



'GEM LOTS'

PUTNAM, FL

Bass Pro Shops invests \$200 MILLION here!

Shouldn't YOU?



GEM LOTS PUTNAM, FL

Turn 10K into 30K

Florida's Hidden Advantage

\$200M = THE CATALYST

Bass Pro Shops Mega Resort **5,000+ Acres**

Construction Starts 2026



DATA PROOF VERIFIED

112 Paris St, Interlachen —
from \$10,400 to \$25,495 in
just 8 months, \$15,095 profit.



ZONE MARKET SCAN

Putnam today looks like Clay in
2015, Flagler in 2018. And you
can still get in for just 10K.



GEM LOTS TYPE STRATEGY

Standard lots, corners,
double lots,
and grouped parcels

PRICE PROJECTION 2030



3 ACQUISITION METHODS

1

CASH PURCHASE

Current price: 10K-15K.

IMMEDIATE RESALE

→ 1. Cash

→ 2. Seller Finance

FUTURE RESALE

→ 3. Cash

→ 4. Seller Finance

ROI

150% → 560%

2

MONTHLY PAYMENTS

No credit check, No Banks

\$500/60 months - Seller Financing

FUTURE RESALE

→ 3. Cash

→ 4. Seller Finance

ROI

196%

3

TAX DEED AUCTIONS

40-50% Market Off

IMMEDIATE RESALE

→ 1. Cash

→ 2. Seller Finance

FUTURE RESALE

→ 3. Cash

→ 4. Seller Finance

ROI

100% → 1,400%

4 RESALE STRATEGIES

IMMEDIATE CASH RESALE

One lump sum



IMMEDIATE RESALE SELLER FINANCE

60 monthly payments
(steady income)



FUTURE CASH RESALE

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



FUTURE RESALE SELLER FINANCE

Hold 4-5 yrs, then finance 60
monthly payments (higher
income + appreciation)



3 SCALABLE INVESTMENT PACKAGES

1

STARTER LEVEL

≥8K

1 Lot

(Tax Deed Auctions)

Exit Cash: 30K (3-5 yrs)

Exit Financing 90K+ (5 yrs)

SCALABLE 1-4 LOTS 8K

2

CUSTOM LEVEL

≥35K

5 Lots

(Tax Deed Auctions)

Exit: 150K (3-5 yrs)

Exit Financing 450K+ (9 yrs)

SCALABLE 7K PER LOT

3

TURNKEY LEVEL

≥55K

5 Lots+Business

(Tax Deed Auction)

(Scale 7K/Lot) Exit: 150K (3-5 yrs)

Exit Financing 450K+ (9 yrs)

SCALABLE 7K PER LOT



OWN GEM LOTS IN PUTNAM

Florida's Hidden Opportunity Hub

PART 1: **DISCOVER PUTNAM**

Florida's hidden growth market, primed for investors.

PART 2: **BASS PRO \$200M CATALYST**

Mega-resort bigger than three Disney parks—demand explosion.

PART 3: **THE PROOF**

Verified land sales. Real comps. Real returns.

PART 4: **COMPARATIVE ANALYSIS**

Clay / Flagler / Putnam. Putnam wins: best value + highest upside.

PART 5: **GEM LOTS – CUSTOMIZE YOUR PORTFOLIO**

Standard, Corner, Double, and Grouped GEM LOTS to maximize your returns.

PART 6: **INVESTOR PROFILES**

Pick your lane: GEM LOTS Collector, Dealer, or Leader?

PART 7: **CHOOSE HOW TO BUY GEM LOTS**

Select the option that works for you: Cash Purchase, Seller Financing, or Auction Deed.

PART 8: **3 INVESTMENT PACKAGES**

Decide your level: 1. Starter; 2. Customizable to Scale; 3. Turn-Key (with Business Setup)

PART 9: **ROI BREAKDOWN**

Analyze 200%–500% conservative returns, proven by comps.

PART 10: **COMPARE GEM LOTS vs HIGH-RISK OPTIONS**

Side-by-side look at Gem Lots' stability and upside versus volatile, high-risk alternatives.

PART 11: **WHY** **LANDPOINT:USA**

We know how to select, own, finance, and control land. Discover why we are the only real choice.

PART 12: **FOREIGN BUYERS WELCOME**

No borders. Just profits

PART 13: **FAQs**

Answers to the questions investors ask most often.

