



***Turn 7K into 30K Into Just 4-5 Years***

**GEM LOTS AUCTION S.A.R.M.S**

*Success Acquisition & Risk Management Services*

Premium Tax Deed Putnam County Opportunities



# Putnam, FL

## Geography Is Destiny

Putnam sits at the center of a \$500 billion economic engine—the perfect triangle.



### Jacksonville (1 hr north)

950,000+ population, international airport, Fortune 500 headquarters, major seaport



### Orlando (1hr 15min south)

75+ million tourists annually, theme park capital, exploding tech sector, 2.6M+ metro

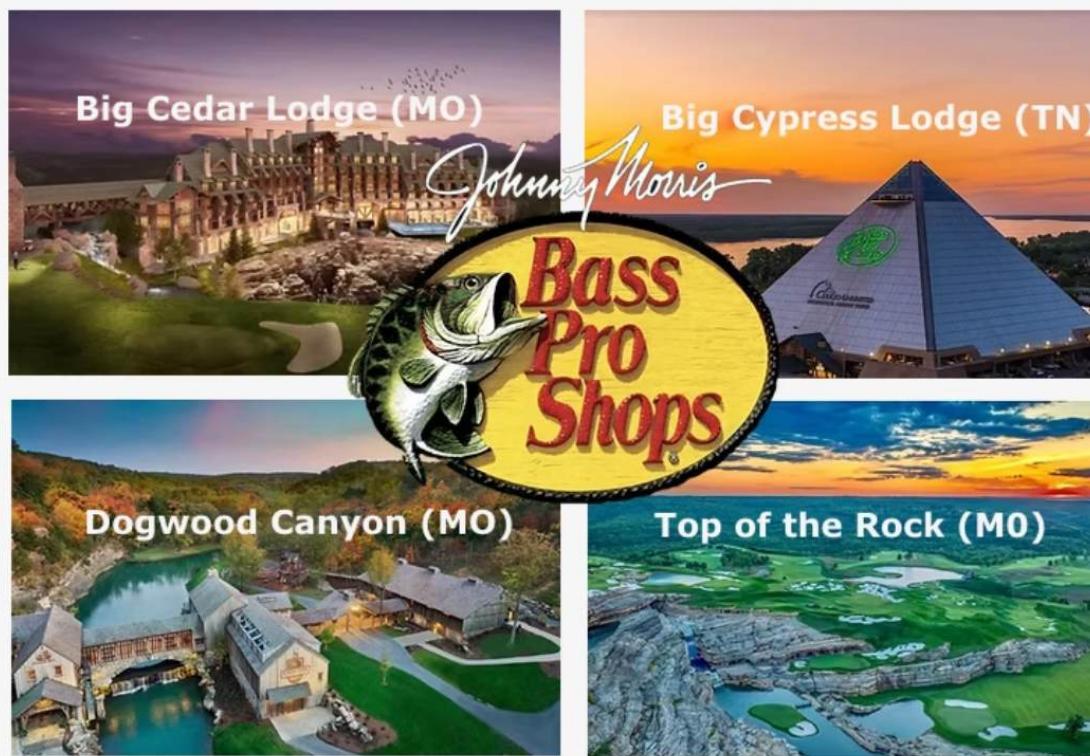


### Gainesville (45 min west)

University of Florida (56,000 students), major medical research hub, stable employment

**Bonus:** St. Augustine beaches 40 minutes east—Atlantic Coast access and historic tourism goldmine.

# Putnam chosen by Experts



## WHO THEY ARE

**Johnny Morris Nature Resorts / Bass Pro Shops** — the most successful nature-based destination assets in America:

- **Big Cedar Lodge (MO)** – **\$1B+** wilderness resort, **4,600 acres** #1 Best Hotel for Holidays (2025)
- **Big Cypress Lodge (TN)** – Iconic inside the Bass Pro Pyramid
- **Dogwood Canyon Nature Park** – 10,000 acres eco-tourism infrastructure
- **Top of the Rock** – Nationally ranked championship golf destination

## NEXT RESORT

**5,200 acres**

acquired in Putnam FL

Putnam, today: → \$200 M Pre-development phase.

Investment Window: → 12 mo before construction acceleration

**Today: \$10-12K → \$30K (3-Year)**

## ZONE MARKET IMPACT

### Big Cedar Lodge Market Impact (MO):

- Pre-development (2005): Land \$3K-\$8K/acre
- Construction phase (2008-2012): \$15K-\$25K/acre
- Post-opening (2015): Land values \$40K-\$65K/acre
- Maturity phase (2020+): \$80K - \$120K/acre

Timeline Pattern: 400-1,500% appreciation 10-15 yrs

When an operator with a billion-dollar hospitality portfolio commits at this scale, the message to the market is clear:

- The research phase: Over.
- The selection phase: Complete.
- The growth phase Begins!

# The Catalyst \$200Million Resort

Bass Pro Shops -Johnny Morris Nature Resorts: 5,200 acres acquired in Putnam FL



## Bass Pro Shops World-Class Fishing Resort Is Coming

- 5 Championship golf courses
- Marina & water sports complex
- Hotels & luxury accommodations
- Restaurants, retail, entertainment
- 6x Larger than Universal Studios
- Bigger than 3 Disney Parks COMBINED
- The Largest Private Resorts in FL History

**Price history**

Date	Event	Price
4/2/2025	Sold	\$25,495 +145.1%
8/15/2024	Sold	\$10,400 +73.3%
5/11/2021	Listing removed	—
12/12/2020	Price change	\$6,000 -25%

**Services availability**

**Price history**

Date	Event	Price
1/19/2024	Sold	\$24,500 +96%
1/10/2024	Pending sale	\$12,500

# Verified Proof: Sales - Returns

Verify by entering the corresponding addresses into [Zillow.com](https://Zillow.com).

**\$15K**

8-Month Profit

**112 Paris St Interlachen,**

**FL 33148**

**\$10,400 to \$25,495 in just months**

**8X**

9-Year Return

**118 Smokey Ave Interlachen,**

**FL 33148**

**8 \$3,000 to \$24,500 over years**

**370%**

Growth Rate

**118 223 Violet Ave Interlachen,**

**FL 33148**

**9 Survived 2008 crash and quadrupled**

**This isn't theory. It's happening now.**

- Investor bought at \$10,400 (Feb 2024)
- Public record: Sold \$25,495 (Oct 2024)
- 8 months = \$15K profit
- Verify yourself: 112 Paris St, [Zillow.com](https://Zillow.com)

