

Daniel A. McIntosh, Jr.

Licensed PA Real Estate Broker | Founder, Cribs LLC

Over 40 Years of Excellence in Creative Real Estate Solutions

Professional Summary

A second-generation Real Estate Broker and "fixer" with nearly four decades of experience navigating the most complex financial and legal challenges in the industry. From managing large-scale rental portfolios to serving as a trusted Foreclosure Broker for federal institutions, I have seen—and solved—every possible "train wreck" in real estate. My mission is to provide homeowners with an ethical, licensed alternative to unregulated investors, ensuring they retain their hard-earned equity through transparent, expert consulting.

Core Expertise

- **Distressed Property Specialist:** Expert in navigating tax liens, IRS issues, and sensitive estate liquidations.
- **Asset Management:** Managed a personal portfolio of 32+ rental properties and oversaw complex disposition strategies.
- **Institutional Consulting:** Decades of experience as a Foreclosure Broker for the VA, HUD (FHA), and local banking institutions.
- **Ethical Advocacy:** Strictly bound by the NAR Code of Ethics, prioritizing client equity over quick-turn profits.

Professional Experience

Founder & Principal Broker | Cribs LLC 2007 – Present

- Consolidated diverse real estate holdings under one mission-driven entity to provide "Creative Real Estate Investment Solutions".
- Developed a unique consulting model that consistently helps clients double the returns offered by traditional "cash buyers".
- Provide a dual-path approach for clients: an agile investment exit or a strategic market listing via the MLS to maximize profit.

Real Estate Broker & Foreclosure Specialist | Greater Philadelphia Region 1989 – 2007

- Served as Broker of Record at age 21, managing high-volume portfolios and complex REO (Real Estate Owned) assets.
- Hands-on management of tax sales, evictions, and property rehabilitations, gaining the grit and insight needed to protect future clients.

Education & Credentials

- **B.S. in Real Estate** | The Pennsylvania State University (1988)
 - *Major GPA: 4.0 | Overall GPA: 3.7*
- **Licensed Pennsylvania Real Estate Broker** (Since 1989)

Member: National Association of Realtors (NAR)