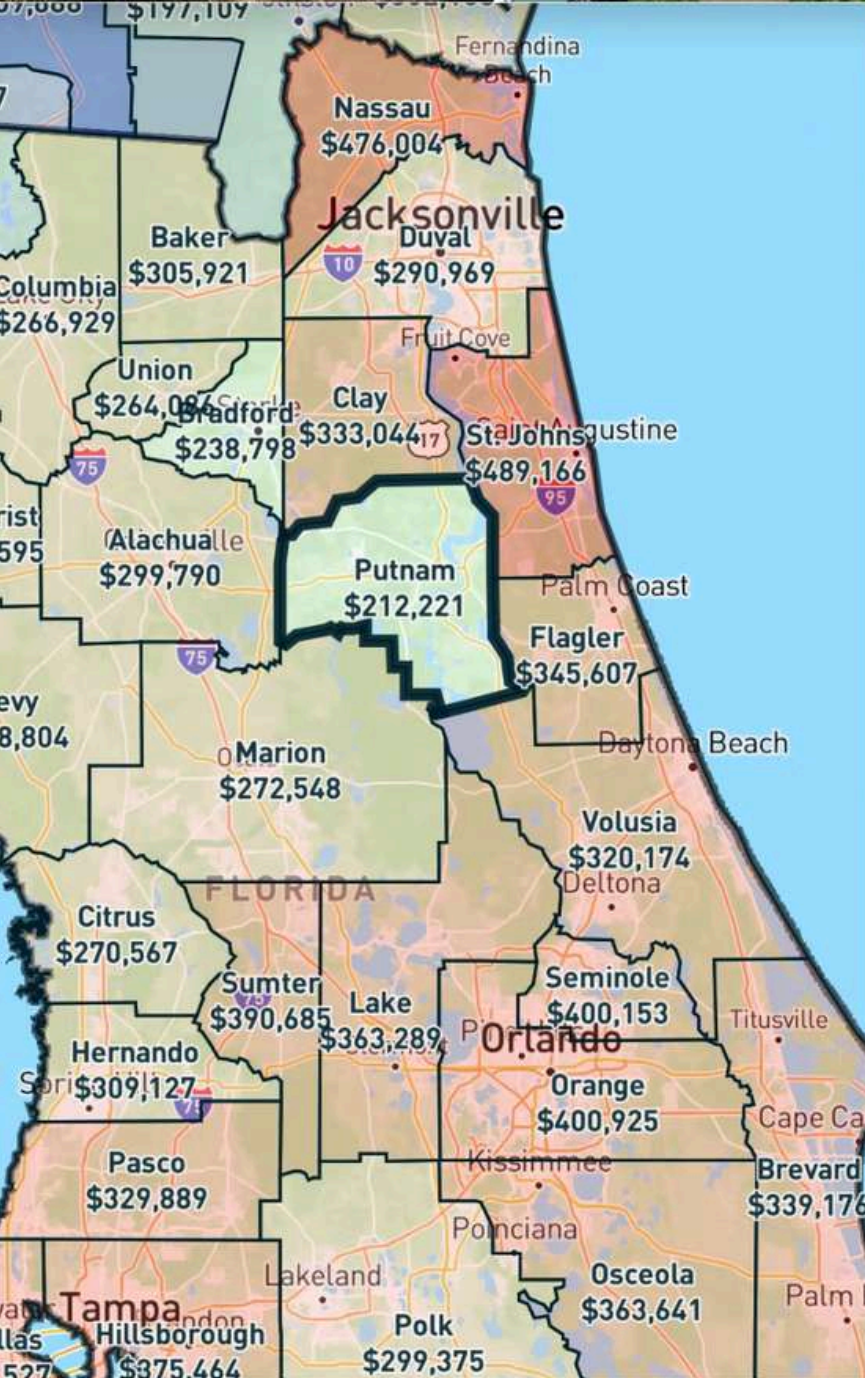
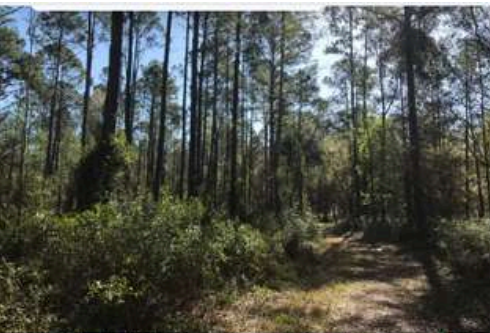
PART 14: **TIMELINE TO MARKET REPRICING**

The market explained. Make informed choices

FINAL SECTION: **THE DECISION**

THIS WINDOW IS CLOSING – Start your journey in three simple moves.

 **BOOK A CALL +1(786) 546-7643**



STOP READ THIS FIRST

Look at Florida home prices.
To build houses, we first need lots.

- Clay County? **DEAD.**
Lots are already \$80,000+. The window is closed.
- St. Johns? **FORGET IT.**
Each lot is \$200,000+. Out of reach.
- Flagler? **CLOSING FAST.**
Around \$50,000 and climbing. The clock is ticking.
- But Putnam...
Putnam today looks like Clay in 2015. Like Flagler in 2018. And you can still get in for just \$10,000.

This isn't a sales pitch. This is a data bomb about to explode in your face.

THE PLAY SIMPLE & SMART

- **BUY:** Land at \$10,000-\$15,000 (today's price)
- **HOLD:** 36-60 months while Bass Pro Shops builds a resort bigger than three Disney parks combined
- **SELL:** \$30,000-\$60,000 (conservative range based on verified comps)
- **RESULT:** 200%-500% ROI. Your \$10,000 becomes \$30,000-\$60,000

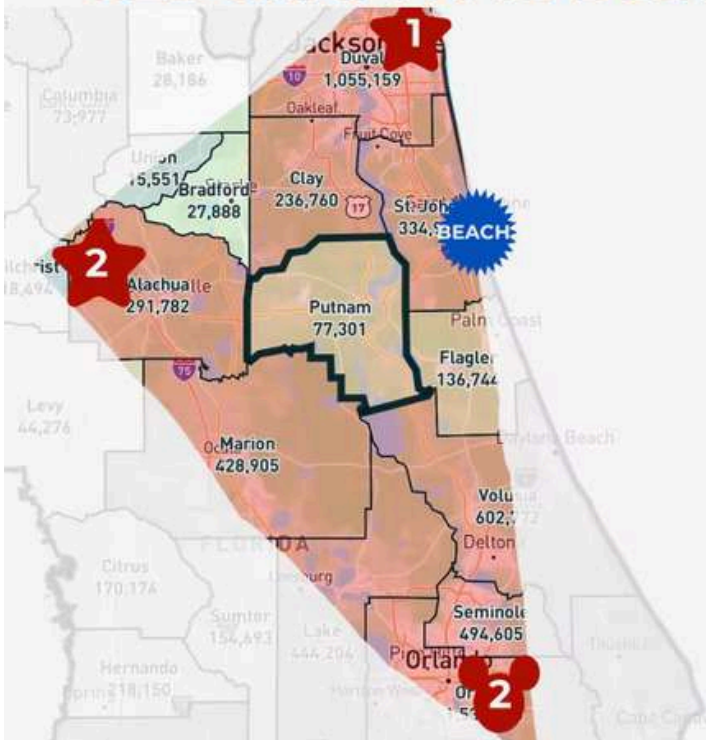
You might say this is already an excellent opportunity...

But what if I told you that you could buy it for just 7K?
Keep reading...



