



HOME BUYERS OF SAVANNAH

Your Local, Veteran
Owned Real Estate
Company



(912) 513-8744 | info@homebuyersofsavannah.com

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Dear Homeowner,

At Home Buyers of Savannah, we understand that selling your home is a big decision. We want to make sure you are making the right decision in who you are working with. When you decide to sell to us, it's for a specific reason – our reputation.

Over the last few years, we have helped dozens of families start the next chapter of their lives. Our Google reviews and video testimonials show many of our client's reflections. We have a proven track record of sticking to our word and providing you with a stress-free selling experience.

Patrick and Savannah Hanlon



We guarantee to offer honesty, professionalism, and fair value that no other competitors can offer.

- **We will work with you every step of the way from contract to close.**
- **We will go above and beyond to close your home on your desired timeline.**
- **We will tell you the truth and empower you with a transparent explanation of our process.**

ABOUT US

Home Buyers of Savannah is a local, veteran-owned team on a mission to revitalize Savannah, one home at a time. We specialize in buying houses as-is, for cash, without any hidden fees or surprises—just a straightforward and honest transaction.

Our Mission

Home Buyers of Savannah acquires and restores distressed property in order to alleviate the shortage of affordable housing in Coastal Georgia.

Our Vision

To be the most professional and transparent home buyer in Coastal Georgia.

Our Passion

To serve others by solving complex problems quickly and efficiently.

WHO WE ARE THE TEAM



Malory Grooms
Home Buying Specialist

malory@homebuyersofsavannah.com

Malory attends our appointments. She will create a tailored solution with you to get your home sold! Malory and her family live in Guyton.



Bethany Harris
Home Buying Specialist

bethany@homebuyersofsavannah.com

Bethany also attends appointments! She has over 8 years of experience in real estate. Bethany and her family live in Guyton, too.



James McDonald
Operations Manager

james@homebuyersofsavannah.com

James will oversee your home-selling process from day 1 until closing! James used to be stationed at Hunter Army Airfield.



Jon Erwin
Disposition Manager

jon@homebuyersofsavannah.com

Jon helps us renovate and sell our properties. Jon and his wife, Megan, live in Savannah with their two kids.



Morgan Harrison
Social Media Manager

social@homebuyersofsavannah.com

Morgan is our content creator. She helps us post content on Facebook, Instagram, Youtube, and LinkedIn. Make sure to follow us!



Shane Warner
Operations Assistant

shane@homebuyersofsavannah.com

Shane does a little bit of everything! Shane was stationed at Hunter Army Airfield and co-founded a veteran non-profit organization, Ranger Investors.

WHO WE ARE

THE FOUNDERS



Patrick Hanlon

Co-Founder and Owner

patrick@homebuyersofsavannah.com

Patrick, a retired Army Captain with over a decade of service as a Green Beret, Paratrooper, and Ranger, concluded his military career as an Infantry Officer with 1st Ranger Battalion on Hunter Army Airfield. His journey into real estate investing began in 2017, evolving from a side hustle to a full-time passion.

Together, Patrick and Savannah are not just real estate professionals; they are a dedicated couple committed to helping you sell your home as-is, on your timeline, and for a fair price. When he isn't working, he enjoys exploring new restaurants with his wife and going for runs with his dog, Isobel.



Savannah Hanlon

Co-Founder and Owner

info@homebuyersofsavannah.com

Savannah is a passionate technology and cybersecurity professional with a strong background in both military and civilian IT environments. With over seven years of experience, including service in the U.S. Air Force, she brings a mission-focused mindset to every project—whether it's safeguarding networks, automating systems, or supporting complex infrastructures. Savannah's expertise spans network security, data analysis, and manufacturing automation, and she's especially driven by work that bridges technology with real-world impact. Outside of work, she enjoys challenging herself through outdoor adventures, spicy food quests, and staying curious about neuroscience and mental health.



“Savannah is more than just a city to us. It's where we call home. Having relocated repeatedly for the military, we understand the stress and uncertainty that comes with selling a home. At Home Buyers of Savannah, we aim to make the home selling process as easy as possible, without the added stress and uncertainty of dealing with the open market or shady investors.”

Patrick and Savannah Hanlon

OUR VALUES



TRANSPARENCY

“Working with Home Buyers of Savannah and all their affiliates was an exceptional experience. They were very professional, proficient, direct and flexible. They were very transparent throughout the process and offered solutions immediately to any issues that arose. They were also very respectful of my needs and ability throughout the moving process. Nothing but 100% excellent service.”

-Travis Darby

Bloomington, Georgia



SIMPLICITY

Patrick and the whole team at Home Buyers of Savannah were just wonderful! Patrick came to our house we were needing to sell and everything from that day on was so easy and seamless. There are no hidden ANYTHING (fees, rules, no funny business) that we were very concerned about with the many other “sell your home quick for cash” ads out there. This business is legit. If you’re on the fence about whether you should reach out to them... DO IT. You won’t regret it.

-Abigail Spell

Ellabell, Georgia



INTEGRITY

Home Buyers of Savannah are GREAT ! Patrick and James are just AWESOME !!!! These guys are friendly, professional, caring, and SUPER SUPER NICE, James was such a pleasure to work with, he kept us in the loop all the way. I Highly recommend these guys to go with, you won’t regret it !!!!!

