BUSINESS AUTOMATION FOR LAND ACQUISITION BROKERAGE

The landowner who said "not now" in 2023 is selling in 2027. Be the call they take.

Everborn Productions
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A system that keeps years-long landowner relationships warm, matches each parcel to the developers whose buy box it fits, and runs the LOI-to-close calendar (due diligence, deposits going hard, entitlement extensions) so no date lives only in a spreadsheet.

THE PARCEL-TO-CLOSE ENGINE · INCLUDED IN GROWTH

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 hol…

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 ti…

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.

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.

A NEW LEAD'S FIRST HOUR, AFTER THE BUILD

0:00	Lead submits a form, landing page or QR card — lands in the pipeline, tagged by source
0:01	Instant text and email go out under your brand
0:01	Round-robin assigns the next person and notifies them
0:15	Nobody called? Reminder fires, and the owner sees it Monday
Day 1–5	No reply? A short follow-up drip runs, then stops
Sold	Onboarding kicks off on its own, and The Parcel-to-Close Engine takes over

Also in the engine

Due-Diligence Document Chase; Entitlement Milestone Broadcast; 1031 Clock Watch (reminders only); Closed-Deal Case Study and Referral Ask.

PACKAGES · ONE-TIME BUILD, THEN FLAT MONTHLY WITH THE PLATFORM INCLUDED, MONTH TO MONTH AFTER 90 DAYS

Launch

$3,500
then $697 / month

- Tracked number, domain and email
- Pipelines in your team's language
- Lead capture with written consent
- Reply in under 60 seconds
- Round-robin with a claim window
- Missed-call text-back

Growth

$6,500
then $1,197 / month

- **Everything in Launch, plus**
- Branded email templates
- Client onboarding
- Invoicing and payment links
- Document and signature chase
- **The Parcel-to-Close Engine**

Full Engine

$9,500
then $1,697 / month

- **Everything in Growth, plus**
- Referral partner program
- Printable partner materials
- Monthly partner statements
- Partner outreach campaign
- Monthly think-tank: custom automations for your team's daily tasks

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

A land brokerage's revenue is a small number of large fees, and the break-even for this system is a fraction of one fee. We do not publish that fee: land commissions vary with deal size, market and agreement, and the only public ranges come from consumer sites (keep out of a deck). **Built and running today:** Snap Credit Fix, a California credit repair company, runs on a system I built for them. It answers leads in under a minute, runs a dealer referral program with QR counter cards and automated monthly statements, and sends a Monday report the president reads first.

NEXT STEP

Book a 20-minute build call.

Email everbornproductions@gmail.com or call (916) 541-3415 with your business name and website. You'll get a one-page brief and a fixed quote within two business days.

Same three prices in every industry, quoted for one location and up to five reps; larger teams are scoped in the brief. Platform included; ad spend and carrier fees billed at cost. Own your platform account already? Take $197 off each monthly. Regulated industries get a compliance review in week one at no charge. Independent builder and platform licensee. Results vary.