PART 1: THE SETUP -

GEOGRAPHY IS DESTINY



Check population numbers.
Draw a triangle on a map:

POINT 1: Jacksonville (1 hour north)

- International airport
- Major seaport
- Fortune 500 headquarters
- Population: 950,000+

POINT 2: Orlando (1hr 15min south)

- 75+ MILLION tourists annually
- Theme park capital of the world
- Exploding tech sector
- Population: 2.6+ million metro

POINT 3: Gainesville (45 min west)

- University of Florida (56,000 students)
- Major medical research hub
- Stable employment base

BONUS: St. Augustine beaches (40 min east)

- Atlantic Coast access
- Historic tourism goldmine

Putnam is the HUB. Dead center of Florida's growth corridor.

Yet somehow, inexplicably, lots are still \$10K.
This is the anomaly. **This is your entry point.**

Opportunity!

Putnam Sits in the MIDDLE of a \$500 Billion Economic Engine

PART 2: THE CATALYST -

BASS PRO SHOPS GOES ALL IN- \$200M

200 MILLION MEGA RESORT: 5,200+ ACRES ACQUIRED

They're Not Building a Store. They're Building a KINGDOM!



What They're Building:

- World-class fishing resort (Putnam is the Black Bass Capital of the World)
- 5 Championship golf courses
- Marina & water sports complex
- Hotels & luxury accommodations
- Restaurants, retail, entertainment

Size Comparison:

- 6x Larger than Universal Studios
- Bigger than 3 Disney Parks COMBINED
- The Largest Private Resorts in FL History

Here's What You Need to Understand

Bass Pro Shops didn't ask **YOU** if Putnam was a good investment
They spent \$200+ MILLION answering that question!

Their risk analysis: ✓ Complete

Their market research: ✓ Complete

Their commitment: ✓ LOCKED IN

Your decision: Buy before construction starts or watch from the sidelines.

PART 3: THE DATA PROOF

NUMBERS DON'T LIE, PEOPLE DO

Verified Sales Data

Price history

Date	Event	Price
4/2/2025	Sold	\$25,495 (+145.7%)
4/15/2024	Sold	\$10,400 (+373%)
5/1/2020	Listing started	-
12/15/2019	Price change	\$5,000 (-20%)
1/15/2020	Price change	\$5,000 (-20%)
4/1/2019	Listing for sale	\$10,000

**112 Paris St,
Interlachen, FL 32148**

April 2, 2025

\$25,495

+145% in 8 months

Aug 15, 2024

\$10,400

+373%

May 1, 1990

\$2,200

**\$15,095 profit in 8
MONTHS**

Services availability

Price history

Date	Event	Price
1/19/2024	Sold	\$24,500 (+717%)
1/19/2024	Pending sale	\$12,500
10/6/2023	Listing for sale	\$12,500 (+6.1%)
10/6/2023	Sold	\$13,500 (+8.8%)
10/6/2023	Sold	\$13,500 (+8.8%)
10/6/2023	Sold	\$13,500 (+8.8%)
10/6/2023	Price change	\$13,500 (+8.8%)

**118 Smokey Ave,
Interlachen, FL 32148**

Jan 19, 2024

\$24,500

+717%

May 6, 2015

\$3,000

**That's 8X return in 9
years**

Services availability

Price history

Date	Event	Price
5/18/2023	Sold	\$23,500 (+370%)
3/16/2023	Pending sale	\$20,000
3/16/2023	Listing for sale	\$20,000
3/16/2023	Pending sale	\$20,000
4/26/2022	Listing for sale	\$20,000 (+20.0%)
10/14/2018	Sold	\$19,000 (+14.6%)

**223 Violet Ave,
Interlachen, FL 32148**

May 18, 2023

\$23,500

+370%

May 6, 2015

\$3,000

**Survived 2008 crash,
QUADRUPLED**

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.

PART 4: ZONE MARKET SCAN

THE COMPARATIVE MASSACRE

What's Happening in

CLAY COUNTY

(Spoiler: You're Too Late)

10 Years Ago:

- Lots: \$15K-\$25K
- "Too far from Jacksonville"
- "Nothing there"
- "Why would anyone..."

Today:

- Lots: \$80K-\$120K
- Completely built out
- Zero opportunity

Gain:

320%-480%

Who Won:

People who bought when everyone said they were crazy.

Who Lost:

People who "waited to see what happens."

What's Happening in

FLAGLER COUNTY

(Spoiler: You're Almost Too Late)

5 Years Ago:

- Lots: \$12K-\$18K
- Early development phase
- "Interesting but..."

Today:

- Lots: \$50K+
- Rapid development
- Window closing

Gain:

280%-420%

Time Left:

12 months at best

What's Happening in

PUTNAM COUNTY

(Spoiler: You're Not Too Late)

Today:

- Lots: \$10K-\$15K
- Pre-development phase
- Bass Pro construction pending
- EXACT SAME SETUP as Clay/Flagler 5-10 years ago

3-5 Years:

- Projected: \$30K-\$60K
- Active development
- Infrastructure complete

200%-500%

Projected Gain

24 months

MAX

Time Left to Enter

 **Opportunity Today**

Average Range: \$10,000-\$27,000, depending on location and features
Market Velocity: Properties are moving. The smart money is already here.

