WHAT YOU ARE GETTING

The build, itemized.

Land Acquisition Broker

Not a feature brochure. Every line below is something that exists and works when the four weeks are done, and that you can open in your own account and see.

Each package is cumulative. Growth includes all of Launch. Full Engine includes all of Growth. The prices are the same in every industry; what is inside them is built for land acquisition brokerage.

Chris Magee · Everborn Productions
everbornproductions@gmail.com · (916) 541-3415
September 2026

Launch

Foundation, plus every lead answered fast. For a small team whose main leak is response time and follow-up.

BUILD FEE	MONTHLY
$3,500	$697
one time	includes the platform

DELIVERED

- **Tracked number, domain and email.** A tracked local number, your domain and professional email on your own identity, with call routing and recording.
- **Pipelines in your team's language.** CRM pipelines and stages named the way your team actually talks.
- **Lead capture with written consent.** A lead-capture page and forms that record written consent to call and text, with a privacy link, on every entry point.
- **Reply in under 60 seconds.** A reply to every new inquiry in under 60 seconds, by text and email, that stops the moment they answer.
- **Round-robin with a claim window.** Round-robin assignment with a claim window and automatic reassignment, so no lead sits with someone who is off.
- **Missed-call text-back.** Missed-call text-back with a booking link.
- **Booking calendars.** Booking calendars per person with confirmation and reminder sequences.
- **5-day follow-up drip.** A 5-day follow-up drip that stops instantly on any reply or opt-out.
- **Lead-source tagging.** Lead-source tagging at entry on every channel, so cost per sale by source is measurable from day one.
- **Review requests.** A review request at the right moment after the sale or visit, sent to everyone, never filtered by sentiment.
- **Business texting registration.** A2P 10DLC brand and campaign registration prepared with sample messages that match your consent language.
- **Compliance shell.** Consent records with timestamps, STOP and any-reasonable-means opt-outs honored across every channel and workflow, quiet hours, the required footers and identifiers, and a blocked-phrase list applied to every template.
- **Daily recap and weekly funnel report.** Daily recap and a weekly funnel report to the owner.
- **Handoff booklet and training.** A handoff booklet with screenshots of every system, and team training.

BUILT FOR LAND ACQUISITION BROKERAGE

PIPELINE STAGES

New Lead → Contacted → Owner Meeting → Agreement Signed → Marketing / Buyer Matching → LOI → PSA Executed → Due Diligence / Feasibility → Entitlement → Deposit Hard → Closed → Landowner Long-Term → Developer Buyer

- **Pipeline stages in land language:** New Lead, Contacted, Owner Meeting, Listing or Representation Agreement Signed, Marketing / Buyer Matching, LOI, PSA Executed, Due Diligence / Feasibility, Entitlement, Deposit Hard, Closed, with separate Landowner Long-Term (not yet selling) and Developer Buyer lanes.
- Instant reply covers listing-site inquiries (LoopNet, Crexi, LandWatch), website forms and missed calls. Developer inquiries route to the broker who owns that relationship; unassigned ones go by round robin with a claim window.
- **Source tags:** LoopNet, Crexi, LandWatch/Land.com, CoStar, direct mail to owners, cold call (manual), broker-to-broker referral, developer referral, attorney, CPA or estate referral, LinkedIn, signage.
- The compliance shell adds the licensed brokerage name and license number on every page, email and card; CAN-SPAM footers on developer email; DNC checks and manual dialing for owner outreach; and consent capture before any owner text.
- **Review request:** a Google review ask plus a private testimonial request, both at closing. The testimonial becomes a case study only with written approval.
- A2P 10DLC sample messages cover appointment and transaction updates to people who asked, not cold outreach.

Growth

Everything in Launch, plus onboarding, retention, database re-activation, the full Monday report and your industry engine. The package most businesses land on.

