

## Available for Acquisition: Project Summit

### Premier Land Wholesaler

### Company Overview

ACT Capital Advisors is pleased to offer a Premier Land Wholesaler for acquisition. The company specializes in purchasing and reselling properties across the United States. It acquires large volumes of property at low cost and resells them at significant markups, averaging sales prices that exceed four times the original cost. The business operates with no leverage, owning all of its inventory outright. As a result, most transactions can be completed entirely online. Currently, the Company **owns approximately 2,469 properties across 16 states** and more than 50 counties. **These current holdings are expected to generate over \$10 million in revenue.**

### Investment Highlights

- **Consistent Outsized ROI.** The Company has consistently provided outsized returns on investment, with aggregate gross profit margins of more than 78% over the last five years. This has enabled the Company to achieve an ROI of more than 100% over the last decade without the use of leverage, proving its ability to continue performing regardless of the overarching macroeconomic environment.
- **Repeatable, Scalable Process.** Driven by data analytics, the Company utilizes modern mapping, drone imaging, GIS / GPS, and marketing tools to identify, research, and sell properties at scale without the need for significant incremental investment. The Company has further automated its workflow through real-time data base tracking of its properties across all steps of the process.
- **Tangible, Inflation-Hedging Asset with Low Carrying Cost.** Land is a finite resource that cannot be made or easily replaced, making it resistant to inflation and providing a natural hedge to paper assets. Additionally, unlike income-generating real estate, raw land has no maintenance costs and low property taxes, leading to a very small negative carry.
- **Portfolio Diversification.** Land is typically seen as an illiquid asset and is therefore missing from most investment portfolios. The Company's process has turned this on its head, transforming land into a marketable security with exceptional upside bid-ask spread arbitrage and geographic diversification.

## Available for Acquisition: Project Summit

### Premier Land Wholesaler

### Summary Financial Information

FYE 12/31	2022	2023	2024	2025
Revenue	\$3.5M	\$3.5M	\$2.6M	\$4.0M
Gross Profit (Margin)	\$2.8M 78.9%	\$2.8M 80.0%	\$2.1M 78.1%	\$2.8M 71.1%
Adj. EBITDA (Margin)	\$1.8M 51.1%	\$1.6M 45.0%	\$0.8M 28.8%	\$1.5M 38.2%

### Current Land Holdings

Region	Lot Count	Avg. Acreage	Cost Basis	Retail Value
South	1,792	0.6 acres	\$1.2M	\$5.5M
West	436	3.9 acres	\$0.6M	\$2.5M
Midwest	222	0.3 acres	\$0.2M	\$0.9M
Northeast	19	37.5 acres	\$0.3M	\$1.2M
<b>Total</b>	<b>2,469</b>	<b>1.4 acres</b>	<b>\$2.2M</b>	<b>\$10.2M</b>

### Valuation Guidance

The owner of the business is interested in selling a majority stake of the business, up to 100%. He would also prefer to continue being involved with and operating the business post-close.

In order to be competitive in this process, ACT is providing a **valuation guidance of \$8M**, with a minimum 60% of the purchase price structured as cash at close. This represents a **20%+ discount on the retail value of the current land inventory** alone.

## Available for Acquisition: Project Summit Premier Land Wholesaler

### Contact Information

For more information, please contact:

ACT Capital Advisors, LLC  
7525 SE 24th Street, Suite 630  
Mercer Island, WA 98040

Interested parties should execute the attached Non-Disclosure Agreement (NDA) and return to ACT Capital Advisors with a written request to receive the Confidential Information Memorandum (CIM).

**NDAs and CIM requests should be submitted to Zack Hsieh, ACT Associate.**



**Tami Fratis**  
*Managing Director*  
tfratis@actcapitaladvisors.com  
(215) 514-7941



**Ivan Trindev**  
*Vice President*  
itrindev@actcapitaladvisors.com  
(425) 749-0760



**Zack Hsieh**  
*Associate*  
zhsieh@actcapitaladvisors.com  
(425) 623-7005