go through it in. Confirmed that a bulk of the bedrooms are on the very first floor. So I would so I would need at least four to five bedrooms on the first floor. Don't turn at any property that's got a bedroom and a office that doesn't help us. I have to have about four to five bedrooms on the very first floor. Or if you can find any of these odd deals that are very big homes.

Brandon: Those are awesome deals. Like this type of deal. I can pay up to ten thousand dollars because this is a great this is a great deal. And these are out there, guys. There's tons of these odd, very big homes that people aren't purchasing. These very big homes. Now, this particular deal, I thought for sure as I put the owner, the owner carry back option. I thought that they aren't



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going to even, or I thought that they were going to jump all over that because who is going to buy this thing with the tax bill of eight thousand dollars? So I typically find if you offer them their asking price that they are all over. Well, this particular family took the all cash offer because they had to. And now that actually turned out pretty good for us because by paying all cash. So the tax bill down over 50 percent.

Joe: Wow. So for sure. For sure. Does it matter? How does it have to be close to the city? You can be in the country.

Brandon: No. This particular property is on 34 acres. The biggest demographic that I would tell you is it has to be within about. You would want to be close to a population of about fifteen to twenty thousand people. Our first property is in a town of eight hundred people. And that was harder for us to get that property occupied. And then I'm also I'm looking for these properties in a town where the average household income is eighty thousand or above because our average bed is up five to fifty-five hundred. So any times I've gone to towns where the household income is under eighty thousand, I am able to do it, but it just takes time to get those beds occupied. I have got a property where the average household income is about fifty five thousand. And I had to discount our average bed down to about 4000. So it can be done. It just doesn't produce as good of ROIs.

Joe: All right. Cool, guys. If you are watching this or listening to this, we're going to be adding in another little video. Brad is going to do a quick walkthrough on his i-Pad. More added to this video on the podcast if you want to watch this video. And you're listening to this on the audio podcast right now. Just go to the podcast, Web site, Real Estate Investing Mastery, dot com real estate investing mastery, dot com. Do a search in the search box for the word Brandon and you'll find our podcast with Brandon there. If you want information on his bird dog Web site. S.P. SL. Sam Peter Sam. Larry Bird dog. Dot com. All right. Yes, sir. Cool. Brandon, thank you so much, man. This is really cool. This is exciting. I'm excited about this just because it is helping elderly people. You know, I was thinking of my wife's grandma. She was in this one facility for it was really, really nice. A nice facility. But F-word. Yes. But I think about this like my wife, like I don't know when I'm gonna be gone, but she's probably gonna stick around longer than me. Maybe. I don't know. Was most ladies do. Right. And I would rather have her in a place like this for sure.



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Brandon: You know what I mean? A thing that I am able to tell you is if a person's been in their own personal house for call it 50 to 80 years, if they had an option, they would always choose to be in this type of a actual place that feels just like they got out. Yeah. So this is going to change the industry. Guys, we've got to figure out how we can come together and put all of our efforts together at being able to help the elderly. Because if you so look, there's 10000 of them per day turning up. So. So, so. Of age. So from two thousand twenty three, two thousand thirty five, there's can be 10000 per day that are entering into the age bracket that they that they are going to have to have care. And that's a opportunity. But it's also a thing that all of us have to do to come together in here.

Brandon: If you are on here and if you have the ability to find good deals, this is going to be easy for you because these don't even have to be very good deals. You just had to go find these bigger deals because I'm often paying the total asking price plus to get in to these deals, if the owner carries back. I typically find that these deals that I go after, they typically own them. They don't oh, they don't owe nothing. So they are very interested to get their asking. And because of our business, I can give them a very good term each month where if on our very first property that property would rent for about thirty-five hundred each month. Well I gave the owner about seven thousand dollars each 30 days. He was all over it. He was like yeah totally I'll do this. But because our business has an average bed of a bought fifty-five hundred per bed times ten beds. You know these houses are crushing. It's change in the industry.

