

GC-VERIFIED · WHAT YOUR BUYER RECEIVES

# Build-Ready Deal Pack

The shovel-ready package you attach to an assignment or listing: a licensed NC GC's certified budget, full scope, design concepts, vetted sub quotes, draw schedule, and a pre-closing sweep — so your buyer can close Tuesday and start demo Wednesday.

**PREPARED FOR**

Sample · 1,420 sf ranch · Charlotte NC  
\$1,997 per deal · NC GC License #107724

## WHAT'S IN THIS PACK

# Everything the buyer needs to act

#	COMPONENT
1	GC-Certified rehab budget (tiered)
2	Full scope of work (room-by-room)
3	Floor plan + design concepts
4	3 vetted sub-trade quotes per major trade
5	Lender-ready draw schedule
6	Pre-closing sweep (permits / liens / code)
7	GC-Verified stamp for your marketing (NC GC #107724)

**WHY IT CHANGES YOUR BUYER POOL**

An unverified contract attracts other wholesalers and lowball flippers. This package attracts real end-investors whose lenders require exactly this documentation — the buyer pool that pays top of market.

PROPERTY + CERTIFIED BUDGET

## GC-certified, three tiers

FIELD	VALUE
Property	1,420 sf · 3BR/1BA · built 1956
Verified ARV range	\$372,000 – \$398,000
Tier 1 · Lender-Pass	\$84,200 → list \$358K
Tier 2 · Market-Standard	\$96,800 → list \$382K
Tier 3 · Premium	\$112,800 → list \$398K

**CERTIFIED, NOT GUESSED**

Every tier is priced by a licensed NC GC against 2026 Charlotte trade-network costs — the number a DSCR or hard-money lender will underwrite against without a second opinion.

SAMPLE

FULL SCOPE OF WORK

## Room-by-room (Tier 2)

AREA	SCOPE
Kitchen	Full reno — mid cabinets, quartz, tile backsplash, SS appliances
Bath	Gut + rebuild — tub/shower, vanity, tile, fixtures
Systems	Replace HVAC, PEX re-pipe, 200A panel
Flooring	LVP main, refinish 2 BR hardwood
Envelope	Roof replace, soffit repair, partial windows
Paint	Full interior + exterior

SAMPLE

## DESIGN: PLANS + CONCEPTS

## So the buyer can pre-sell the finished home

### FLOOR PLAN

[ Full as-built + proposed floor plan included in the delivered pack ] — existing layout with the proposed kitchen/bath reconfiguration dimensioned for permitting and bidding.

### DESIGN CONCEPTS (3)

Three finish concepts at the Market-Standard tier — cabinet/counter/floor/paint palettes with real SKUs — so the end-buyer can picture (and market) the finished product, not a gutted shell.

### WHY DESIGN MATTERS HERE

A wholesaler hands over a contract. With Build-Ready, your buyer hands their buyer a vision. That's the difference between a \$15K assignment and a \$40K one.

SAMPLE

**VETTED SUB-TRADE QUOTES**

# Three real quotes per major trade

Sample trade — plumbing (PEX re-pipe + bath). Real NC subs, leveled to the same scope.

SUB	LEVELED QUOTE	NOTES
Sub A	\$11,900	Permit + fixtures included
Sub B	\$11,200	Low bid, full scope
Sub C	\$12,800	+ 1-yr warranty

**THE BUYER INHERITS A BID SET**

Three vetted quotes per trade means the end-investor can start the day they close — no 3-week scramble to find and vet crews. That speed is worth real money on holding costs.

SAMPLE

## LENDER-READY DRAW SCHEDULE

## Milestone-based

DRAW	MILESTONE	% OF BUDGET
1	Demo + rough-in + inspected	30%
2	Close-up (drywall + paint)	25%
3	Finishes	30%
4	Punch + final	15%

**WHY LENDERS LIKE IT**

Draws tied to inspectable milestones are what construction lenders release against without friction — pre-built so your buyer's financing moves fast.

## PRE-CLOSING SWEEP

## No surprises at the closing table

CHECK	FINDING
Open permits	1 (2014 water heater) — close before transfer
Code violations	None ✓
Liens	None on record ✓
Record sf vs actual	+180 sf — likely unpermitted sunroom (disclose)

**DEAL-KILLER INSURANCE**

The sweep catches the legacy issues that blow up at the closing table or the resale. Your buyer closes knowing exactly what they're getting — and you don't lose the deal to a surprise.

## MARKET THE DEAL WITH THIS

## The GC-Verified stamp

### HOW TO USE IT

Attach this pack to your assignment or listing and lead with: 'GC-Verified Build-Ready Deal — budget, scope, plans, and vetted crews included. NC GC License #107724.' You're no longer selling a contract; you're selling a turnkey investment.

### THE FEE MATH

Pay \$1,997 for the pack, charge \$8K–\$15K more on the assignment because the buyer is getting a verified, build-ready deal. That's a 4–7x return on the pack — before you count the faster close.

*This is an anonymized sample; figures are illustrative. Your deliverable covers your specific project. Work performed by a licensed NC General Contractor. Southern Cities Construction · NC GC License #107724.*