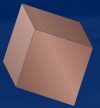


SHORT TERM RENTAL

CORPORATE LEASE PROPOSAL

SUBMITTED TO:



SUBMITTED BY:

CHRISTOPHER SEEHARACK

JUNIOR PITASO

XAVIER BERNARD



“THOSE WHO COME FAR ALWAYS WANT TO GO FURTHER”

WHO IS GOLD GRADE CAPITAL?

Gold Grade Capital is a real estate investment firm based out of New York City. We're a grassroots start up that has been on the path of real estate investing for 2 years. However, we've consistently proven to our clients and competitors that in rare cases knowledge, hustle, and drive overpowers experience. We have excelled in every project we've taken on, already amassing a 10MM portfolio of properties currently under management and ownership. We're equipped with a versatile and creative team that has attracted the support and backing from a very experienced and successful board of directors. They act as an extra set of eyes and ears to all of our business undertakings, allowing us to feel confident we're on the right track in executing our vision.

With a focus on strengthening our relationships with current contracted businesses, such as the traveling nurse program, we plan to expand our short-term rental portfolio of corporate leases to fill demand. Gold Grade Capital currently has 47 units under management across the east coast with an objective to expand nationwide.

OUR TEAM



CHRISTOPHER SEEHARACK

Acquisitions

Chris started his career in sales in the home furnishings industry, rapidly rising to the top 1% in his company earning distinguished honors & awards along the way. Chris is quickly taking the expertise he's gained from world class companies in the home furnishings industry and translating it into the multifamily real estate industry, truly building a culture and team of professionals that will once again rise to the top of the industry.



JUNIOR PITASO

Acquisitions

After selling his auto business at 21, Junior soon learned the process of scaling a business at the corporate level. Working as a consultant/advisor for the world's top retailer in the home furnishings industry at over 5 billion in sales yearly, Junior was promoted into management taking on failing stores and turning them around. Junior decided to join his father and other seasoned mentors in real estate to replicate his previous success.



XAVIER BERNARD

Investor Relations

Since adolescence Xavier has strived for and achieved excellence in all that he practices. From high school valedictorian to successful entrepreneur, he has put forth all his time and effort in achieving his goals. With his business knowledge from his own investments and previous work experience serving in technological companies, he decided to diversify into multi-family real estate and since has been such a strong asset to the team and our clients.



PRIYA SANTOS

Asset Manager

As an asset manager, her experience managing full day itineraries on month long trips abroad, remotely and in person, Priya supervises numerous multi-family properties and management companies. A skilled manager and operator, Priya uses effective time management, decision-making, and good communication skills to complete tasks and achieve goals. As a detail-oriented leader, she seamlessly juggles numerous accounts, tenants, projects, and concerns that arise. Priya is always on it!

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OUR CURRENT PORTFOLIO



NEW JERSEY



NEW YORK



PENNSYLVANIA



OHIO

•Newark •Patterson
•Clifton •Jersey City
•North Bergen •Camden
•West Orange

•Middletown

•Hazelton
•Philadelphia

•Cleveland





We are providing this proposal to express our interest in leasing your property for our corporate needs. Gold Grade Capital is a growing real estate firm with a focus on strategic short-term rentals and we are in need of new locations to accommodate our expanding portfolio and fulfill growing demand.

This outline will demonstrate how our team will be dedicated to maintaining the property, ensuring it remains in good condition throughout the lease term, minimizing any disruption to the surrounding neighborhood, and providing on time monthly payments.

PROPOSAL OVERVIEW



WHY CORPORATE LEASES:

4 CORE TENANTS

RELIABLE PAYMENT

As a financially stable real estate firm, seeking long-term relationships through honored commitments, you can expect reliable payment from us every month.

PROFESSIONAL MGMT

As a sublessee we provide professional management services, including advertising, booking, cleaning, and maintenance.

DIVERSIFICATION

Subleasing allows you to diversify your rental income stream and reduce dependence on traditional long term renters.

NO LONG TERM COMMITMENT

Subletting eliminates the need to enter a long-term lease agreement if you don't wish to. Reducing risk of any potential losses.

GOLD GRADE **PROCESSES**

5 Step cleaning system and process after each stay.



Professional housekeeping twice a month.



OUR PROCESSES

Host protection of one million dollars.



Quarterly property walk with contractors. Assuming all repairs and liability with damages.



MANAGEMENT **UPGRADES**



SMART TECH UPGRADES

Smart Home (Locks, Thermostat)



ENTERTAINMENT

Streaming – High Speed Internet



HIGH QUALITY FOOD

Snacks – Chilled Wine



SLEEP SYSTEMS

Quality Sleeping Experience



MATCHING CUTLERY

Details & Presentation



LUXURIOUS BATHROOM

Spa Like Experience

RULES & REGULATIONS

We have a strict no party and no smoking policy. To monitor compliance, we install cameras and noise decibel monitors. If any of these rules and regulations are broken, we hold onto customer deposits.



EXPECTATIONS

- Gold Grade Capital manages exposure by retaining top tier tenants.
- Our specialized vetting process prevents lower level renters from leasing our assets.



NEXT STEPS

We are eager to establish a long-lasting partnership with landlords and management companies in the area. As more property becomes available, we believe that we can help fill them with quality tenants, providing a viable solution to the issue of filling vacancies. We see our relationship as a true partnership, where landlords and management companies can rely on us to quickly and efficiently fill their buildings with tenants. By working together, we can build a successful and mutually beneficial relationship. If you're considering purchasing new property, we hope that you'll think of us first and let us help you solve the problem of occupancy. You won't have to worry about advertising or finding tenants, simply give us a call.

For More Information Please Contact US

INVESTMENTS IN MULTI-FAMILY REAL ESTATE

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