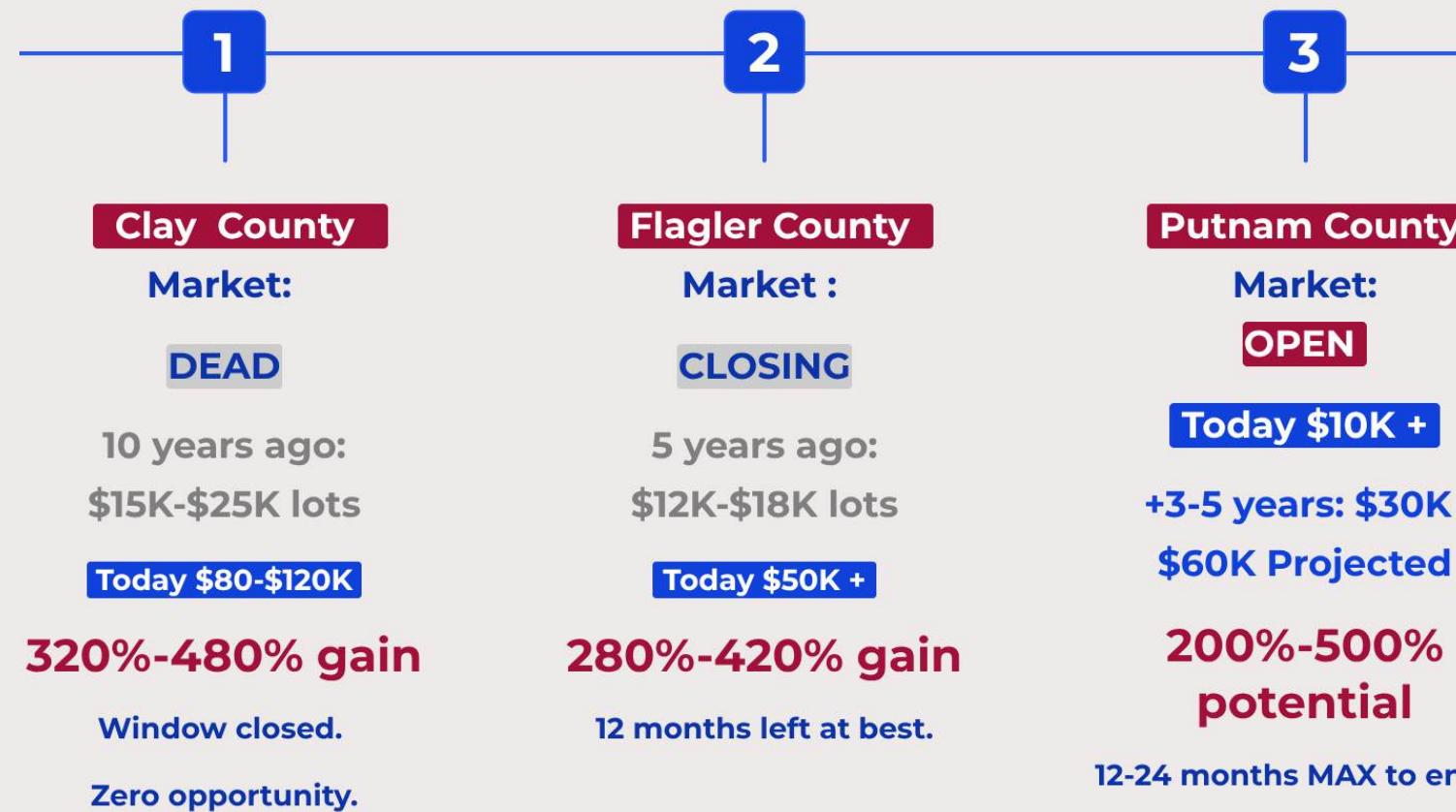
**What This Means:**

These sales happened BEFORE the Bass Pro announcement. Before construction permits. Before infrastructure upgrades. Before national media coverage. Imagine what happens AFTER.

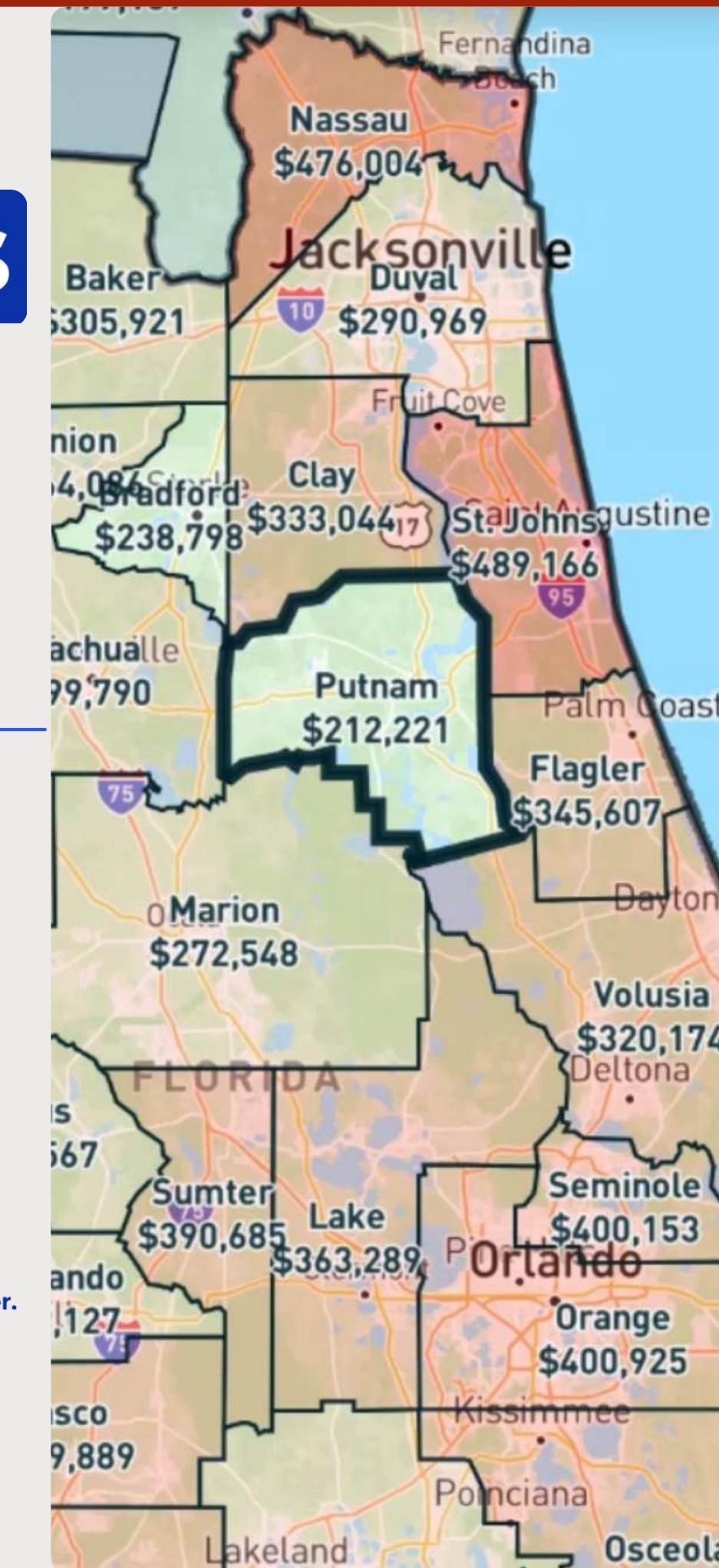
→ Ready to position before prices double? Text GEM LOTS +1(786) 546-7643