BUILD FEE	MONTHLY
$6,500	$1,197
one time	includes the platform

DELIVERED — EVERYTHING IN LAUNCH, PLUS

- **Branded email templates.** Branded email templates with your identifiers locked in.
- **Client onboarding.** Client onboarding on “Sold”: welcome, what-happens-next, document request with secure upload links, e-sign, payment link. Never asks for sensitive data by email reply.
- **Invoicing and payment links.** Invoicing and payment links with reminders until paid.
- **Document and signature chase.** Document and signature chase with a live staff checklist showing who owes what and how long it has been outstanding.
- **Long-term nurture.** Long-term nurture sized to your buying cycle, kept separate from the 5-day drip, with a re-engagement detector that moves anyone who responds back to the front of the pipeline with an alert.
- **Owned-list re-activation.** Owned-list re-activation: a ramped, bounce-guarded campaign against every old lead and past customer you already paid for.
- **Retention program.** A retention program for existing customers: anniversaries, check-ins, renewals, and the save flow when someone tries to leave.
- **Per-rep pages and QR cards.** Per-rep landing pages and QR cards, each feeding the same pipeline with attribution to the rep.
- **After-hours AI assistant.** An after-hours AI assistant that answers, qualifies and books, fenced by your industry’s never-list.
- **Full weekly owner’s report.** The full weekly owner’s report, written as what the business accomplished, never a task log.
- **Live dashboard and command center.** A live dashboard and an owner’s command center: one screen instead of four logins, showing this week’s recurring tasks with tick-off, a green, amber or red light on every system, the documents and logins in one place, and a fix-it runbook for when something breaks.
- **Client onboarding is the engagement packet:** representation or listing agreement, agency disclosures the state requires, confidentiality agreement, a parcel data request (APN, title, surveys, prior studies) through a secure upload link, and the kickoff meeting.
- Invoicing and payment links are rarely used, because commissions are paid through escrow at closing. The line covers consulting or BOV fees, if the broker charges them.
- **Long-term nurture is indefinite for landowners and developer clients.** There is no end date in a land practice.
- Owned-list re-activation works the broker’s old owner list and past developer contacts, email and mail first.
- The after-hours AI assistant answers "is this parcel still available?", collects buy-box details from developers, and books a call. It never states zoning, density or entitlement outcomes, never gives a price opinion, never says anything about environmental condition, and never gives tax or 1031 advice.

YOUR INDUSTRY ENGINE · INCLUDED IN GROWTH

The Parcel-to-Close Engine

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

Landowner Relationship Cadence

Every owner of a target parcel, and every owner who has ever said "not now," gets a multi-year cadence: quarterly market notes (land comps the broker approves, zoning or general-plan changes nearby), an annual check-in and a birthday or holiday touch. Any reply lands with the broker as a task. Mail and email are the default channels. Texts go only to owners who gave written consent, and calls to numbers that pass DNC checks are dialed by hand.

Developer Buy-Box Registry

Each developer or investor client gets a record of their criteria: markets, submarkets, acreage, zoning or density, entitlement stage they will take, price per door or per buildable unit, deal structure (all-cash, option, JV) and closing timeline. They are asked to refresh it quarterly by form. When a parcel is added, the system lists every buyer whose box it fits and drafts the broker's outreach for approval.

Confidentiality-Gated Offering Flow

A teaser goes out to matched buyers. The confidentiality agreement is e-signed before the offering memorandum or data room link is released. The system then tracks who opened what, and call-for-offers and best-and-final deadlines run with reminders.

LOI-to-PSA Tracker

Every LOI is logged with its key terms, expiry and counter status. When the LOI is signed, a PSA drafting checklist opens for the attorneys, and the system nudges the parties on open points without touching the legal drafting.

Contract-to-Close Calendar

Enter the PSA's effective date once. The system back-solves every date: title and survey objections, feasibility or due-diligence end, deposit going hard, entitlement filing and hearing milestones, extension notices and fees, and closing. It alerts the broker, the client and the escrow or title officer before each date and escalates if one passes unchecked.

Due-Diligence Document Chase

One board per deal showing what is outstanding and who owes it: title commitment, ALTA survey, Phase I ESA, geotechnical, zoning letter, utility will-serve letters, traffic, and entitlement submittals. Reminders go out until each item is checked in. The system tracks that a report arrived; it never characterizes what the report says.

Entitlement Milestone Broadcast

Application filed, deemed complete, staff report, planning commission, council or board, appeal period ended, final map or plat recorded. The seller, the buyer and the broker's team each get an update at every milestone. This is the call the landowner otherwise makes every week.

1031 Clock Watch (reminders only)

When a seller or buyer is in a like-kind exchange, their 45-day identification date and 180-day closing date go on the calendar with staff alerts. The client's qualified intermediary and tax advisor are recorded on the file. The system never gives tax advice and never tells anyone whether a property qualifies.

Closed-Deal Case Study and Referral Ask

At close, a draft case study (acreage, submarket, use, entitlement path, with no confidential price unless the client approves) for the broker's site and LinkedIn, plus a referral ask to the seller, who probably knows other owners.

Full Engine

Everything in Growth, plus the referral-partner program, full operations, and a monthly think-tank that keeps finding the next thing to take off your team's plate.

