



TRIDENT
— INVESTMENTS INC. —

FREE AGENT GUIDE • 2026

The Agent's Guide to Sending Off-Market Deals in the Inland Empire

San Bernardino · Riverside · Los Angeles · Orange County

1. Who we are

Trident Investments Inc. is a family-owned real estate company based in Rancho Cucamonga. Since 2011 our family has bought and sold 359 homes in 36 Southern California cities, most of them across the Inland Empire. We buy homes directly, remodel them and put them back on the market. We work with listing agents who send us deals and with buyer's agents who show our listings.

When we buy a property directly, we buy as a principal for our own account. We are not the seller's agent. Your seller is represented by their own agent, which is usually you.

2. What we buy, and where

Property types

- Single-family homes
- Condos and townhomes
- 2-4 units
- 5+ unit apartment buildings
- Land and vacant lots

Areas

- San Bernardino County
- Riverside County
- Los Angeles County
- Orange County

Situations

- Probate, trust or inherited
- Tenant-occupied, or squatters
- Fire damage, up to a total loss
- Major repairs, septic or well problems
- Vacant or hoarder houses
- Owners behind on payments

3. How to send us a deal

1. **Send the address.** Use the deal form at tridentinvestmentsinc.com (For Agents › Submit a Deal), or call or text (909) 584-3345. An asking price is optional.
 2. **We answer within 24 hours** with questions or a first range.
 3. **We look at the property**, in person or from photos, around tenants and your seller's schedule.
 4. **We make an all-cash, as-is offer** with no lender or appraisal contingencies, and we explain the number.
 5. **Your seller decides.** The offer is free, with no obligation.
 6. **We close in about 7 days**, or on your seller's timeline.
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4. Deal checklist: what helps us answer faster

- ☐ Property address and asking price, if any
 - ☐ Occupancy: vacant, owner, tenants or squatters
 - ☐ Condition: roof, foundation, plumbing, fire or water damage
 - ☐ Permits: additions or conversions without permits
 - ☐ Utilities: septic, well or sewer questions
 - ☐ Title and timing: probate or trust, liens, any foreclosure date
 - ☐ The seller's ideal move-out date
 - ☐ A few phone photos, if you have them
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5. Off-market sales, done right

- ☐ Explain the trade-off to your seller: privacy and speed in exchange for less competition.
- ☐ Get your seller's direction in writing, using your broker's process.
- ☐ Confirm your MLS and brokerage rules for office-exclusive or off-MLS sales before you market privately.
- ☐ Price it as if it were public: as-is comps, remodeled comps and a repair list.
- ☐ Choose a buyer who buys for their own account and won't shop your deal or contact your seller directly.
- ☐ Complete every disclosure. As-is doesn't mean undisclosed.

This guide is general information, not legal advice. Your broker and your MLS set the rules you work under.

6. How you get paid

Bring us the deal and you represent us on the purchase, and you can represent us on the resale after the remodel. We go over the details with you on every deal before anything is signed. If you also represent the seller on the purchase, talk to your broker about California’s dual agency disclosure and consent requirements first.

Your deal stays yours. We don’t market it, shop it or go around you, and the seller stays your client.

7. Showing our listings

Compensation to the buyer’s agent is offered per listing and is subject to the listing terms. Current active listings, with amounts at list price:

Listing	List price	To the buyer’s agent	At list price
409 & 411 E Columbia Ave, Pomona	\$1,297,777	4%	about \$51,911
10807 Dumond Ave, Bloomington	\$599,777	4%	about \$23,991
1275 W Marshall Blvd, San Bernardino	\$519,777	4%	about \$20,791
949 Oak Glen Ln, Colton	\$549,900	2.5%	about \$13,748

Our vacant listings have open house slots for agents. Book one on the Listings page. Listings change, so check tridentinvestmentsinc.com for the current list.

Send us your next deal

Call or text (909) 584-3345

tridentinvestmentsinc.com › For Agents › Submit a Deal
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