# Neighboring Cities

## The Comparative Timeline



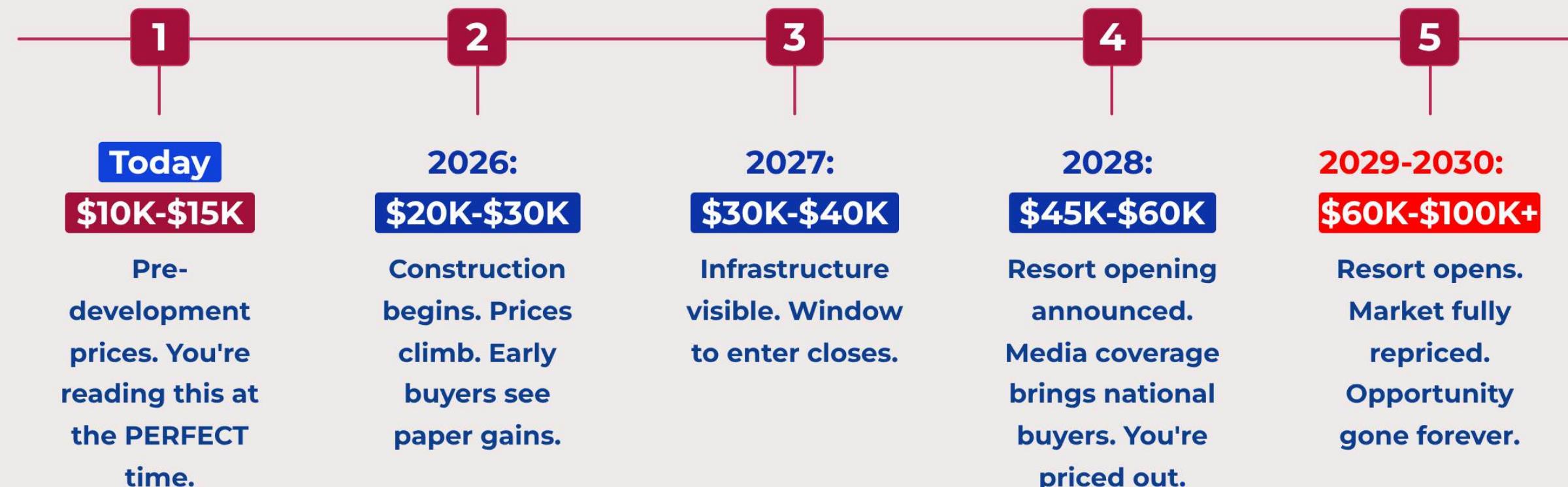
→ Ready to position before prices double? Text GEM LOTS +1(786) 546-7643





# You Have 12 Months Maximum

The Window Is Closing



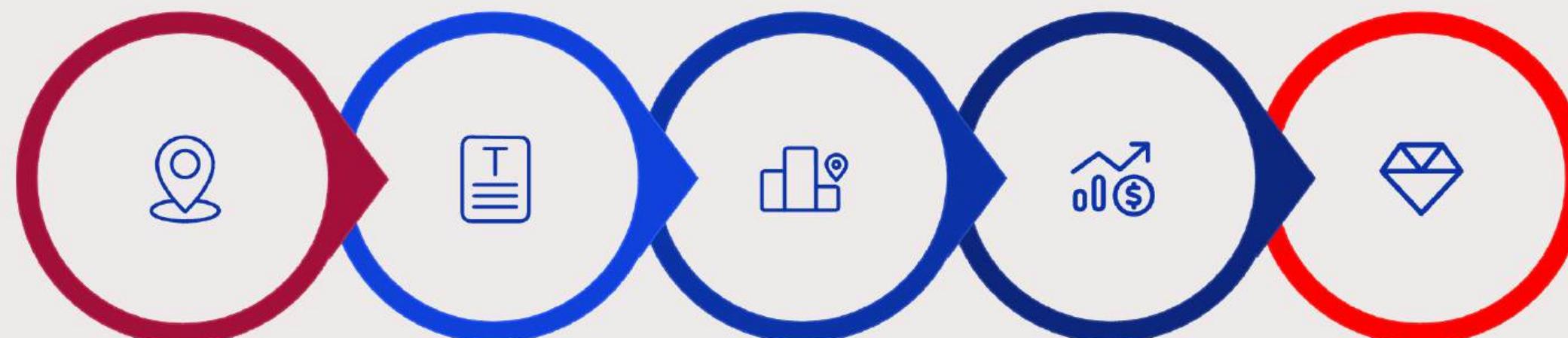
→ Don't get priced out. Book your strategy call now.



# Our "GEM LOT" Certification

□ Pre-vetted investment-grade □

Every property bearing the GEM LOT designation has passed our proprietary 15-point institutional acquisition framework, ensuring the highest standards of diligence and investment rigor



## Strategic Location

→ \$200M development corridor

## Title Verification

→ Clear chain of title, lien-free certification

## Utilities & Zoning

→ Infrastructure, access, No risk zoning, verification

## Guaranteed Growth

→ Engineered for appreciation—not speculative-grade

## GEM LOT Certificate

→ Institutional-grade (15-point vetting process)

# Build your GEM LOTS Portfolio

Two Strategic Pathways

## BUY FROM US

### Cash Purchase

- Ownership acquired without financing contingencies
- Zero debt—own outright
- Maximum flexibility
- Eligible for resale strategies, including seller financing
- Timeline: 14-30 days

You Choose: Pick your lot(s) from our available GEM LOT inventory. We own all the lots we sell.



### Seller Financing

- No credit check required
- No bank approval needed
- Low monthly cost (\$600/mo)
- Scale faster with same capital
- Timeline: Immediate. Simple promissory note + land contract (NOT a bank mortgage)

You Choose: Pick your lot(s) from our available GEM LOTS inventory. We Negotiate Terms: based on your possibilities



## WE BUY FOR YOU

### Tax Deed Auction

### S.A.R.M. Service

- Buy 40-50% below market with our expertise.
- Immediate equity from day one
- Monthly opportunities
- Timeline: 20 days to deed

Our Success Acquisition & Risk Management Services (S.A.R.M.S) manage planning, due diligence, auctions, title, and portfolio growth.



"Love-It-or-Swap-It" 30-day guarantee" Visit <https://www.landpoint-usa.com/listings>

Book Your Free Strategy Call: +1(786) 546-7643

# The Basics of Tax Deeds



- 1 **Owner Stops Paying** Property taxes go unpaid for 2+ years
- 2 **County Files Lien** Tax lien certificate issued by county
- 3 **Public Auction** County holds auction to recover taxes
- 4 **You Win & Pay** Win auction, pay back taxes owed
- 5 **You Own Property** County issues Tax Deed in your name

## The Simple Truth

You buy at auction for back taxes owed—not market value.