Brandon: So if a person is interested in if they can find us, those types of actual homes go to the ADA page for the birddog or if anyone's interested in parking some dollars, I would encourage you to book a time to talk with me personal. I've got an online calendar which is close to yours. It is B.R. A N D.O. N S C, H W A B. Dot com. Go there, book a time to talk to me. And if you're interested. And if you're interested on about anything I was able to talk on. Call me. Talk to me. Because it is definitely a place that all of us can come together and be able to help take care of the population. They're going to be counting on all of us to come up with a better option than the F word, because those big box buildings aren't doing very good today. So thank you for the opportunity. I will give you a quick tour of a project that is going to open up quickly. And it's a very cool project. That's all of this is possible because of you. So thank you for everything you have



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been able to do to open up our eyes. That being able to put these type of options out there has changed our whole business.

Joe: So thank you so much, Brandon. That's awesome. I'm glad and proud of you. Happy for you. There are people on a scheduled call with you again. Brandon Schwab dot com B-R -A-N-D-O-N -S C, H W A B. Brandon Schwab dot com. Yes, sir. Hey, man. Thank you. We'll look forward to this video. And if you guys are again, if you're listening to the audio podcast of this, we can't obviously we can't show you the video, but go to real estate investing mastery, RealEstateInvestingMastery.com get all the links we talked about here. And you can watch the video of Brandon walking through the property. All right. We'll see you later. Thanks, Brandon. Sounds awesome, sir. See you guys. Thank you so much. Bye bye.

Brandon: All right, guys, hey, we are doing our update video. It is the first week of April here and I'm doing the update here for a house in Bowl Valley. And as you're able to see, it is beautiful outside. It's a tad bit colder today. But I've got a guest here that is actually going to help me do this update video, which I'm going to grab the phone and put her on. So Kelly is going to actually tell you. Hi, Kelly. Is this her first time coming here to our property. And I'm thrilled to have her here because Kelly is going to help me do this clip. So this is her first time in being here and about so, um, how long?

Kelly: A very long time. Yeah.

Brandon: So we are going to go through and do the video update. It is April 8th and we are going to go through this. All right. So we can do this update for everybody. Come on in. It is about twelve o'clock, so everyone isn't here.

Brandon: This is a great time for us to kind of peek through. So the video up to you this week is going to be talking about everything that's been done. And one of the key things that I think you'll notice is the elevator. If you see right here, the elevator. It's been taped and drywall in, it actually looks like an actual elevator. So we are thrilled to have said this is a very big deal.

Brandon: I mean, this piece has taken forever and we are thrilled to actually have it done. So the big pieces for the update this week is the tapers are done on this first floor. They're done also



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upstairs and they're about 85 percent done downstairs. So Kelly did promise me that we had to be out of here quickly. So we're going to do a updated about 15 to 20.

Brandon: So we kind of had to get so caught up if you look right here. One of the updates is we block this off. So prior all of this here was open. So we blocked it off. Now, as per code, that has to be blocked off. So as we come upstairs, our property. There isn't a whole ton of changes up here. The bedrooms are all drywall takes. This is a fifteen by fifteen bedroom plus this closet. There isn't any kind of big changes here. The bathrooms are done. So this is kind of the update for this. All week here. This is ADA bathroom.

Brandon: We are at the point now where we're going to get going to doing painting is coming up next. And then the finishes are going to go in and then flooring. So that's kind of where we're at. So we've got a double bedroom over here, two double bedrooms over here, and we've got a fire escape. So that's kind of the update here. We're going to go down to the first floor. Come on down. So I was here with Theresa this past week, and we picked out the colors for our paint, the colors for the flooring. We're gonna go the darker so flooring through all the common areas.

Brandon: If you look over here, one of the things that is that is being done is the chimney's had to have some patching done. So we did the drywall and we found that the chimney's had to get some things done. So I'm got guys on top patching and getting those chimneys done. We are coming into the common area. This has been drywalled. The kitchen, you probably can't tell. But the kitchen is going to be converted to a commercial kitchen and we're going to have a full hood, which we had to take out these couple cabinets up here.

