

**“ The challenge has always been the same, trying to get a precise rehab number. With LendingHome, it was spot on. ”**

**Joel Modrano,**  
Founder, PPS House Buyers



**PPS House Buyers (PPS)** is a leading real estate investment company servicing the Greater Houston area, providing owners in need with a fast and simplified home selling process for properties in any condition.

Founded by Joel Modrano, the firm has experience with every aspect of real estate investing, including fix and flip, wholesaling, and rentals—and has quickly grown to transacting over ten properties per month.

LendingHome has helped PPS fuel their expansion by providing fast, flexible, low-cost loan products. And most recently, by helping them purchase an exclusive off-market property from the LendingHome Property Marketplace.

In the past, Joel and his team typically sourced properties through direct marketing and relationships with local wholesalers. While this has given PPS great success, it's often time-consuming to vet and create reliable ARV estimates to close a deal.

**“ I'd recommend the Property Marketplace. The main benefit is that the lender is willing to put up the money, creating a one-stop-shop. This makes the transaction easy and seamless. ”**

**Joel Modrano,**  
Founder, PPS House Buyers

As members of the Property Marketplace, PPS now enjoys access to exclusive off-market properties and personalized email notifications for properties available in their local area. But perhaps even better, all properties are fully vetted by LendingHome to ensure they're eligible for financing subject to the buyer's approval.

That's what happened during a recent PPS purchase.

Upon receiving an email notification for a property in Texas, the PPS team proceeded to make an offer through the Property Marketplace online portal.

Following the accepted offer, LendingHome experts handled all the paperwork and began the loan application—with the property going from initial notification to under contract in three days. And in just eleven business days the deal was finalized, including financing.

## See Why Top Sellers are Sold on the Property Marketplace

Real estate investors:

- Save time and money sourcing properties
- Gain access to exclusive, off-market properties
- Tap accurate after-rehab-values (ARV)
- Eliminate financing worries - all listed properties are eligible
- Reduce paperwork by making offers directly in the portal

Start sourcing with the Property Marketplace today! To learn more, visit the [LendingHome Property Marketplace](#).