- Market value: \$15,000
- Back taxes owed: \$2,200
- You win at: \$5,200
- Instant Equity: \$9,800 (65% discount)

## 4-Year Contest Period

The former owner has 4 years to contest the tax deed for legal defects (notice, procedure, tax validity, legal description, due process, or fraud) by paying back taxes, purchase price, and interest. Reality: Happens in **less than 1%** of cases.

Option 1: Wait 4 years (free)

Option 2: Quiet Title (\$2K+, 6-12 months)



## Why You Need Professionals

**140**

**Properties Listed**

In One Auction in Putnam County

**14**

**Good Investments**

Only 10% are worth buying

**2,100**

**Research Hours**

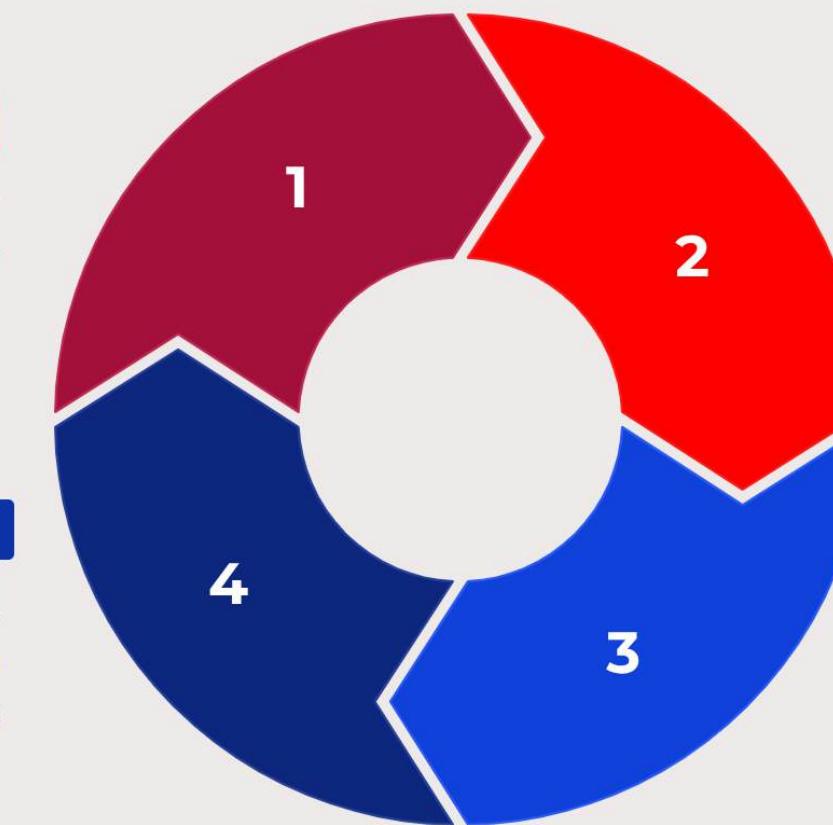
Required to vet all properties

**60% Have Title Problems**

84 properties with liens, disputes, or clouded titles

**+5% Have Environmental Issues**

7 properties with contamination or restrictions



**10% Are Wetlands**

14 properties where you can't build

**15% Are Landlocked**

21 properties with no legal access



**Real mistakes:** Bought property with \$12,000 hidden lien. Bought landlocked lot, spent \$15,000 trying to get access (failed). Bought wetland property, can't build, can't sell. **Average mistake cost: \$15K+**



# What We Guarantee

## What We CAN Promise

### 1 Investment-grade properties only

- All Lots pass our 15-point inspection

### 2 Stay within your budget

- We never exceed your maximum bid

### 3 Complete transparency

- Full reports, all documentation

### 4 No win = No fee

- We bid until we secure your lot

### 5 5 PHASE: Professional execution

- 150+ purchases, 100% success rate

## What We DON'T Promise

→ Specific properties

Auction competition is unpredictable

→ Zero redemption tax deed risk

The 4-year period exists (though <1% chance)

→ Guaranteed appreciation

Dependent on market conditions

→ Immediate resale

Land can takes time to sell

# GEM LOTS AUCTION S.A.R.M.S

*Success Acquisition & Risk Management Services*



I. EXIT STRATEGY →

## Plan How to Resell GEM LOTS

**IMMEDIATE  
CASH  
RESALE**

One lump sum. The market appreciates month by month



**IMMEDIATE  
SELLER  
FINANCING**

50-60 monthly payments (steady income)



**HOLDING  
CASH  
RESALE**

Hold ~4-5 yrs, then sell for cash. Larger lump sum after appreciation.



**HOLDING  
SELLER  
FINANCING**

Hold 4 yrs, then seller financing 5 yrs (higher income + appreciation)



## Investor ROI Breakdown

	RESALE: Immediate Cash \$12-\$15K Annual taxes = \$0 (paid by buyer)	RESALE: Immediate Seller Financing \$36K (\$600 x 60 mo) Annual taxes = \$0 (paid by buyer)	RESALE: Future Cash \$30K (hold 4 yrs) Annual taxes = \$85/año (≈ \$340 total)	RESALE: Future Seller Financing \$90K (hold 4 yrs - \$1.5K x 60 mo) Annual taxes = \$85/año (≈ \$340 total) Financing taxes (5 yrs) paid by buyer
BUY: Cash Purchase \$12K	\$12K ROI = 0%	\$36K ROI = 200%	\$30K ROI = 143%	\$90K ROI = 629%
BUY: Seller Financing \$36K (\$600 x 60 mo)	N/A	N/A	\$30K ROI = -18%	\$90K ROI = 149%
BUY: Tax Deed Auction \$7K	\$14K ROI = 100%	\$36K ROI = 414%	\$30K ROI = 309%	\$90K ROI = 1,126%

\* ROI calculations include annual property taxes of \$85 (estimated \$340 over 4 years for future scenarios).

II. INVESTMENT SCALE →

## Investor Profile By Goals

*"I Want to Own Land and Watch It Appreciate"*

### GEM LOTS Collector

Capital: From \$7k\*

Direct ownership of physical assets. Buy low, hold 3-5 years, sell high.

Scalable: \$8K for 1-4 lots, \$7K for 5 or more. \*Lot-tier based

Portfolio: 1-50 lots

*"I Want a Complete Land Business, Not Just Lots"*

### GEM LOTS Dealer

Capital: From \$55k

#### TURNKEY BUSINESS

5 Lots Basis + business package. Turnkey LLC structure set up for you.

Scalable \$7k per lot.

Portfolio: 5-50+ lots

*"I Want to Build a Major Land Position"*

### GEM LOTS Leader

Capital: \$500k

Major strategic position. Bulk acquisitions, developer-level positioning.

Wholesale-to-retail volume arbitrage.

Portfolio: 50-100+ lots

## GEM LOTS Scalable Packages

1

#### Starter 1 - 4 lots

Total per lot: \$8K

- Winning Bid: \$5K (sample)
- Our Service: \$3K

Total Investment Examples: 1 lot: \$8K | 2 lots: \$16K | 3 lots: \$24K | 4 lots: \$32K

2

#### Portfolio 5+ lots

Total per lot: \$7K

- Winning Bid: \$5K (sample)
- Our Service: \$2K

Basis 5 lots: \$35K. Add more lots at \$7K each—your portfolio, your control.

