



Prawdzik Properties LLC
“Invest with Trust, Build with Passion”

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WHO WE ARE – ABOUT US

Prawdzik Properties is a New Jersey based real estate developer, investor, and builder striving to produce quintessential real estate product that serves the community, homeowners, tenants, and capital partners alike through the acquisition and repositioning of off-market and/or distressed single family and multifamily assets.

Whether buying, selling, renting, investing, and/or looking to build your dream home, Prawdzik Properties is here to help with all your real estate needs. Providing years of experience, our team has systemized, optimized, and implemented a system and strategy to deliver consistent excellence in all facets of our real estate services.



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WHAT WE DO - OUR SERVICES



Buy from Us

Pick from any of our custom built new-construction homes ready for move in.



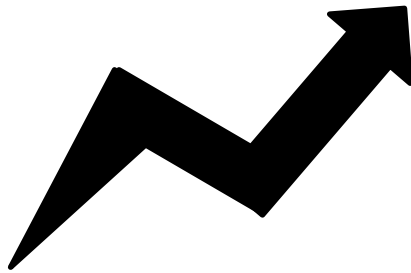
Rent with Us

Have your pick at an apartment within our portfolio that meets your lifestyle and locational needs.



Sell to Us

Fast, no hassle closing process that caters to your own schedule. No contingencies! 100% CASH!



Invest with Us

Deploy capital into upcoming deals and reap the consistent returns that come with passive real estate investing.



Build with Us

Construction isn't everyone's forte, we get that. Let us do the dirty work for you with our proven systems.

INVESTMENT STRATEGY

RESIDENTIAL DEVELOPMENT



Acquisitions

Our Acquisitions Team prides itself on negotiating deals that can take up to several months to come together. We provide fair and competitive offers to our sellers based on market research.

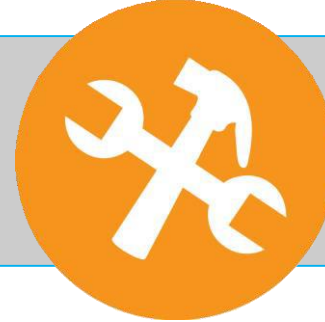
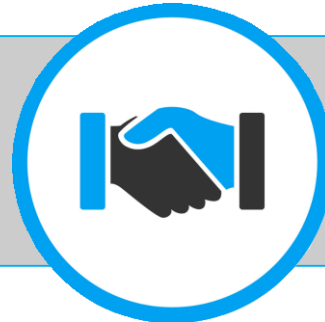
Disposition

Our Disposition Team, led by Hugo Alves, handles all aspects of the sale process for our custom homes. This includes, cleaning, staging, photographing, marketing, and negotiating the best deal possible.



Marketing & Analysis

Our Marketing Team maintains a healthy deal flow by allocating capital to appropriate channels in our sought-out markets. The analysis involves tons of market research and ample stress test assumptions.



Construction

Our Construction Team was built on standards that focus not only on schedule and cost management but also exceptional attention to detail. Because of this, our finished product is sustainable, highly-rated, and sought after in our prospective markets.



Sale

At sale, our custom home goes under contract with a prospective buyer and passes all municipal and home inspections while under contract. The buyer closes on the property and the funds are used to payoff the construction loan and capital partners.

INVESTMENT STRATEGY

MULTIFAMILY VALUE-ADD



Acquisitions

Our Acquisitions Team prides itself on negotiating deals that can take up to several months to come together. We provide fair and competitive offers to our sellers based on market research

Lease-Up

Our Property Management Team leases apartments to tenants at the market rent upon completion of construction. All tenants are qualified by passing our pre-screening and income-verification during the application process.



Marketing & Analysis

Our Marketing Team maintains a healthy deal flow by allocating capital to appropriate channels in our sought-out markets. The analysis involves tons of market research and ample stress test assumptions.



Construction

Our Construction Team was built on standards that focus not only on schedule and cost management but also exceptional attention to detail. Because of this our finished product is sustainable, highly-rated, and sought after in our prospective markets.



Refinance

Our Capital Management Team builds banking relationships that offer long term commercial products to help refinance our properties. Upon closing of the commercial loan, the proceeds are used to payoff the existing construction loan and capital partners.

WHY INVEST WITH US?

72 Dehart Place, Elizabeth, NJ

- Year: 2018
- Capital Raised: \$85,000
- Return Offered: 10.0% Fixed for 1st 6 months; Per diem return based on 10.0% annualized return after 6 months
- Total Payout: \$12,500 (14.7% return on investment)
- Timeline – 273 Days

WHY INVEST WITH US?