PART 5: 4 GEM LOT STRATEGY

DECIDE THE LOTS FOR YOUR PORTFOLIO



STANDARD GEM LOTS

What It Is:

Basic 0.22-acre parcel on a residential street

Pricing: (Baseline)

10K-15K

Why Buy It:

- Easiest to sell (highest demand)
- Most liquid (fastest transaction)
- Lowest entry price
- Perfect for first-time buyers

Who Buys From You:

- Families building a home
- Retirees looking for cheap land
- Other investors flipping

Best For:

Gem Collectors starting out, anyone wanting quick turnover



CORNER GEM LOTS

What It Is:

Lot positioned at street intersection (two-street access)

Pricing: (+20-30% premium)

15K-20K

Why Buy It:

- Better visibility
- Two points of access
- More valuable to builders
- Commands premium pricing

Who Buys From You:

- Small commercial developers
- Custom home builders
- Buyers wanting prominence

Best For:

Gem Collectors wanting maximum profit per lot, Gem Dealers targeting premium buyers



DOUBLE GEM LOTS

What It Is:

Two adjacent standard lots sold together (~0.44 acres)

Pricing: (1.8x standard)

18K-27K

Why Buy It:

- Larger building footprint
- More privacy
- Attracts serious builders
- Higher absolute profit

Who Buys From You:

- Custom home builders
- Luxury home buyers
- Developers wanting larger projects

Best For:

Gem Dealers with more capital, Gem Leaders building bulk positions



GROUPED GEM LOTS

What It Is:

Multiple adjacent lots sold as a package

Pricing: (+15% premium)

12K-15K each

Why Buy It:

- Higher absolute profit
- Attractive to developers looking for scale
- Can be resold at a premium

Who Buys From You:

- Custom home builders
- Luxury home buyers
- Residential developers
- Builders and contractors
- Large-scale investors

Best For:

Gem Dealers building inventory, Gem Leaders executing volume deals



PART 6: 3 INVESTOR LEAGUES

8K TO LAUNCH YOUR EMPIRE

💎 8K+

GEM LOTS COLLECTOR

"I Want to Own Land and Watch It Appreciate"

WHO YOU ARE:

- You want direct ownership of physical assets
- You prefer simple, clean investments
- You're comfortable holding for 3-5 years
- You want to control when and how you sell
- You like the idea of owning US real estate

YOUR CAPITAL RANGE: 8K +

WHAT YOU BUY: lots positioned for future appreciation.

HOW YOU OWN IT: can be through a **CASH PURCHASE**, by selecting lots from our portfolio, through **SELLER FINANCE** with affordable monthly payments that require no credit checks or banks, or by creating a portfolio with our services to acquire land at half price in **TAX DEED AUCTIONS**

YOUR STRUCTURE: is direct ownership, held either in your personal name or through a corporation, giving you full control and flexibility.

YOUR STRATEGY: Buy land cheap → Hold during development → Sell high

TYPICAL PORTFOLIO: 1-10 lots spread across different areas

YOUR EXIT: Sell to individuals, families, or small builders when prices hit your target

💎💎 55K+

GEM LOTS DEALER

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

WHO YOU ARE:

- You want a turnkey income-generating system
- You're interested in offering owner financing as a business model
- You want to create a passive monthly cash flow
- You prefer a structured, managed approach
- You're thinking bigger than just flipping lots

YOUR CAPITAL RANGE: 55K+

WHAT YOU BUY: A complete land business package - properties + entity + systems + support **Full LLC structure** set up for you, ready to operate with Land Trust structures as an option.

HOW YOU OWN IT: CASH PURCHASE, by selecting lots from our portfolio, or by creating a portfolio with our services to acquire land at half price in **TAX DEED AUCTIONS**

YOUR STRATEGY: Buy wholesale → Resell with owner financing → Collect monthly payments for years

TYPICAL PORTFOLIO: 5-50+ lots managed as a portfolio business

YOUR EXIT: Create ongoing passive income streams OR sell the entire portfolio business for a premium

💎💎💎 500K+

GEM LOTS LEADER

"I Want to Build a Major Land Position"

WHO YOU ARE:

- You're a serious investor with significant capital
- You understand wholesale/retail arbitrage
- You want developer-level position in
- You can move quickly on opportunities
- You're thinking 6-7 figures

YOUR CAPITAL RANGE: 500K +

WHAT YOU BUY: Bulk acquisitions, grouped parcels, strategic positions with a special **S.A.R.M.S.Fee**.

HOW YOU OWN IT: Advanced entity structuring for tax optimization and asset protection. **CASH PURCHASE**, by selecting lots from our portfolio, or by creating a portfolio with our services to acquire land at half price in **TAX DEED AUCTIONS**

TYPICAL PORTFOLIO: 50-100+ lots with strategic positioning

YOUR STRATEGY: Volume wholesale acquisition → Package sales to developers OR retail distribution at maximum margin

YOUR EXIT: Sell entire packages to developers/builders for premium OR systematic retail distribution



Putnam, FL

PART 7: 3 WAYS TO BUY

SELECT YOUR ACQUISITION METHOD

CASH PURCHASE

HOW IT WORKS (Step by Step):

1. You Choose: Pick your lot(s) from our available inventory. **WE OWN ALL THE LOTS WE SELL**
2. You Wire: Send payment to escrow/title company (NOT to us)
3. Title Company: Independent third party verifies everything
4. You Own: Deed recorded in your name.

TIMELINE:

14-30 days from decision to deed in hand

WHY CHOOSE CASH:

- ✓ Instant ownership - no waiting
- ✓ Zero debt - you own it outright
- ✓ Maximum flexibility - sell whenever you want
- ✓ Can resell with owner financing (YOU become the bank, collect monthly payments)
- ✓ Strongest negotiating position

EXIT STRATEGY:

- OPTION 1: Immediately Cash Resell
- OPTION 2: Immediately Seller Financing
- OPTION 3: Future Cash Resale
- OPTION 4: Future Seller Financing

SELLER FINANCE

HOW IT WORKS (Step by Step):

1. You Choose: Pick your lot(s) from our available inventory. **WE OWN ALL THE LOTS WE SELL**
2. We Negotiate Terms: based on your possibilities
3. You Sign: Simple promissory note + land contract (NOT a bank mortgage)
4. You Pay Monthly: Example: \$500/month for 60 months
5. You Own: Deed transfers to you when paid off.

TIMELINE:

Immediately after the decision to start making payments

WHY CHOOSE SELLER FINANCING:

- ✓ No credit check - sellers don't care about your credit score
- ✓ No bank approval - no underwriting, no hassle
- ✓ Low down payment - control more land with same capital
- ✓ Low monthly cost - often less than a car payment
- ✓ Scale faster - buy 5-10 lots instead of 1-2
- ✓ Keep your cash liquid for other opportunities

EXIT STRATEGY:

- OPTION 3: Future Cash Resale
- OPTION 4: Future Seller Financing

TAX DEED AUCTION

HOW IT WORKS :

Property Goes Delinquent: The owner fails to pay property taxes for 2+ years.