3

#### Turnkey Business +5 lots

Total: from \$55K

- 5 lots @ \$7,000 (sample): \$35K
- Business setup: \$20K

Includes: LLC formation, EIN, business bank account. (Ask for more info)

## II. INVESTMENT SCALE →

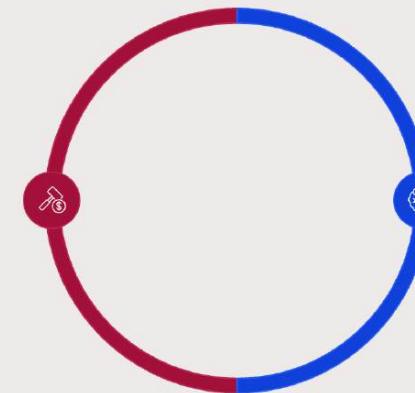
# GEM LOTS Pricing Structure

### Winning Bid

(County Payment)

- Your **Winning Bid** placed within the **Maximum Bid** assigned to each lot and Tier in our strategy.
- County documentary stamp fees (Aprox \$70)

*\*\$5K shown as sample—your Maximum Bid may be higher or lower.*



### Our S.A.R.M.S Fees

(Paid to us)

Includes five phases of your investment: planning, due diligence, auctions execution, title, and portfolio growth.

- **1-4 Lots: \$3K per Winning Lot**
- **5+ Lots: \$2K per Winning Lot**

**\*NO WIN, NO FEE:** we bid in next auctions until we win a lot that meets your criteria.

**All In Cost = Winning Bid + S.A.R.M.S. fee**

### PUTNAM, FL – LOT PRICE FORECAST 2024–2030

\*Projected Estimates Based on Historical Market Performance

MARKET PRICE

WINNER TAX DEED AUCTION PRICE

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## II. INVESTMENT SCALE →

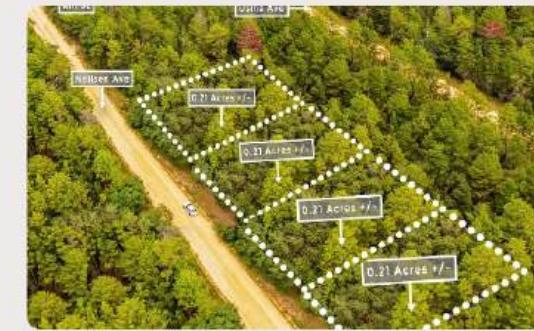
# GEM LOTS - PROJECTED ROI

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2  
3

LOTS	TOTAL INVESTMENT	CURRENT MARKET VALUE	PROJECTED EXIT CASH (4 YRS)	NET PROFIT CASH (4 YRS)	ROI CASH (4 YRS)	PROJECTED EXIT SELLER FINANCE (9 YRS)	NET PROFIT SELLER FINANCE (9 YRS)	ROI SELLER FINANCE (9 YRS)
1 lot	8K	10K-15K	30K	22K	275%	90K	82K	1,025%
2 lots	16K	20K-30K	60K	44K	275%	180K	164K	1,025%
3 lots	24K	30K-45K	90K	66K	275% BEST VALUE	270K	246K	1,025%
4 lots	32K	40K-60K	120K	88K	275%	360K	328K	1,025%
LOTS	TOTAL INVESTMENT	CURRENT MARKET VALUE	PROJECTED EXIT CASH (4 YRS)	NET PROFIT CASH (4 YRS)	ROI CASH (4 YRS)	PROJECTED EXIT SELLER FINANCE (9 YRS)	NET PROFIT SELLER FINANCE (9 YRS)	ROI SELLER FINANCE (9 YRS)
5 lots	35K	50K-65K	150K	115K	329% SWEET SPOT	450K	415K	1,186%
10 lots	70K	100K-130K	300K	230K	329%	900K	830K	1,186%
20 lots	140K	200K-260K	600K	460K	329%	1,800K	1,660K	1,186%
30 lots	210K	300K-390K	900K	690K	329%	2,700K	2,490K	1,186%
LOTS	TOTAL INVESTMENT	CURRENT MARKET VALUE	PROJECTED EXIT CASH (4 YRS)	NET PROFIT CASH (4 YRS)	ROI CASH (4 YRS)	PROJECTED EXIT SELLER FINANCE (9 YRS)	NET PROFIT SELLER FINANCE (9 YRS)	ROI SELLER FINANCE (9 YRS)
5 lots + LLC + EIN + BANK	55K	50K-65K	150K	95K	173% RECOMMENDED	450K	395K	718%
10 lots + LLC + EIN + BANK	90K	100K-130K	300K	210K	233%	900K	810K	900%
20 lots + LLC + EIN + BANK	160K	200K-260K	600K	440K	275%	1,800K	1,640K	1,025%
30 lots + LLC + EIN + BANK	230K	300K-390K	900K	670K	291%	2,700K	2,470K	1,074%

IV. LOT TYPES →

# GEM LOTS Types Market Price



## STANDARD GEM LOT

**\$10K-\$15K**

- Basic 0.22-acre parcel
- Easiest to sell, highest demand
- Lowest entry price
- Perfect for first-time buyers

## CORNER GEM LOT

**\$15K-\$20K**

- Two-street access
- Better visibility, commands premium
- Attracts custom builders

## DOUBLE GEM LOT

**\$18K-\$27K**

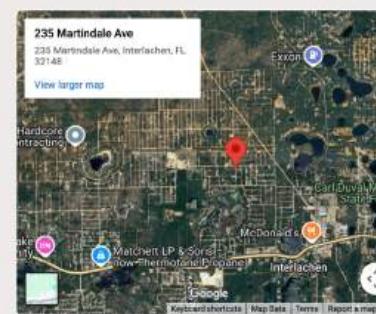
- Two adjacent lots (~0.44 acres)
- Larger footprint, more privacy
- Higher absolute profit

## GROUPED GEM LOT

**\$12K-\$15K each**

- Multiple adjacent lots
- Attractive to developers
- Scale advantage


**TIER A** -PRIME ASSET-

**ALL IN COST PAID \$7,100 MARKET PRICE \$15,000**
👉 53% OFF 👈
**235 Martindale Ave, Interlachen, FL 32148, USA**

★★★★★ 5
**High buyer demand location**
★★★★★ 5
**Corner / Grouped**
★★★★★ 5
**Clean title**
★★★★★ 5
**Light Wooded-Easy clean**
★★★★★ 5
**Electricity in place**
★★★★★ 5
**Immediate resale**
★★★★★ 5
**Neighbors Quality**
★★★★★ 5
**NO Flood /Wetland Risk**
★★★★★ 5
**6 /15-point institutional acquisition framework**

**1**
**2**
**3**
**ACQUISITION DETAILS**
**Parcel: 091024406905200240**
**📍 29°38'40.1"N 81°54'42.2"E**

- 0.22 acres
- Annual Taxes: \$ 95
- Type: Corner
- Assessment value: \$4,900
- Acquisition: April, 2025
- Winning bid: \$5,100
- S.A.R.M.S execution: \$2,000