Brandon: And we're going to have a full a full hood that's going out. So all of this is going to be taken out, the dishwasher, dishwashers over here, the commercial dishwasher. And then the stove is going to be right there. The commercial fridge is going to come to you about right here. So this is this is could be taken out. So that's kind of the update in here. Oh, Teresa is going to as far as paint colors. We picked to go with off-white, so it will balance everything out. So it's going to be very pretty. Our LBT is a darker brown as we have over here. We've gotten the ADA bathroom over here. And then our gals are going to get their hair done.

Brandon: The place to get your hair clean is going to be here. There is this chair. And then over here is going to be a place where they are going to get their hair done, cut, and all that. So the



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thing that's going to be cool, though, is these doors are closed and open. So if this isn't going to be used. These doors are going to be closed and then we're going to use this for activities. Our downstairs is almost full.

Brandon: There really isn't any changes in here besides the tapers are all done. So we're at the point where we're getting close to being able to paint. Here's a half bathroom in here. This is a good example of a double bedroom. This is about twelve by twelve is kind of with our aim is. So we're now two beds over here and here. BTB is going to be up here with the closet open so that this is this is pretty cool. We've got a double bed room over here as well. This one is the favored bedroom in this whole house. Personally, I think that this one is great.

Brandon: It's just a variable that twelve by twelve. However, it's got a really incredible view. These trees are going to be cleaned up on the outside. But this is all going to be fully planted. It's going to be beautiful. So I'm pretty pumped with how this bedroom turned out. So come on up. This also has a half bathroom as well. Now, coming in here, we've got the final double bedroom is in here. We've got a half bathroom on the right to do a double bed and a closet. And what I've been telling you that I always joke when I do these tours is what do you think you put this year for, Kelly?

Brandon: Do you think they were hanging a fern plant, maybe? Or you think they were doing some other thing? So come over here. There's two bedrooms. These are private bedrooms. These Prajapati rooms are how do you think turned out very good. This private bedroom is fully taped. That's about the only update. However, this private bedroom has a balcony. This is the only bedroom in the whole house that has a private balcony. So pretty cool.

Brandon: So with Kelly being here for some time, we're going to check this out. We'll have to figure out how to kind of block this off. That's a full bathroom right there. But they are going to have their own private balcony to come out and have coffee or whatever they want. So pretty cool, huh? Yeah. So. So it is pretty awesome.

Brandon: All right. The private bedroom is over here. These two bedrooms will be available. These are gonna meet the highest price bedrooms because they are only for one person and they both have a full bathroom in it. So pretty neat. So why don't we take you down stairs? That's where there's a ton of updates. So this past week, the guys hanging the drywall have been busy. The



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tapers are done on this floor and also upstairs and we're going to go down the stairs. It is pretty interesting because they had a dry wall and they are working on taping it.

Brandon: So this door is going to be closed. The team is able to come back and forth. However, this is going to have a keypad door coming back and forth. So come on down here. OK. So down here, before we go through all this, I'm going to check out the elevator base. Now it probably isn't going to be too exciting for everybody at this base. The elevator is a huge deal for us because this elevator took some time to get done.

Brandon: So it's pretty exciting. All of these components are and the elevator goes up and down and it is incredibly quiet. Like it is awesome. This particular elevator opens up on this part and it also opens up on the other side. So if we kind of peek over here, the A.D.A access point coming through the four car garage is actually on this floor. So in this part, they enter on the other part of the elevator coming in and then they are going to exit over here.

Brandon: So this is a commercial grade elevator that opens up on both sides. So pretty cool. The drywall is up. They had to get kind of creative here to get this done. But I think it turned out very good. So this is the door for the for the elevator components. So this is part of the 15 percent that has to be done to get this finished. So, you know, if you come on in here, this kitchen, this kitchen doesn't have any updates to it yet.

Brandon: However, we're going to keep the orange cabinets. We're going to keep this and this. The only thing in here that we're trying to change in are these countertops. And we're gonna probably change this. And this guy. This guy has seen some better days. So one of the things that's really cool in here is we had previously, if you look under here, we have this old dated paneling from the early 80s, which is very difficult to paint. We chose to actually to get it covered up in the drywall. It just looks a ton better.