County Takes Action: Sells tax-delinquent properties to recover revenue.

1. **You Acquire Our Consulting Package:** We plan the strategy together.
2. **We Research:** We identify clean properties (no liens, no wetlands, clear title).
3. **We Attend the Auction:** Online or in person at the county courthouse.
4. **We Bid:** We never exceed the maximum investment limit set together with you.
5. **We Win:** Immediate payment, the county issues a tax deed.
6. **You Own:** Property secured at 40–50% below market value.

NOTE: Putnam County tax deed purchases are As-Is; neither the Clerk nor our firm warrants condition or title; we provide inspection/title checks for guidance, but you accept all risks, must follow tax-deed procedures, redemption up to 4 years, and may need post-sale title clearing.

TIMELINE:

Auctions happen monthly, deeds are issued within 20 days

AUCTION PRICES CLIMB IN 2025

- Quality A baseline 3K–5K in May 2025; 4K–6K in Nov 2025 — auction prices rise 1K in six months.
- Rising bids: strong demand, narrowing window.

WINNING BIDS NOV 2025

- Quality "A" Average winning bid \$6,000
 - Quality "B" Average winning bid \$4,500
- For this presentation, we set 5K max bid per lot.



WHY CHOOSE TAX AUCTIONS:

- ✓ Buy properties 40–50% below market value
- ✓ Gain immediate equity — profit margin from day one
- ✓ Fast process — deed issued within ~20 days
- ✓ Monthly opportunities — consistent auction schedule
- ✓ Clean properties only — pre-screened for us.
- ✓ Flexible exit — hold, or resell with financing.
- ✓ Scalable model — acquire multiple lots at once.
- ✓ High ROI potential — documented returns: 82%–536%

EXIT STRATEGY:

- OPTION 1: Immediately Cash Resell
- OPTION 2: Immediately Seller Financing
- OPTION 3: Future Cash Resale
- OPTION 4: Future Seller Financing

OUR FEES:

SUCCESS ACQUISITION & RISK MANAGEMENT SERVICES (S.A.R.M.S)

Strategic Plan: We design your acquisition plan to create a custom lot package based on your capital and investment goals.

Due Diligence: Analyze the area, checking title and liens, legal access and easements, utilities, zoning, flood/environmental risk, topography, and resale comps before bid.

Auction : We organize the auction calendar plan, bidding strategy, and full representation.

Purchase under your name or LLC, and management of the entire post-auction process.

OUR SERVICE FEE

- Buying 1–4 lots: 3K per lot
- Buying 5+ lots: 2K per lot

COST PER LOT = WINNING BID + OUR S.A.R.M.S. FEE

TAX DEED AUCTION PACKAGE

LEVEL 1

1-4 Lots = 8K ea

Auction Winning Bid (Average):
5K + S.A.R.M.S. Fee: 3K per lot

Total Investment per lot: 8K

TAX DEED AUCTION PACKAGE

LEVEL 2

5+ Lots = 35 K (7K ea)

Auction Winning Bid (Average):
5K + S.A.R.M.S. Fee: 2K per lot

Total Investment per lot: 7K
Total 5 Lots = 35K Add More Lots 7K ea

TAX DEED AUCTION PACKAGE

LEVEL 3

LLC + Lots (5+) = 55K

Minimum 5 lots: ~35K +
Business Set Up: 20K

FULL BUSINESS SET UP

- ✓ Legal Structure: LLC formation complete
- ✓ EIN: Federal tax ID ready
- ✓ Bank Account established
- ✓ Immediate Access: Lots ready to resell
- ✓ Streamlined Process: No setup delays.
- ✓ Built-in Equity: Market-ready properties.
- ✓ Premium Option: Seasoned LLCs ready to qualify for credit lines and financing

READY TO GO PACKAGES - LOTS FROM OUR PORTFOLIO

No Auction Wait. Immediate access and fast acquisition. Close in 7–14 days. Pre-Assembled

REVIEW THE FIGURES. PICK YOUR LEVEL.

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%

*Add any number of lots; totals scale automatically — based on 7K investment per lot

PART 9: 4 EXIT STRATEGIES

HOW TO RESELL THE GEM LOTS

OPTION 1

Immediate Cash Resale

Sell the property right after purchase for cash, receiving the full amount in one lump sum.

Applies if purchased with: Cash or Tax Deed Auction.

OPTION 2

Immediate Seller Financing

Resell immediately with the buyer paying monthly installments over 5 years. The investor acts as the bank, earning steady income through 60 payments.

Applies if purchased with: Cash or Tax Deed Auction.

OPTION 3

Future Cash Resale (4-5 yrs)

Hold the property for about 4-5 years to benefit from appreciation, then sell for cash in a larger lump sum.

Applies if purchased with: Cash, Seller Finance or Tax Deed Auction.

OPTION 4

Future Seller Financing (4 + 5 yrs= 9 yrs)

Hold the property 4-5 years, then resell with financing over 5 years. The buyer pays in 60 monthly installments, combining appreciation gains with steady income.

Applies if purchased with: Cash, Seller Finance or Tax Deed Auction.