**👉 All-in cost: \$7,100**
**👉 Market Price: \$15,000**
**IMMEDIATE EXIT STRATEGY**
**CASH SALE NOW**

- **Sale Price: \$15,000**
- **Profit: \$7,900**
- **ROI: 111%**
- **Immediate liquidity**

**SELLER FINANCING NOW**

- \$700 × 60 months
- Total collected: \$42K
- Taxes: \$0 (paid by buyer)
- Profit: \$34,900
- ROI: 500% over 5 yrs

**HOLD & APPRECIATE EXIT**
**HOLD 4 YEARS + CASH**

- **Projected value: \$40,000**
- **4- yrs Total Taxes: \$388**
- **Profit: \$32,519**
- **ROI: 458%**

**HOLD 4YRS + 5YRS FINANCING**

- \$1,800-\$2,000 × 60 months
- 4- yrs Total Taxes: \$380
- Total collected: \$120,000
- Profit: \$112,519
- ROI: 1,584% 9 yrs


**TIER B -QUALITY ASSET-**
**ALL IN COST PAID \$6,000 MARKET PRICE \$12,000**
👉 **50% OFF** 👉
**603 Lake Lucy Cir, Interlachen, FL 32148**

★★★★★ 5

High buyer demand location

★★★★★ 5

Corner / Grouped

★★★★★ 5

Clean title

★★★★★ 5

Light Wooded-Easy clean

★★★★★ 5

Electricity in place

★★★★★ 5

Immediate resale

★★★★★ 5

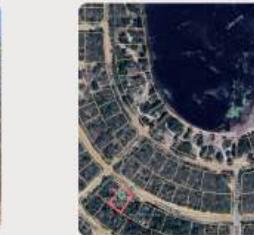
Neighbors Quality

★★★★★ 5

NO Flood /Wetland Risk

★★★★★ 5

6 /15-point institutional acquisition framework



1

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**ACQUISITION DETAILS**

Parcel: 071024421101000020

📍 29°38'25.0"N 81°56'05.8"W

- 0.23 acres
- Annual Taxes: \$98
- Type: Standard
- Assessment value: \$5,100
- Acquisition: April, 2025
- Winning bid: \$4,000
- S.A.R.M.S execution: \$2,000

👉 All-in cost: \$6,000

👉 Market Price: \$12,000

**IMMEDIATE EXIT STRATEGY**
**CASH SALE NOW**

- Sale Price: \$12,000
- Profit: \$6,000
- ROI: 100%
- Immediate liquidity

**SELLER FINANCING NOW**

- \$600 × 60 months
- Total collected: \$36,000
- Taxes: \$0 (paid by buyer)
- Profit: \$30,000
- ROI: 500% over 5 yrs

**HOLD & APPRECIATE EXIT**
**HOLD 4 YEARS + CASH**

- Projected value: \$30,000
- 4-yr Total Taxes: \$392
- Profit: \$23,608
- ROI: 393%

**HOLD 4YRS + 5YRS FINANCING**

- \$1,500 × 60 months
- 4-yr Total Taxes: \$392
- Total collected: \$90,000
- Profit: \$83,608
- ROI: 1,393% over 9 yrs



## TIER C -GROWTH ASSET-

ALL IN COST PAID **\$4,900** MARKET PRICE **\$10,000**

👉 **51% OFF** 👈

**123 Beam St, Interlachen, FL 32148**



★★★★☆ 3

High buyer demand location

★★★★☆ 4

Standard + (Open View)

★★★★☆ 0

Quiet Title Needed

★★★★★ 5

Light Wooded-Easy clean

★★★★★ 3

Electricity in place

★★★★★ 3

Immediate resale

★★★★★ 5

Neighbors Quality

★★★★★ 10

NO Flood /Wetland Risk

★★★★★ 10

6 /15-point institutional acquisition framework



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### ACQUISITION DETAILS

Parcel: 091024406905700100

- 0.23 acres
- Assessment value: **\$5,100**
- Property Taxes: **\$ 97**
- Title: Quiet Title needed
- Type: Standard+(open view)
- Acquisition: April 2025
- Winning bid: **\$2,900**
- S.A.R.M.S execution: **\$2,000**

👉 All-in cost: **\$4,900**

👉 Market Price: **\$10,000**

### IMMEDIATE EXIT STRATEGY

**CASH SALE NOW**

- Sale price: \$10,000**
- Profit: **\$5,100**
- ROI: **104%**
- Immediate liquidity

**SELLER FINANCING NOW**

- \$600 × 60 months
- Total collected: **\$36,000**
- Taxes: **\$0 (paid by buyer)**
- Profit: **\$31,100**
- ROI: **635% over 5 yrs**

### HOLD & APPRECIATE EXIT

**HOLD 4 YEARS + CASH**

- Projected value: **\$30,000**
- 4-yr Total Taxes: **\$388**
- Profit: **\$24,712**
- ROI: **504%**

### HOLD 4YRS + 5YRS FINANCING

- \$1,500 × 60 months
- 4-yr Total Taxes: **\$388**
- Total collected: **\$90,000**
- Profit: **\$84,712**
- ROI: **1,729% over 9 yrs**

# 2026 Auction Calendar

February 2026						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28



Please check our website to view the updated schedule for the current month

Spots Limited by Auction Cycle.

Ready to Build Your Portfolio?

# Step-by-Step Blueprint



## How Smart Investors Turn \$7K Into \$30K+

1

### Your Smart Move: Strategic Portfolio Planning Call

Set your goal. Exit, investment size, lot type, locations, and tiers). Receive an expert-tailored portfolio plan—crafted exclusively for you to maximize results

2

### Sign Our S.A.R.M.S Service Agreement

Access our S.A.R.M.S – Success Acquisition & Risk Management Services and proceed with confidence by following the provided instructions.

3

### 5 Phases: We Lead with Precision

- Phase 1: Plan And Account Set Up
- Phase 2: Pre-Auction Research
- Phase 3: Auction Day Execution
- Phase 4: Title Completion
- Phase 5: Portfolio Expansion

4

### Portfolio Launchpad: You Own Lots 50% Below Market Value

Deeds are recorded in your name and delivered to your address within 20 days, confirming your ownership.

Buy More Lots!

5

### Execute your Re- Sale Plan & Grow Your Portfolio

Resell immediately for cash or owner financing, or hold for future appreciation—and repeat the process for additional lots as often as you want



### Book Now Your Strategic Portfolio Planning Call

Begin Today – Immediate Results. Text "GEM LOTS" to WhatsApp to secure your spot today!