-Marsha and Chuck Brown

Savannah, Georgia



PROFESSIONALISM

I couldn’t have been happier with the experience I had selling my mother’s house with Home Buyers of Savannah... Patrick came out the same day... He was very patient and answered all our questions. His offer was great and the time to closing was faster than any other company we were considering... Bottom line is Patrick and James were a pleasure to work with and turned what I thought was going to be stressful and confusing process into one that was really very simple and stress free for me and my mom.

-Carl Darnall

Savannah, Georgia

WHY US?

- ✔ **Zero Commissions to Sell Your Home**
- ✔ **Fair Off-Market Price from a Local Company**
- ✔ **Sell As-Is! No Cleanup, Repairs, or Showings!**
- ✔ **Close In Less Than 30 Days, Or Pick Your Closing Date**
- ✔ **Rent Back Option**
- ✔ **Relocation Assistance**
- ✔ **Cash Advance Option**

REALTORS

- ✘ **Agent Commissions (Often 6% of The Sales Price)**
- ✘ **Uncertain Closing Timelines**
- ✘ **Showings, Repairs, Seller Contingencies**

OTHER “INVESTORS”

- ✘ **Unreliable Offers From Inexperienced and Out of State Buyers**
- ✘ **Deals That are Too Good to Be True, But Often Fall Through**
- ✘ **Unexpected Fees**

THE PROCESS

Our team understands the weight of the decision to sell your house and we are determined to offer the best personalized solution as quickly as possible and without any additional costs. You will feel empowered during the selling process and confident that you are working with a local company that you can trust!

STEP 1: Reach Out!



Once you submit your information online or call us, we will ask you questions to learn more about your unique situation. Rather than making offers over the phone like most companies, we will schedule a no-obligation, free consultation where one of our sales specialist will meet you at your home.

STEP 2: Meet Us At Your Home



When we visit the property, we calculate what your property is worth based on condition, cost of repairs, and comparable sales. We make the offer but you tell us when you want to close.

STEP 3: Agree On A Price



After signing a purchase agreement, our legal team will take it from there. Our law firm, Bouhan Falligant, will contact you and your mortgage company to complete necessary paperwork before closing.

STEP 4: Close!



If you are local, you can meet us at the closing table downtown at Bouhan Falligant. If not, our legal team will coordinate for a mail away, remote closing.

FAQS

Don't worry about cleaning or staging your property for us. We take care of everything and complete our own repairs, so rest assured we won't argue with you over the color of the carpet.



IS THERE ANY OBLIGATION OR CHARGE FOR SOMEONE COMING OUT?

Nope! We do not charge any fees. The purpose of our appointments is to get to know you, your goals, and the condition of the property.

AM I ALLOWED TO LEAVE FURNITURE OR UNWANTED BELONGINGS BEHIND?

Absolutely! Home Buyers of Savannah will remove unwanted items after closing at no cost to the homeowner.

DO YOU BUY HOMES THAT ARE IN GOOD CONDITION?

Yes! We buy all sorts of homes. If your home is already in great condition and would pass an inspection for a primary home loan, we may recommend listing the property on the open market. Our team of realtors can list it for you and we will track the home as if it were one of our own.

HOW LONG DOES IT TAKE TO GET PAID?

Usually within 24 hours of closing! We prefer to close on a Thursday or at least before the weekend to ensure funds hit your account no later than the next business day.

WHAT IF I LIVE OUT OF STATE AND CAN'T BE AT CLOSING?

No worries! We've facilitated plenty of mail away closings before. We will coordinate this with the closing attorney.

IDENTIFYING SCAMS

More than ever before, homeowners are being targeted by illegitimate companies. These fraudsters often pose as cash buyers and “fix-and-flip” investors, offering deals that seem too good to be true – and usually are.

Before you decide who to work with, ask these 3 questions, and be on alert for these 3 red flags.

3 QUESTIONS TO ASK

Can I see real reviews from other homeowners you've helped?

Reputable buyers will have a track record with verified 5 Star reviews, photos, and testimonials. No reviews? Big red flag!

Can you show a settlement statement from a recent deal?

Real buyers don't hesitate to show statements regarding their past deals that have taken place in your area. Too often, “interested buyers” will just share your contact information with other entities.

What's your business name and are you registered with the state and Better Business Bureau?

If a company has no legitimacy, don't trust them to buy your home! They'll likely make an exceptionally high offer with no ability to close.

3 RED FLAGS TO LOOK FOR

No Online Presence

If someone says they're experienced but have no website, reviews, or public business records, they're likely hiding something. Don't trust them!

High Pressure or Sketchy Paperwork

Watch out for pushy buyers who want you to sign contracts immediately, avoid explaining terms, or promise fast cash. If they don't have a pre-existing relationship with a local attorney, it is highly unlikely they will be able to close quickly and ethically.

Offers That Don't Make Sense

Would you ever buy a house without first visiting the property to check its condition? Probably not. Experienced real estate professionals don't make offers over the phone without visiting the property first.

FINAL THOUGHTS

Don't waste your time with overseas call centers and out-of-state buyers that will do nothing but sell your personal information.

CALL HOME BUYERS OF SAVANNAH
(912) 513-8744

- ✓ **5/5 Star Google Business**
- ✓ **Veteran Owned and Operated**
- ✓ **Better Business Bureau Accredited**
- ✓ **Partner with Historic Savannah Foundation**
- ✓ **Member of Savannah Chamber of Commerce**
- ✓ **St. Patrick's Day and Veteran's Day Parade Sponsor**
- ✓ **Veteran Organizations We Support: Ranger Investors, Nine Line Foundation, Three Rangers Foundation, SOCOM Care Coalition, Wounded Warrior Program**