

Source the deal.
Structure the acquisition.
Execute the plan.

2025 ACTUAL BUSINESS REVENUE

\$447,539

2026 MANAGEMENT PROJECTION

\$800K-\$1M

I find overlooked real estate, solve the capital and execution problem, and move the asset toward its highest practical use.

FOUNDED	OPERATING TRACTION	2025 ACTUAL	2026 PROJECTION
2020	2022	\$447,539	\$800K-\$1M

STORY 01 / SYRACUSE NY

Ten Grand In. Long Game On.

Trust-held title and seller paper cleared the path for first-position DSCR debt.

PURCHASE	\$100,000
CASH AT CLOSE	\$10,000
DSCR REFINANCE	~\$132,000
APPRAISED RANGE	\$162K-\$165K

CURRENT CHAPTER

Basis recovered. Equity retained. Rental cash flow next.

STORY 02 / ITHACA NY

Seven Acres. Zero Percent.

A 0% note bought the triplex. The option controls what comes next.

PURCHASE NOTE	\$200K
CARRY	0% / \$0 pay
BALLOON	24 months
LAND CONTROL	7.57 ac + 22 option

CURRENT CHAPTER

Operate the triplex. Underwrite the land.

STORY 03 / SYRACUSE NY

Down to the Studs.

Bought for the taxes. Rebuilt for the spread.

BASIS	\$25K
PROJECTED VALUE	\$270K-\$300K
ENTRY	Tax-distressed
CAPITAL EVENT	DSCR refinance

CURRENT CHAPTER

Finish. Appraise. Refinance.

OPERATING EDGE / SYSTEM IN BUILD

Scale the judgment.
Automate the drag.

A founder-built, AI-assisted CRM keeps sellers, documents, deadlines, and follow-up in one place. Less admin. More judgment.

PARTNER FIT

Acquisition. Bridge. DSCR.
Deal-by-deal special situations.

Standing relationships across lending, national title, entity counsel, property management, and investor insurance.