

Better Life Estates, LLC

Andrew and Liubov Cratsley



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www.BetterLifeEstates.com

About Us

Better Life Estates is a custom home builder that also specializes in various scopes of remodels, including full gut, fire repair, foundation, and structurally compromised properties. We are a full service real estate solutions firm that buys and sells properties in the Charlotte area. We also welcome new and seasoned investors alike to grow their investments with us.

Our services:

- We buy and sell land, houses, multi-unit
- Interior Design
- Help others grow their retirement(IRA) and rental portfolios

Operating since 2018

We have done \$6 million dollars in real estate transactions. Excited to be part of the Charlotte metro area and the development of its communities, we bring unique and modern designs not found in “cookie cutter” neighborhoods. Our brand stands out among our competition and remains priced at fair market value.

Through our extensive knowledge of the business, network, experience, we have passionately pursued our goal to help families in our community find an answer to their real estate needs. We believe every home deserves comfort for its inhabitants.



Andrew Cratsley
Project Manager



Liubov Cratsley
Design Manager

Business Model

Investment Approach

- We buy properties at 50-70% below market value by relieving owners of their distressed homes, quickly and conveniently. This creates instant equity for all share holders
 - Stopping foreclosures
 - Buying condemned properties or ones with code violations that owners can't fix
- We renovate or build new, depending on the best strategy for the neighborhood
- Our renovation costs are done at wholesale pricing, generating more equity

Due Diligence Process

- Comparable property analysis
- Economic study of the neighborhood
- Demographics of area + growth potential
- Statistics on the crime rate
- Public transportation and schools
- Overall condition of the property

Competitive Advantage

- Most homeowners are unaware which options are available to them beyond listing a house with a real estate agent. This limits their options at closing.
 - We buy quickly, with cash, as is
 - Our team customizes terms to fit each sellers' needs (paying closing costs, moving fees, etc)
- Marketing strategies allow us to understand the full potential of each finished product
- Processes/contractors both increase value from day 1 until completion

Investment Buying Criteria

- Our goal is to purchase distressed homes or vacant land in stable areas where there is strong demand. Our grand vision is to increase the value of communities and create comfortable, safe living standards

Property Showcase + Testimonials

Recent Projects



7201 Leaves Lane Charlotte, NC
Purchase price \$303,000
Sold \$500,000



232 Basin Ave Kannapolis
Purchase price (One of 2 free lots
with 231 Basin Ave purchase)
Sold \$315,000



3740 Woodleaf Rd Salisbury, NC
Purchase Price \$112,500
Sold \$290,000



413 W Warren Street Shelby, NC
Purchase Price \$200,000
Sold \$420,000



715 N Craige Street Salisbury, NC
Purchase Price \$150,000
Sold \$260,000



729 Pennsylvania Ave Charlotte, NC
Purchase Price \$165,000
Sold \$308,000

Benefits of investing with us

- By being a private lender we can offer you a secured and consistent 12% return on investment, guaranteed and secured
- Profitability explained with a detailed market analysis report so that you can make an informed decision
- How we secure your investment
 - Promissory Note/Deed of Trust/Hazard Insurance Policy
 - Option to be co-owner without liabilities or loan obligations, new builds only
- Simplified process
 - Sign contract
 - Wire funds to closing attorney day of closing
 - Property sells, receive your proceeds from closing attorney

Contact us for more information

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