BUILD FEE	MONTHLY
$9,500	$1,697
one time	includes the platform

DELIVERED — EVERYTHING IN GROWTH, PLUS

- **Referral partner program.** A referral partner program with a tracked link and printed QR card per partner and automatic attribution written at lead creation.
- **Printable partner materials.** Printable partner materials: welcome packet, counter cards, one-pagers, version-numbered.
- **Monthly partner statements.** Automated monthly partner statements, with contents set by what the law allows in your industry. Where a threshold decides what appears on a statement, the system records the decision and never the figure behind it, so the sheet stays safe to share with staff.
- **Partner outreach campaign.** A partner outreach campaign to build the bench, with a no-fee copy variant wherever a fee is illegal.
- **Partner lanes.** Partner lanes: a separate pipeline and cadence per partner type.
- **Operating-rhythm automations.** Every operating-rhythm automation from the intake: huddle prep, daily lists, weekly reviews, monthly reports.
- **Internal task and alert flows.** Internal task and alert flows: unclaimed lead, stalled file, deadline at risk, negative review, manager escalation.
- **Written procedures.** Written procedures for the team's own operations.
- **Priority support.** Priority support: a named contact, a weekly twenty-minute call, same-day changes.
- **Monthly business report.** Monthly business report in addition to the weekly.
- **Handoff booklet, kept current.** The handoff booklet, kept current as the system changes.
- **Monthly automation think-tank.** A standing session every month where we sit down with you and your team, find the daily tasks eating their time, and design and build custom automations for them.

THE PART NOBODY ELSE SELLS

Monthly automation think-tank

A standing session every month where we sit down with you and your team, find the daily tasks that are eating their time, and design and build custom automations for them. Every build is documented and added to your handoff booklet. It is the reason Full Engine clients stay for years: the system keeps getting better instead of slowly going stale.

FULL ENGINE, BUILT FOR LAND ACQUISITION BROKERAGE

Partners, lanes and rhythm in your business.

- **Partner lanes:** land-use and real estate attorneys, civil engineers and planners, title and escrow officers, 1031 qualified intermediaries, CPAs and estate planners (owners in transition), other brokers (out-of-market referrals), and lenders and equity sources for the developer clients.
- Monthly partner statements carry money only broker to broker, under a written referral agreement, paid through the brokerages. Attorneys, engineers, title, QIs, CPAs and lenders get a reporting-only lane: attribution and a recognition note, no fee. Paying unlicensed people for real estate referrals is restricted in most states (for example California B&P 10137).
- **The capital-raising line is a separate question.** If the broker helps a developer raise equity, or is paid for bringing investors to a syndication, TIC or DST, that is securities activity. Transaction-based pay can require broker-dealer registration. The system does not build an investor-solicitation funnel for a land broker unless the client's securities counsel has signed off in writing.
- **Recruiting funnel:** yes, for junior brokers, analysts and research associates, where the practice is hiring. It includes a license-transfer onboarding checklist.
- **Operating-rhythm automations:** the Monday deal-calendar digest (every PSA date in the next 30 days), a weekly owner-touch list, quarterly buy-box refresh requests, a monthly listing activity report per seller.
- **Internal alerts:** a PSA date within 5 days, an LOI expiring, a diligence item overdue, a 1031 date approaching, a landowner reply.

MONEY DESK

The money desk: onboarding, billing and commissions.

Built and running at Snap Credit Fix. Each line shows the package it comes in for Land Acquisition Broker.

- **Owner-routed onboarding** `[Growth and up]` 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.
- **Billing that runs itself** `[Growth and up]` 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.
- **Commission ledger** `[Full Engine]` 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.

TERMS

The fine print, in plain words.

- **Same three packages, same prices, every industry.** What changes is what goes inside them for land acquisition brokerage.
- Each monthly fee includes a **$197 platform licence** for your white-labeled workspace. One bill, no separate software vendor. If you already own your own HighLevel account, take $197 off the monthly and we build in yours.
- **Ad spend and carrier messaging fees are billed at cost.** We don't mark them up.
- The **build fee is half at signature, half on delivery.**
- **Month to month after the first 90 days.** No long contract.
- **Add-ons bought with the build are 15% less** than the same add-on later.
- **Regulated industries get a compliance review in week one at no charge.** Every template goes to your compliance officer or counsel before it goes live. We build the system and the evidence file; we do not give legal advice.
- **You own everything** — accounts, data, scripts and documents. Your contacts, pipelines, templates and documents export at any time, and the domain and sheets are registered in your name.

What we ask of you

About two hours for intake in week one, a thirty-minute review each week during the build, and one hour at handoff. After that, the only thing the system needs from your team is that they answer the leads it hands them. That one is not optional, and it is the single biggest difference between clients who get results and clients who don't.

Proof

Snap Credit Fix, a California credit repair company in one of the most regulated categories there is, runs on a system I built for them: leads answered in under a minute and assigned round-robin, a 52-week nurture, a re-activation campaign across roughly 40,000 past leads, a dealer referral program with printed QR counter cards and automated monthly statements, and a Monday report the president reads first. If it passes there, it passes in yours.