Brandon: So we are pretty excited on that. One of the things we're going to do is we're going to keep this tile because this tile actually fits to the age. And this is a bar. So there's two steps going down. We are going to keep this as a place for people to kind of to be at the top. It just kind of. So hang on. There is a fireplace over here, which is which is very cool. This fireplace, I would anticipate, would work along at the end of October and it probably wouldn't go off until April. So



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just constantly on. So there is all of this one thing that's kind of cool that's I probably haven't talked up before, is if you look over there, back in the early 80s.

Brandon: This was probably pretty cool. We are going to keep this and we'll probably put a form of to project up here down. Pretty excited on that then also. So although this is going to be down here, this doesn't feel as if you're in an actual basement. These tall glass doors are incredible. And before it takes you into that pool where you're going to come on down here, because what we're going to do down here is we're going to have this as an area that your parents is they are able to come over here and hang out at the bar and kind of hang out. There's going to be a table over here. But what we're going to do over here is we're going to have a bank of computers.

Brandon: So they have four different computers that that they are going to be taught kind of how to be going on there, that they can call, probably operate Facebook things. So that's pretty cool right here. If you come over here, this part is like this house just keeps going and going. So we're going to have a different area for activities over here, painting projects there, a a ton of those. So activities and art can be done down here. So we are looking to have a deck. There is a deck over by our pool over there. And we're talking about taking that deck over here and we are going to have it end here. So folks are able to go outside, which I have a couple fire pits in it.

Brandon: So folks are able to go in there. So this turned out really good. This is the office area over here. And as you tell it, it's a pretty cool place. This was Chuck's office, now Chuck, but Rick's office is so I'm right here. This is a very cool place that Chuck had his gun cabinet over here. And I'm guessing he probably had his alcohol over here and then. And so I could tell there's a couple outlets down here on the ground here. And then he probably had a big, huge desk. He would probably just hang out here and just think how he did pretty good here. So it's a pretty cool room. I think there's a ton of there's a ton of coolness in here. So we're going to go check out the pool area. A thing that's interesting on this particular weather is this was a bedroom and I talked to the owner's kid. So I go, what is this use for?

Brandon: And then he told me is this was for Christmas presents only. So they had a whole Christmas present room. Apparently they had they had like five kids. They had to find a place to put all of these Christmas presents in this house. This was this particular room. So a pretty cool,



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fun fact of this house. This property is on 34 acres. The trees are pretty big, but it is early April. So pretty quickly here, the trees are going to fill in and turn green and it's going to be exciting.

Brandon: So here we go. The pool area. There is a pool area. We are going to actually close this off. So it is going to be a keypad access only. What we're going to do with this is we are going to figure out how to take people in here, but only when we have the appropriate team here that is able to take them in and out. So at first, this will probably be closed off. There's two bathrooms, then the pool area. This is a very big open area. This particular pool area by itself is three thousand three hundred square feet just right here. So that's pretty crazy.

Brandon: So our guys got this cleaned up. A thing that is pretty cool as we talked to our pool guy and our pool, guys actually going to come in here. And he's quoted to get this pool going. And a thing that's going to be cool. We're going to paint the edges blue, kind of like a darker, darker comes blue. And then we're going to put our company logo at this part here. So as we get all this here cleaned up, that's kind of ugly. We are going to get this cleaned up as far as acid and they're going to put a company logo with this whole thing's gonna be painted. It is going to be beautiful. So we are going to use this going forward. So it's going to be a two tone pool. It is going to be very beautiful. So that's kind of the update for this week right here.

Brandon: So I'll end over here. So kind of as we're going through our tour. This is the room for this pool area has got three furnaces just for this pool area. What we're talking about here is, is this is the final area. There is three thousand gallon tanks of water right here. These power the fire protection throughout this whole house because this house is eighteen thousand square feet. We have had a very big system here to take care of itself. Right. So I figured I would take the do it in the idea of the house. All right.

Brandon: If you have any questions, let's go to Brandon S-C-H-W-A-B dot com to book a time and talk with me. All right. Thank you for the update. And I will talk to you soon.