

MONTGOMERY DESIGN BUILD, INC

Introducing the Makeover Mortgage process to South Central, PA
"Every Home Deserves A Makeover."



As South Central, PA region gets ready for the 2026 Real Estate Market, one General Contractor is emerging as the strategic partner Realtors and Lenders have been waiting for.

Established in 2008 and led by owner John Evans, Montgomery Design Build, Inc. has become the newest Makeover Preferred Contractor in the region. Backed by the national Makeover network, exclusive renovation-loan technology, and a streamlined process that helps buyers roll renovation costs into their mortgage, Montgomery Design Build is redefining what's possible for realtors, buyers, and sellers.

A NEW WAY TO SELL, BUY, AND RENOVATE—ALL ON ONE TEAM

Makeover has built the first fully integrated renovation-mortgage platform combining a regional network of Home Inspectors who are also Certified Renovation Consultants. The proprietary technology to digitize any home, scope of repairs, and build accurate estimates. A streamlined process that unites Lenders, Inspectors, Consultants, Realtors, and Contractors a full suite of solutions for FHA, Conventional, VA, USDA, Buy & Hold investors, and Fix-N-Flip buyers. For Realtors, this means you can now market homes the way consumers dream of them, not just the way they look. For buyers and sellers, it unlocks improvements, repairs, and modernization with zero out-of-pocket renovation costs by rolling everything directly into the mortgage. Montgomery Design Build is bringing this powerful process to South Central, PA market, making renovation loans faster, easier, and more predictable than ever before.

Top Realtors know that most deals fall apart for the same reasons. Montgomery Design Build + Makeover solves them all.

We Solve three main problems For Realtors Empowering them to Provide More Options

1. UGLY OR OUTDATED LISTINGS

Turn "tough" listings into opportunities. Every Realtor has encountered that home—great bones, great location...but outdated, unattractive, or in need of repairs. With Makeover technology, Realtors can now: Digitize the home in minutes, generate an accurate renovation estimate and show buyers What It Can Be instead of just "As Is" and Market the home in two ways:

→ As-Is

→ Makeover Ready (renovation costs rolled into the mortgage) Provide visualizations and comps based on After-Renovation Value. This dramatically expands the buyer pool and gives sellers more ways to win.

2. INSPECTION REPAIR ISSUE FUNDING

No more deals dying during inspection. When inspection issues arise—roof, structural, HVAC, plumbing, electrical they often create a financial stalemate between buyers and sellers. Makeover solves this by quickly producing verified repair estimates, allowing the buyer to roll repair costs into the mortgage giving Realtors a clean path to renegotiate closing deals that otherwise fall apart. This removes the financial burden from both sides and keeps transactions moving forward.

3. BUYERS WHO WANT TO CREATE THEIR DREAM HOME

"Almost perfect" homes now become perfect. In a tight inventory market, buyers often settle because they can't afford to renovate out-of-pocket.

The Makeover Mortgage process gives them:

→ The ability to buy the right home in the right location.
→ The freedom to customize finishes, layouts, and improvements.
→ The convenience of rolling everything into one affordable mortgage. A clear, guided process with a vetted contractor like Montgomery Design Build.

Buyers no longer need to walk away from homes they love—now they can make them exactly what they want.



**Meet Your Local
Makeover Preferred
Contractor – Owner
John Evans**

Owner John Evans is committed to elevating the local real estate landscape by integrating renovation lending and modern design-build construction into one seamless experience. His professionals bring craftsmanship, project clarity, and the professionalism essential for Realtors working with high-value clients. Backed by Makeover's system and technology, Montgomery Design Build is equipped to deliver dependable timelines, accurate budgets, and exceptional customer service from contract to completion. Whether it's repairs, full renovations, investment rehabs or pre-listing Makeovers, they are the general contractor to help Realtors win more listings and secure more closings.

LET'S WORK TOGETHER

Partner with Montgomery Design Build + Makeover and transform how you sell real estate.