OPTION	TIMING	METHOD	CASH FLOW
1. Immediate Cash Resale	Right after purchase	Sell for cash	One lump sum 💰
2. Immediate Seller Financing	Right after purchase	Resell with 5-year monthly payments	60 monthly payments (steady income) 📅
3. Future Cash Resale	Hold ~4 years, then sell	Sell for cash	Larger lump sum after appreciation 🏠
4. Future Seller Financing	Hold ~4 years, then sell	Resell with 5-year monthly payments	60 monthly payments (bigger income + appreciation) 📅

ACQUISITION + EXIT STRATEGIES

BUY SMART, EXIT SMARTER

	RESALE: Immediate Cash 12-15K	RESALE: Immediate Seller Financing 30K (5 yrs payments)	RESALE: Future Cash 30K (hold 4-5 yrs)	RESALE: Future Seller Financing 90K (hold 4-5 yrs + 5 yrs payments)
BUY: Cash Purchase 10K	12K - closing costs ROI = 0%	30K ROI = 200%	30K ROI = 200%	90K ROI = 800%
BUY: Seller Financing 30K (5 yrs payments)	N/A	N/A	30K ROI = 0%	90K ROI = 200%
BUY: Tax Deed Auction 7K	14K ROI = 100%	30K ROI = 329%	30K ROI = 329%	90K ROI = 1,186%

PART 10: ROI BREAKDOWN

EXAMPLE: TURNING 60K CAPITAL INTO PROFIT

SCENARIO 1:

60K = 5 LOTS CASH BUYING

Total Investment: 60k
Acquisition Method: Cash Purchase
Portfolio: 5 Standard Lots @ 12K each

Exit: 1. Immediately Cash Resale

- Per lot resale: 12-15K
- Portfolio: 5 lots = 60-65K

Final Numbers for Investors

- Total invested: 60K
- Total returned: 60-65K

Exit: 2. Immediately Seller Finance

Resale

- Per lot resale: $\$500/m \times 60 \text{ months} = 30K$
- Portfolio income (5 lots): $2.5K/m \times 60m = 150K$
- Taxes paid by buyer: 3K

Final Numbers for Investors

- Total invested: 60K
- Total returned: 150K
- Net profit: 90K (5 years)

ROI: 150%

Exit: 3. Future Cash Resale (4 yrs)

- Per lot resale: 40K
- Portfolio resale (5 lots) = 200K
- Holding period taxes (4 years): 1.5K

Final Numbers for Investors

- Total invested: 60K (+1.5 K taxes)
- Total returned: 200K
- Net profit: 140K 4 years

ROI: 233%

Exit: 4. Future Seller Finance Resale (4 yrs)

- Per lot resale (SF): $1.5K \times 60 \text{ months} = 90K$
- Portfolio resale (5 lots) = 450K
- Holding period taxes (4 years): 1.5K

Final Numbers for Investors

- Total invested: 60K (+1.5K taxes)
- Total returned: 450K
- Net profit: 389K over 9 years (4 + 5 resale)

ROI: 650%

SCENARIO 2:

60K = 2 LOTS SELLER FINANCE

Total Investment: 60k in 5 years
Acquisition Method: Seller Financing
Portfolio: 2 Standard Lots
Terms per lot: $\$500/\text{month} \times 60 \text{ months}$
Total Property Taxes x 4 years = \$750

Exit: 3. Future Cash Resale (5 yrs)

- Per lot resale: 40K
- Portfolio resale (2 lots) = 80K
- Holding period taxes (5 yrs): \$750

Final Numbers for Investors

- Total invested: 60K (+\$750 taxes)
- Total returned: 80K
- Net profit: 20K (5 yrs)

ROI: 32%

Exit: 4. Future Seller Finance Resale (4 yrs)

- Per lot resale (SF): $1.5K \times 60 \text{ months} = 90K$
- Portfolio resale (2 lots) = 180K
- Holding period taxes (4 yrs): \$750

Final Numbers for Investors

- Total invested: 60K (+\$600 taxes)
- Total returned: 180K
- Net profit: 120K over 10 yrs

ROI: 196%

SCENARIO 3:

60K = 10 LOTS TAX DEED AUCTION

Total Investment: 60k
Acquisition Method: Tax Deed Auction
Portfolio: 10 Standard Lots
Total per "Quality A+B" lots = 60K
Total Property Taxes x 4 years = \$750

Exit: 1. Immediately Cash Resale

- Per lot resale: 12-15K
- Portfolio: 10 lots = 120K

Final Numbers for Investors

- Total invested: 60K
- Total returned: 120-150K
- Net profit: 60K

ROI: 100% DAY ONE

Exit: 2. Immediately Seller Finance

Resale

- Per lot resale: $\$500/m \times 60 \text{ months} = 30K$
- Portfolio income (10 lots): $5K/m \times 60m = 300K$
- Taxes paid by buyer: 3K

Final Numbers for Investors

- Total invested: 60K
- Total returned: 300K
- Net profit: 240K (5 yrs)

ROI: 400%

Exit: 3. Future Cash Resale (4 yrs)

- Per lot resale: 40K
- Portfolio resale (10 lots) = 400K
- Holding period taxes (4 yrs): 3K

Final Numbers for Investors

- Total invested: 60K (+3K taxes)
- Total returned: 400K
- Net profit: 340K (4 yrs)

ROI: 567%

Exit: 4. Future Seller Finance Resale (4 yrs)

- Per lot resale (SF): $1.5K \times 60 \text{ months} = 90K$
- Portfolio resale (10 lots) = 900K
- Holding period taxes (4 years): 3K

Final Numbers for Investors

- Total invested: 60K (+3K taxes)
- Total returned: 900K
- Net profit: 840K over 9 yrs

ROI: 1,400%

PART 11: COMPARE

GEM LOTS vs HIGH-RISK OPTIONS

VISUAL COMPARISON: 5-YEAR RETURNS

 Putnam County Land

275-400% ROI

275-400%

 Stock Market Average

30-50%

30-50%

 Bond Yields

25%

25%

 Savings Account

20%

20%

 WINNER



Putnam County
Land

**275-
400%**

5-YEAR ROI



Stock Market
Average

**30-
50%**

5-YEAR RETURN



Savings Account

20%

5-YEAR RETURN



Bond Yields

25%

5-YEAR RETURN

SECURE YOUR POSITION NOW



PART 12: WHY WIN WITH US?

WINNING IN LAND INVESTMENT REQUIRES MASTERY, NOT CHANCE



www.landpoint-usa.com

ReThink Real Estate With Us

INVESTORS CONCIERGE SERVICE

WHAT SETS US APART

ELITE SELECTION

We reject 80% of inventory, presenting only properties with clear title, appreciation potential, and exit ease.