+1(786) 546-7643

[www.LandPoint-USA.com/contact](http://www.LandPoint-USA.com/contact)



# Putnam, FL

Today, The Question Isn't If  
Putnam Will Appreciate

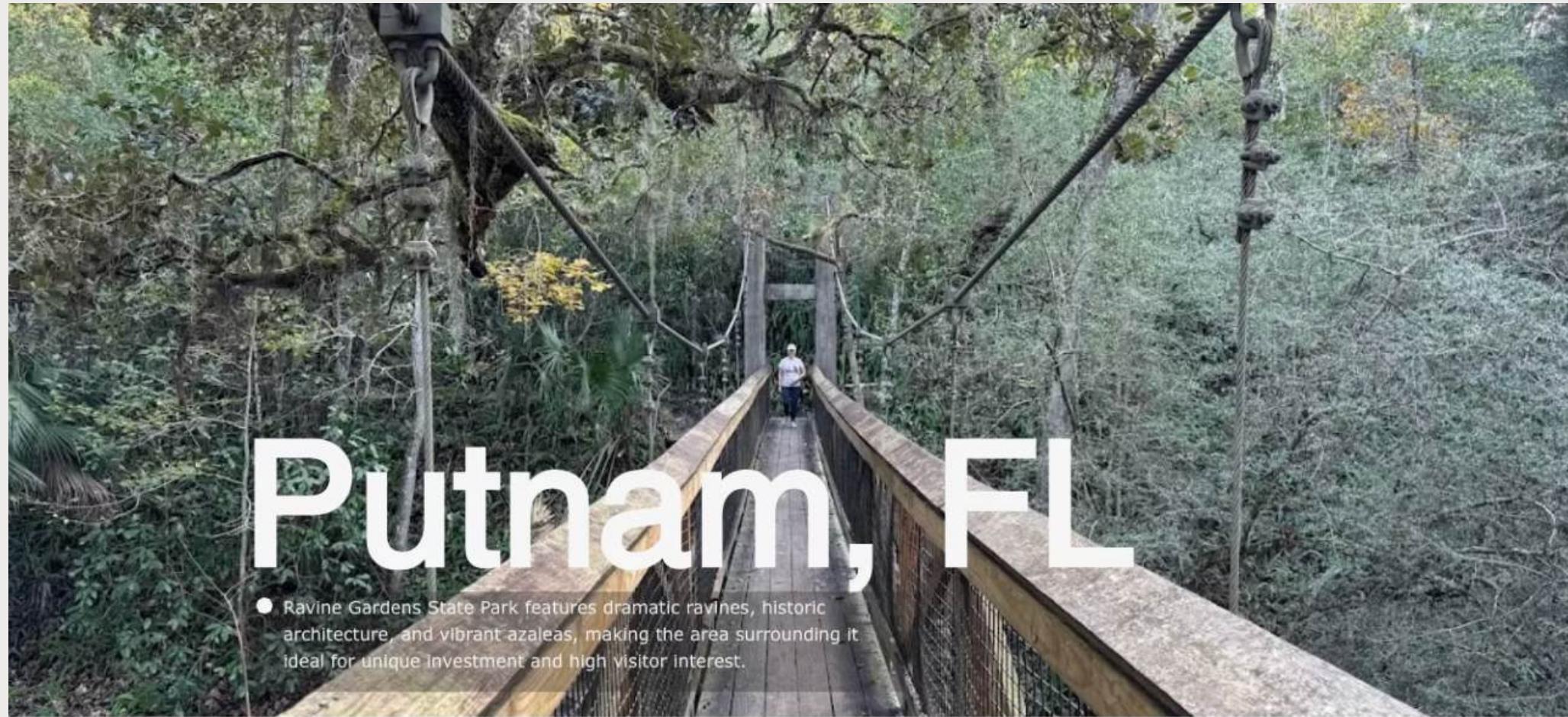
It's Whether You'll Be Positioned When It Does

In just 4 years



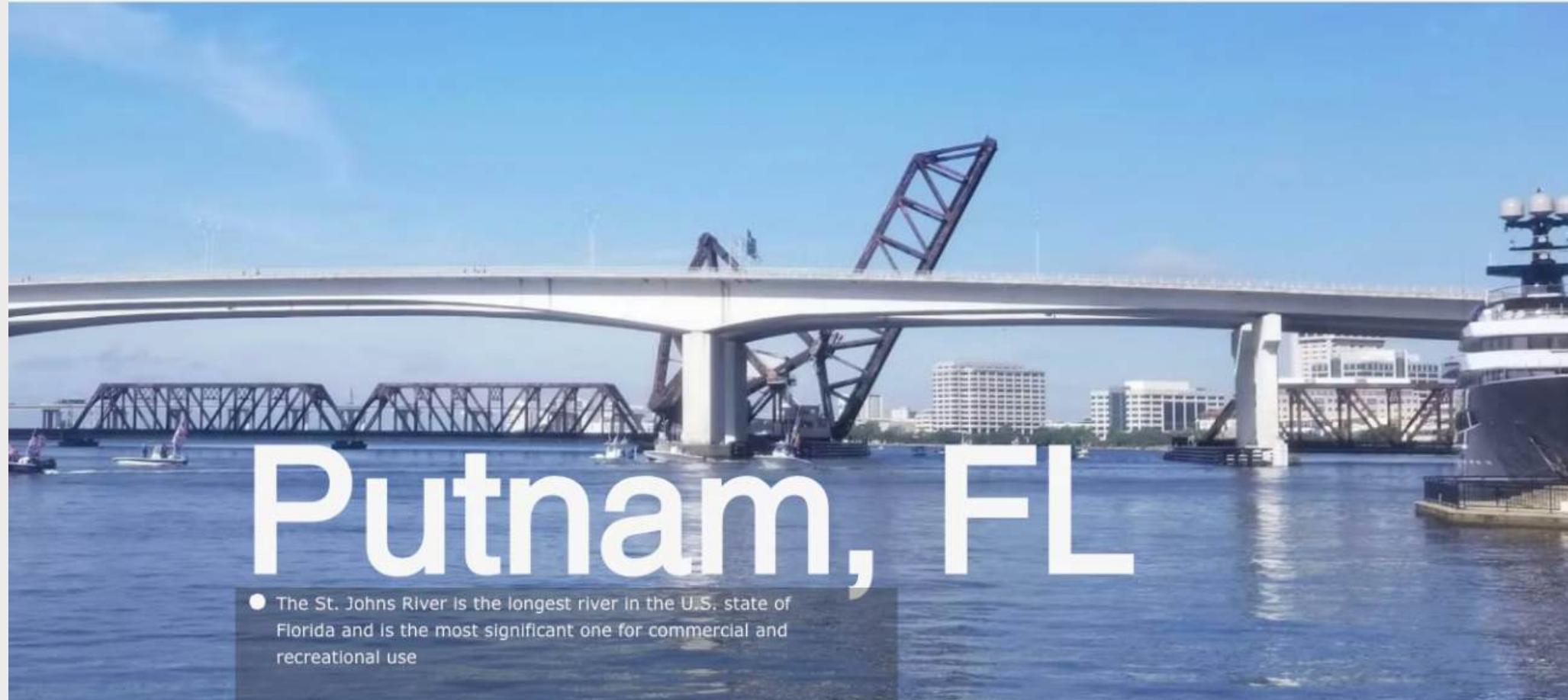
🔥🔥 WE DON'T SELL LAND. WE DESIGN RETURNS 🔥🔥

Turn Opportunity Into Action. Book Your Free Strategy Call: +1(786) 546-7643



# Putnam, FL

- Ravine Gardens State Park features dramatic ravines, historic architecture, and vibrant azaleas, making the area surrounding it ideal for unique investment and high visitor interest.



