THE RECURRING WORK AUTOMATION REMOVES

What we take off your plate.

Land Acquisition Broker

Every business has a set of tasks that repeat forever. None of them are hard. All of them have to happen. And every one competes with the work that actually earns money.

A land deal is a multi-year conversation with an owner who is not ready, then a months-long contract full of hard dates. Owner contact history lives in one broker's phone and memory. Developer buy boxes change every quarter and nobody re-matches the inventory. PSA dates (feasibility end, deposit going non-refundable, entitlement milestones, closing extensions) sit in a spreadsheet one person maintains. A missed date can cost the client real money and the broker the relationship. None of this cycle length is published as a reliable figure, but every step of it is a follow-up that depends on memory.

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BY INDUSTRY · LAND ACQUISITION BROKER

The Parcel-to-Close Engine

Every landowner remembered, every buy box matched, every deadline in the PSA watched

RECURRING TASK	HOW OFTEN	AUTOMATE?	WHAT CHANGES
Respond to listing-site and website inquiries	Every inquiry	Full	Reply in under 60 seconds; routed to the relationship owner.
Keep in touch with landowners who are not selling yet	Quarterly per owner	Full	The cadence runs under the broker's name; replies become tasks.
Build and dial the owner call list	Weekly	Partial	The list builds itself from the cadence and DNC checks; the dialing stays manual.
Re-match inventory to developer buy boxes	Per new parcel	Partial	The registry lists matching buyers; the broker approves outreach.
Get buy-box updates from developers	Quarterly	Full	Refresh form with reminders.
Send teasers, collect CAs, release the OM	Per listing	Full	CA-gated flow with open tracking.
Track LOIs and counters	Per deal	Partial	The log and expiry alerts are automated; the negotiation is not.
Watch every PSA date	Daily	Full	Back-solved calendar with alerts to all parties.
Chase diligence documents	Per deal	Partial	Live board and reminders; the review is human.
Update seller and buyer on entitlement milestones	Per milestone	Full	Broadcast at each hearing and approval.
1031 date watch	Per exchange	Partial	Staff alerts only; the QI and CPA advise.
Seller activity report	Monthly per listing	Full	Inquiries, CAs signed, tours and offers, compiled automatically.
Case study and referral ask at close	Per deal	Partial	Draft is automatic; the client approves.
Owner-routed onboarding	Per new client	Full	Every new client gets the welcome from their own rep: the rep's name, the rep's email and the rep's own sign-up link, so the file lands in that rep's queue. One message per client, never duplicates. For you: per broker. (Growth and up.)
Billing that runs itself	Per invoice	Full	Branded invoice email; a reminder ladder (3 days before due, due day, a 3-day grace nudge, a final notice at 7 days); card-on-file autopay with a 'charge coming up' notice and a 'card declined, update your card' notice; receipts; invoice defaults (terms, due days, logo, from address). Email-first. For you: retainers and consulting fees, if you charge them. (Growth and up.)
Commission ledger	Monthly	Full	Commissions calculated from money actually collected, not signed deals, using your own plan rules (splits, first-half / second-half payouts, clawbacks, lead-type rates), with a monthly statement per rep and a 'needs attention' list. For you: co-broker splits. (Full Engine.)
Typical reclaim	**Measured in your own time audit (Section 9 of the intake packet)** — we don't quote an hours figure before we've seen yours		

THE SEAT THIS DEFERS

A broker's assistant runs about $61,000 a year loaded

ZipRecruiter puts a real estate broker assistant at $48,610; add 25% for taxes and benefits. Growth is $14,364 a year after year one. The assistant's judgment on a deal stays; the calendar, the owner cadence and the document chase run on their own.

WHATEVER THE INDUSTRY

The work that stops being yours.

Not features. Tasks — the ones currently done by you, done badly by someone else, or not done at all.

Every new lead

- Answered within seconds by text and email, day or night
- Assigned to the right person automatically
- Every missed call texted back
- The quiet ones chased on a schedule that doesn't annoy them
- The appointment booked without a phone-tag loop

Your existing list

- Old leads re-activated after being written off
- Anyone who re-engages detected and routed to a human
- A long-term nurture running in the background
- Unsubscribes and bounces handled automatically
- The list kept clean and deliverable

Clients in progress

- Onboarding sequence and document collection
- Status updates so nobody has to ask
- Invoices and payment links
- Review requests at the right moment
- Referral asks after a win

Partners and referral sources

- Tagged links so every referral is credited automatically
- Printable materials for their counter or desk
- Monthly statements sent without you touching them
- Recruitment outreach to bring on more partners

YOU, ON MONDAY MORNING

One email with the numbers that matter: what came in and from where, what closed, what stalled, how the campaigns did, which partners sent business, and what got built or fixed that week. Plus a dashboard you can open on your phone. Written for an owner, not a technician.