NEGOTIATION POWER

Wholesale access, seller financing, and auction expertise deliver deals others can't touch.

PROVEN EXPERIENCE

In just the last 6 months, we have successfully acquired 150+ lots, giving you the leverage of our scale and track record.

PORTFOLIO STRATEGY

Tailored investor profiles, diversification, tax-smart structures, and timed exits maximize returns.

TURNKEY BUSINESS

LLC formation, resale systems, financing templates, and payment collection — a complete business, not just land.

MARKET INTELLIGENCE

Real-time updates on development, comps, demand, and infrastructure keep you ahead of the curve.

EXIT DOMINANCE

Buyer networks, marketing support, and financing options ensure profitable, seamless sales.

LEADERSHIP & EXPANSION

By 2026, we will not only lead seller financing but also offer our clients the ability to sell their own lots through Seller Finance to retail buyers, closing the full investment cycle with control, security, and maximum efficiency.

WE OWN THE PROCESS, YOU OWN THE PROFIT

PART 13: GLOBAL ACCESS

The international investor advantage

"But I'm Not in the US..."

Good. That's actually an advantage.

US land ownership is:

- Open to foreign nationals
- Protected by US property law
- Tradeable in US dollars
- Appreciating in a stable market

How It Works:

OPTION 1: Personal Ownership

- Buy directly in your name
- Simple, clean, fast
- No entity needed

OPTION 2: Structured Ownership

- We help you set up an optimal structure
- Privacy protection
- Asset protection
- Tax efficiency
- Multi-property scaling



We help you to handle everything

You never need to visit Florida (though you're welcome to).

PART 14: FAQs

"Why hasn't everyone already bought these lots?"

Most investors don't know about Putnam yet. The Bass Pro Shops announcement was regional news, not national. By the time CNN covers it (when the resort opens), prices will be \$60K+. You're reading this because you're ahead of the curve.

"What if Bass Pro Shops cancels the project?"

They've already acquired the land (5,200+ acres). That's a \$50M+ investment before development even starts. Companies don't abandon \$200M projects after buying that much land. Plus, Putnam's growth is driven by multiple factors, not just Bass Pro.

"Can I visit my lot?"

Yes. We provide exact GPS coordinates. You can drive there anytime (or hire someone to inspect for you).

"What about hurricanes/flooding?"

Putnam is inland (not coastal). Hurricane risk is significantly lower than coastal counties. We screen out any lots in flood zones.

"How do I pay property taxes?"

County sends you a bill annually (Nov/Dec). You can pay online, by mail, or we can coordinate payment for you (around \$60-\$100 per lot annually)

"Can I build on these lots?"

Yes. All our lots are buildable (zoned residential). However, most buyers hold for appreciation rather than building immediately.

"What if I need my money back before 3-5 years?"

You can sell anytime. Land is liquid—you control when to exit. Some investors flip in 12-18 months for smaller gains.

"Do you buy lots back?"

We don't buy back, but we help you sell through our buyer network and marketing support.

"Is this legal for foreigners?"

100% yes. No restrictions on foreign land ownership in Florida. Thousands of international investors own US land.

"What if prices don't go up?"

Based on verified comps and neighboring counties, we'd be shocked. But even if appreciation is slower than projected, you're buying at wholesale prices with built-in.

Want details? Let's talk — book a call 

PART 15 TIMELINE TO REPRICING

THIS ISN'T A SALES PITCH. IT'S A MARKET BRIEF



MARKET BRIEF

- Every dollar you invest today could become \$3-\$5 in 3-5 yrs.
- Bass Pro Shops is betting \$200M+ on Putnam.
- Verified sales show gains of 200%-700% over 5-15 years.
- Clay & Flagler proved the pattern (same corridor, 10 years ago, same results).
- Current entry: 10K-15K
- Projected exit: 30K-60K in 3-5 yrs
- These are facts, not opinions.

AUCTION TREND & PROJECTION

- Putnam County auctions rose +1K every 6 months.
- Strong demand + narrowing investment window = sustained appreciation.
- Visual chart: Auction Lot Price Projection 2025-2030



HERE ARE YOUR OPTIONS

- Enter Now: Ride the entire wave (10K → 60K)
- Enter in 2026: Catch partial gains (25K → 50K)
- Enter in 2027: Minimal upside (40K → 55K)
- Enter in 2028+: Retail pricing, no appreciation left