Park Pl, Lyndhurst

- Year: 2019
- Capital Raised: \$80,000
- Return Offered: 17.5% ROI
(35.0% annualized return)
- Total Payout: \$26,411 (33.01%
return on investment)
- Timeline – 211 Days

WHY INVEST WITH US?

Longfellow Ave, Scotch Plains

- Year: 2019
- Capital Raised: \$123,000
- Return Offered: 17.5% Annualized
- Total Payout: \$21,525
- Timeline – 323 Days

WHY INVEST WITH US?

Jackson Ave, Union

- Year: 2020
- Capital Raised: \$60,000
- Return Offered: 12% Annualized
- Total Payout: \$4,000
- Timeline – 160 Days

WHY INVEST WITH US?

Portland Ave, Scotch Plains

- Year: 2021
- Capital Raised: \$90,000
- Return Offered: 16% Annualized
- Total Payout: \$11,100
- Timeline – 276 Days

WHY INVEST WITH US?

Springdale Ave, Newark

- Year: 2021
- Capital Raised: \$75,000
- Return Offered: 15% Annualized
- Total Payout: \$20,960
- Timeline – 671 Days

WHY INVEST WITH US?

Cedarhill Ave, Belleville

- Year: 2021
- Capital Raised: \$50,000
- Return Offered: 12% Annualized
- Total Payout: \$5,400
- Timeline – 320 Days

WHY INVEST WITH US?

6th St, Ridgefield Park

- Year: 2021
- Capital Raised: \$75,000
- Return Offered: 15% Annualized
- Total Payout: \$10,900
- Timeline – 349 Days



- 1) Pre-existing condition
- 2) Foundation addition + Framing
- 3) Complete Framing + Windows
- 4) Finish Product



- 1) Pre-existing conditions
- 2) Demolition
- 3) Framing
- 4) Finished Product



- 1) Pre-existing conditions
- 2) Demolition + Framing
- 3) Siding, Windows & Grading
- 4) Finished Product



1) Pre-existing condition

2) Demolition + Foundation

3) Framing + Windows

4) Finished Product



WHY SELL TO US?



CUSTOMER SERVICE

(We take pride in exceptional customer service with sellers who find themselves in difficult situations.)

TIMING

(We make it a point to close ON TIME on a date that accommodates the seller's needs.)

"Matt and his team helped our family out, he did everything he said he would and even more, he went as far as renting a pod and loading it up with his team. In our time of distress losing family members, he was a bright star.. I would recommend him to anyone." – Bob S. (2020)

PROPERTY CONDITION

(We are able to close on properties regardless of their conditions including and not limited to environmental and structural.)

FINANCING

(We have hard money lender and private lender relationships that allow us to close within days.)

TEAM

(We work with industry professionals in the legal and title fields that understand our time constraints.)

CONSTRUCTION

(Our in-house Construction team of professionals that can quickly formulate rehabilitation plans for post closing.)

MUNICIPALITY

(We work directly with the town to address any issues with your property that are needed for closing.)

WHY RENT WITH US?



01

Dedicated Property Manager

- Tired of speaking with representative of large property management companies? Each of our property have a dedicated in-house property manager who answers the phone when you call.

02

Newly Renovated Apartment

- Tired of living in an outdated apartment? Each of our apartments are recently renovated and provide a high standard of living that will support guest entertainment.

03

Diligent Maintenance

- Tired of waiting too long for that leak in the ceiling to be repaired? We take pride in maintaining our properties as if they were our own home.





HONESTY

SECURITY

INVESTOR TESTIMONIALS

“Matt Prawdzik (President) is bright and super energetic. He is very organized, hard working and definitely an upcoming major player in the fix-and-flip industry. He's honest and lives up to his word. Seven deals completed with Matt to date, with confidence to do more.” – Raul A

TRANSPARENCY

“I have known Matt only for some time, but I have learned that he's very passionate, determined and dedicated. I appreciate the transparency, open communication and the depth of knowledge he brings in the real estate space.” - Ruhee S

“Matt is a diligent property evaluator & an astute investor. His process offers a way to diversify beyond the stock market while still retaining the security of being asset-backed.” – Greg G

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WHERE TO FIND US CONTACT US

PHONE: (201) 771 2751

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WEBSITE: www.PrawdzikProperties.com

INSTAGRAM: @PrawdzikProperties

FACEBOOK: PrawdzikProperties



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