

# What is Vacant Café?

Vacant Café, developed by New Initrode, is a powerful real estate procurement application that guides homebuyers and developers of all experience levels through every phase of the rehabilitation process.

Designed to eliminate the usual frustrations of property development, Vacant Café makes the journey seamless and stress-free for everyone—from first-time flippers to real estate veterans

## The Mission

To ease the daunting task of property procurement and rehabilitation for all parties involved by offering an online, vacant property repository and collaboration tool.

To better understand what we're about, here is a brief explainer video that visually articulates our function, mission, and vision.

## How does it work?

Vacant Café transforms the real estate experience by creating a dynamic, collaborative environment for buyers, lenders, realtors, contractors, and other service providers.

Through secure and reliable, real-time communication among team members, we ensure a seamless process that keeps your project moving forward. Here's what we offer:

- Pre-Qualification Services: Get pre-qualified for your mortgage quickly and easily. Understand your buying power from the start.
- Easy Team Assembly: Effortlessly connect with realtors, lenders, contractors, and other essential professionals to support your needs.
- Centralized Communication: Our central repository ensures you never miss an important message or document.

## Comprehensive Services

## Market Opportunities & Insights

- Market Opportunities: Capture the traffic of buyers, sellers, and rehabbers for the 15.1 mill vacant and/or abandoned properties across the country, bringing new opportunities to the market.
- Hot Neighborhood Insights: Stay ahead of the curve by seeing where the action is. Our platform provides real-time data on recent purchases, current construction projects, and upcoming listings.

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## Guided Process

- Step-by-Step Guidance: We walk you through every step of the home buying or selling process. Receive alerts and notifications for next steps, ensuring you never feel lost or overwhelmed.
- Real-time Notifications: When it's time engage a title company, appraiser, or any other service, you'll receive real-time notifications without having to remember every detail yourself.

## In Conclusion

Vacant Café creates opportunities to restore and redefine many neighborhoods scarred with vacant and/ abandoned properties. Vacant Café seeks to offer its assistance to service providers, municipalities and housing organizations looking to make a difference.