FINAL SECTION: THE DECISION

THIS WINDOW IS CLOSING

PUTNAM, FL – LOT PRICE FORECAST

2024–2030

*Projected Estimates Based on Historical Market Performance

MARKET PRICE
WINNER TAX DEED AUCTION PRICE



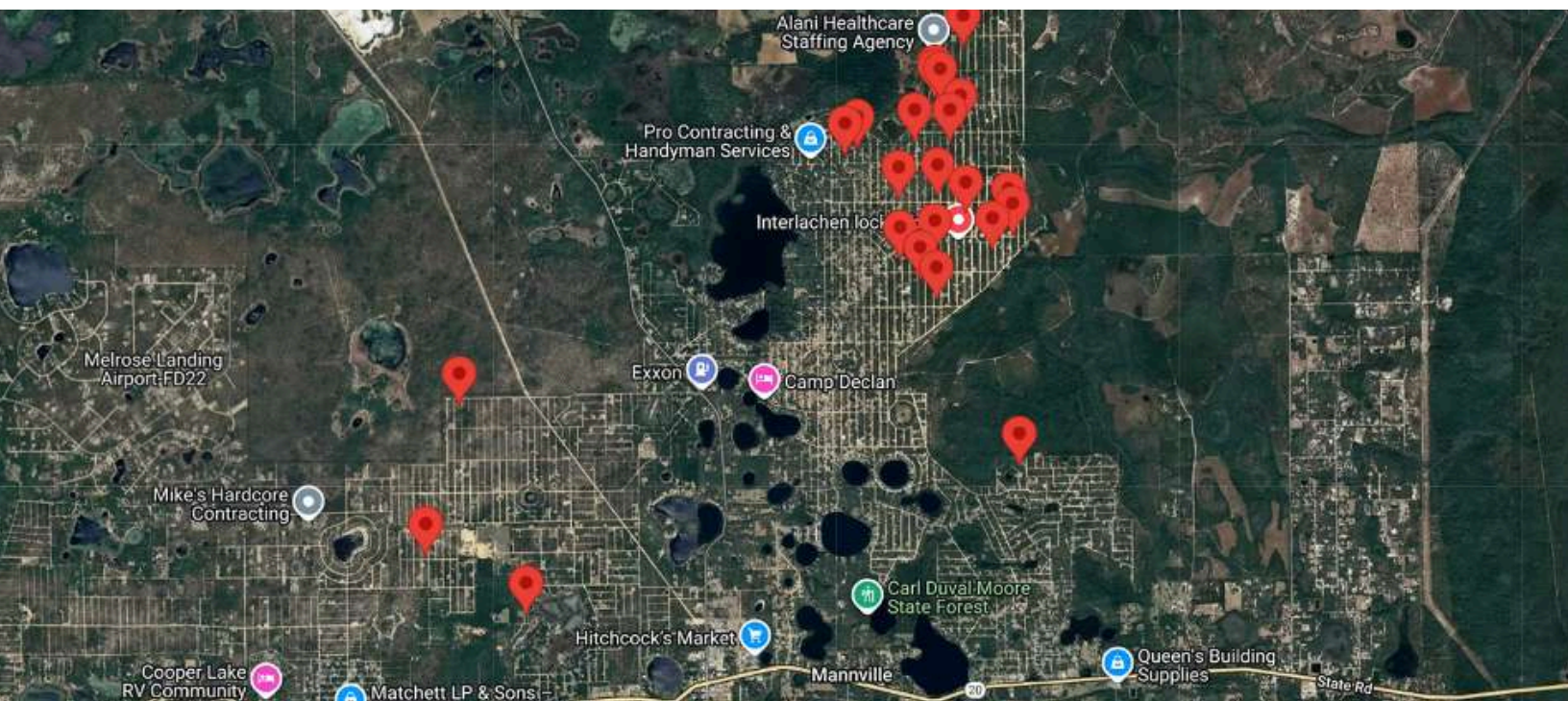
YOU HAVE 12-24 MONTHS.

MAXIMUM.

TO BUILD YOUR PORTFOLIO

After that, Putnam will start to look like Clay County—fully priced, opportunity dead.

**THE QUESTION ISN'T IF PUTNAM WILL APPRECIATE
IT'S WHETHER YOU'LL BE POSITIONED WHEN IT DOES**



THREE SIMPLE NEXT STEPS:

🎯 STEP 1: ALIGN YOUR INVESTOR GOALS

Ask yourself:

- Gem Collector? (I want to own land and watch it grow)
- Gem Dealer? (I want a complete land business with a company set up?)
- Gem Leader? (I want a major strategic position)

🎯 STEP 2: DECIDE YOUR CAPITAL LEVEL

How much can you deploy?

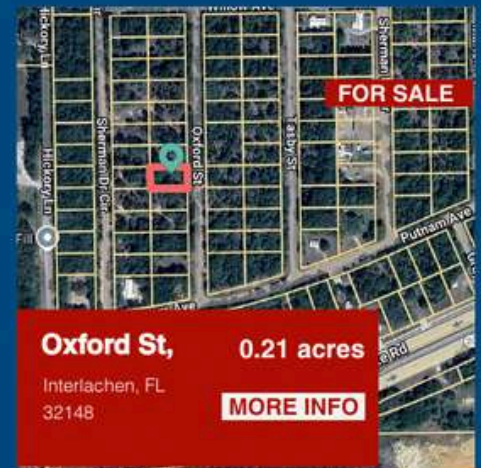
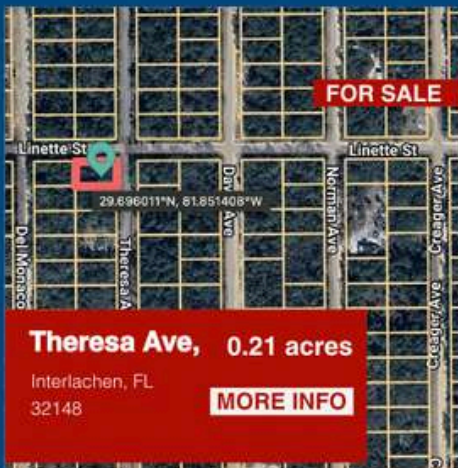
- 8K-32K → Level 1 (1-4 lots)
- 35K+ → Level 2 (5+ lots)
- 55K+ → Level 3 (5+ lots with business structure)
- 500K+ → Dealer Package or Leader Position

🎯 STEP 3: SCHEDULE YOUR CALL

We'll show you:

- Exact available lots RIGHT NOW
 - Precise pricing for your budget
 - Portfolio options for your capital
 - Projected returns for your situation
 - Acquisition method recommendations
 - Auction dynamics to maximize opportunity and timing
- 📅 15-minute call. Zero pressure. Maximum clarity.

OWN YOUR 'GEM LOTS'



👉 **BOOK YOUR FREE STRATEGY CALL** 👉

+1 (786) 546-7643

Text "GEM LOTS" to the WhatsApp



info@landpoint-usa.com



www.landpoint-USA.com

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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.



Putnam, FL

- 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.



Putnam, FL

- Welaka State Forest is known for its scenic trails, equestrian routes, and river access—making nearby land ideal for outdoor retreats, eco-projects, and long-term value.



Putnam, FL

- 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

- The Ocklawaha River is a historic, winding waterway perfect for boating, fishing, and wildlife tours—enhancing the appeal of nearby land for recreation and investment.



Putnam, FL

- 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.




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.



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

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