# Putnam, FL

- The St. Johns River is the longest river in the U.S. state of Florida and is the most significant one for commercial and recreational use



- The Florida Trail is a 1,500-mile scenic route attracting hikers and nature lovers, boosting nearby land value for eco-tourism, recreation, and smart investment opportunities.



- Palatka Golf Course is a historic, Donald Ross-designed course that attracts golfers year-round, increasing nearby land appeal for vacation homes, rentals, and investment growth.



# Putnam, FL

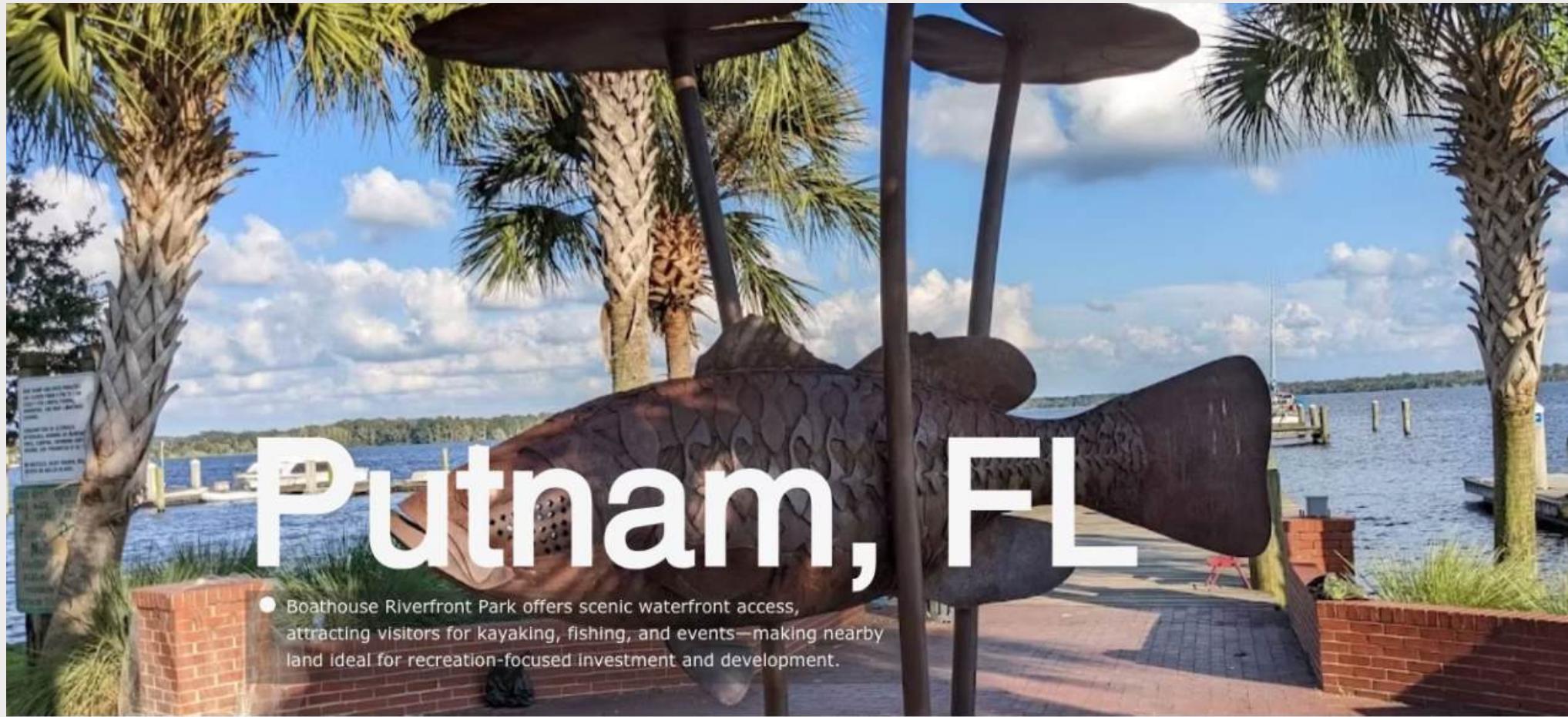
- NamHog Waller Campground & ATV Resort delivers a thrilling outdoor experience with off-road trails, camping amenities, family-friendly events, and strong investment potential in adventure tourism.



# Putnam, FL

- Salt Springs near Palatka features crystal-clear springs, wildlife, and year-round recreation, making nearby land perfect for eco-resorts, vacation homes, and profitable nature-based investments.





- Boathouse Riverfront Park offers scenic waterfront access, attracting visitors for kayaking, fishing, and events—making nearby land ideal for recreation-focused investment and development.



- Dunns Creek State Park and Blue Pond offer rare natural beauty, wildlife, and water access—creating strong appeal for land investment focused on privacy, nature, and adventure.



Build Your Customized Portfolio of Certified:

## PREMIUM GEM LOTS

Curated Land Acquisitions | Putnam County, FL

**Turn 7K into 30K Into Just 4-5 Years**

- ✓ GEM LOT = Institutional-grade (15-point vetting)
- ✓ Putnam County = Bass Pro Shop \$200M development corridor
- ✓ 130+ lots closed = Verifiable track record
- ✓ Professional selected — not speculative land purchases
- ✓ Direct from Investors —no commissioned middlemen

## BUY FROM US



### CASH PURCHASE

Market \$10-15K  
Direct Transfer

**ROI 150% → 560%**

### MONTHLY PAYMENTS

\$600/60 Months  
No credit check, No Banks.

**ROI 196%**

## WE BUY FOR YOU



### TAX DEED AUCTIONS

40-50% Below Market  
Due Diligence + Bidding + Title

**ROI 100% → 1,387%**

### LEARN OUR MODEL

Resale | Asset flow |  
Invest packages |  
Turn-key business |



- Strategic location: near Jacksonville, Orlando, Gainesville, St. Augustine
- 100+ lakes, protected lands & state parks
- Top-tier freshwater fishing

### PUTNAM FL, CHOSEN BY EXPERTS

Bass Pro Shops - Johnny Morris' Resorts



**THE CATALYST: \$200 MILLION RESORT**  
5,200 Acres Purchased in Putnam, FL

### PUTNAM FL, CHOSEN BY INVESTORS

- ✓ GEM LOTS Value in Motion
- ✓ Growth corridor, real-time repricing
- ✓ Tourism-Ecosystem Activation
- ✓ Secure Infrastructure Buildout
- ✓ High-Velocity Transformation

### PUTNAM FL, CHOSEN BY YOU?



### BUILD YOUR PORTFOLIO

🔥 We don't sell land.  
🔥 We design returns.  
**+1(786) 546-7643**