



PREMIUM GEM LOTS

Curated Land Acquisitions | Putnam County, FL

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

Bass Pro Shops Bought 5,200 Acres Here For Their Next Mega Premium Resort

Shouldn't YOU?

PREMIUM GEM LOTS

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

👉 WHY PUTNAM, FLORIDA? 👈

STRATEGIC POSITIONING

Orlando (75 min south)
Jacksonville (60 min north)
Gainesville (45 min west)
St. Augustine Beach (40 min)

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.

PRICE PROJECTION

2030 TODAY



THE \$200MILLION CATALYST

Johnny Morris - Bass Pro Shops Signature Mega Resort Development 5,200+ Acres Breaking Ground Soon
Larger than 3 Disney Parks Combined

- They've spent years analyzing:
 - Location suitability, strategic positioning, and regional differentiation
 - Tourist draw and accessibility
 - Infrastructure growth capacity and long-term economic impact potential

Their investment = Your validation.

👉 GEM LOTS ASSET FLOW 👈

BUYING:

CASH PURCHASE

Current price: 10K-15K.

SELLING:

IMMEDIATE RESALE
→ 1. Cash
→ 2. Seller Finance
FUTURE RESALE
→ 3. Cash
→ 4. Seller Finance

PROJECTED RETURN

200%→623%

BUYING:

MONTHLY PAYMENTS

Owner Financing: \$600/60 mo.

DISPOSITION AVAILABLE

FUTURE RESALE
→ 3. Cash
→ 4. Seller Finance

PROJECTED RETURN

145%

BUYING:

TAX DEED AUCTIONS

40-50% Below Market

DISPOSITION AVAILABLE

IMMEDIATE RESALE
→ 1. Cash
→ 2. Seller Finance
FUTURE RESALE
→ 3. Cash
→ 4. Seller Finance

PROJECTED RETURN

100%→1,387%

👉 INVESTMENT PACKAGES 👈

STARTER LEVEL

≥8K

1 Lot
Acquisition: Tax Deed Auctions
Exit Cash: 30K (3-5 yrs)
Exit Financing 90K+(5 yrs)
SCALABLE 1-4 LOTS 8K

CUSTOM LEVEL

≥35K

5 Lots
Acquisition: Tax Deed Auctions
Exit: 150K (3-5 yrs)
Exit Financing 450K+(9 yrs)
SCALABLE 7K PER LOT

TURNKEY LEVEL

≥55K

5 Lots+Business
Acquisition: Tax Deed Auctions
Exit: 150K (3-5 yrs)
Exit Financing 450K+(9 yrs)
SCALABLE 7K PER LOT

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

BOOK YOUR FREE STRATEGY CALL +1(786) 546-7643

PREMIUM GEM LOTS



Putnam County Acquisition – Full Analysis

INTRO: WHY "GEM LOTS"?

Our GEM LOT Certification Criteria

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: WAYS TO RESELL

Exit Strategies: sell now for cash or 5-year financing, or hold 4 years then resell cash or financing.

PART 10: ROI BREAKDOWN

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

PART 11: COMPARE GEM LOTS vs HIGH-RISK OPTIONS

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

PART 12: WHY US

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

PART 13: FOREIGN BUYERS WELCOME

No borders. Just profits

PART 14: FAQs

Answers to the questions investors ask most often.

PART 15: 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



WHY GEM LOTS?

In a market where 60% of tax deed auction properties have title issues, environmental restrictions, or access problems, GEM LOTS represent the top 10% that pass institutional acquisition standards. Think of it as pre-vetted investment-grade vs. speculative-grade. Each GEM LOT has already cleared the obstacles that cause most auction buyers to lose money. That's why you need a professional with our expertise.

Learn more in our [TAX DEED GUIDE TO INVESTORS](#)



GEM LOT CERTIFICATION



Every property bearing the GEM LOT designation has passed our proprietary 15-point institutional acquisition framework:

- ♦ **Tax Deed Auction Sourcing**
 - 40-50% below retail market acquisition cost
- ♦ **Strategic Geographic Positioning**
 - Bass Pro Shops \$200M development corridor
- ♦ **Comprehensive Title Verification**
 - Clear chain of title, lien-free certification
- ♦ **Infrastructure Assessment Checked**
 - Utilities, access, zoning verification
- ♦ **Transfer-Ready Status**
 - Immediate closing capability, no contingencies
- ♦ **Owner Financing Available**
 - Structured terms on qualified properties

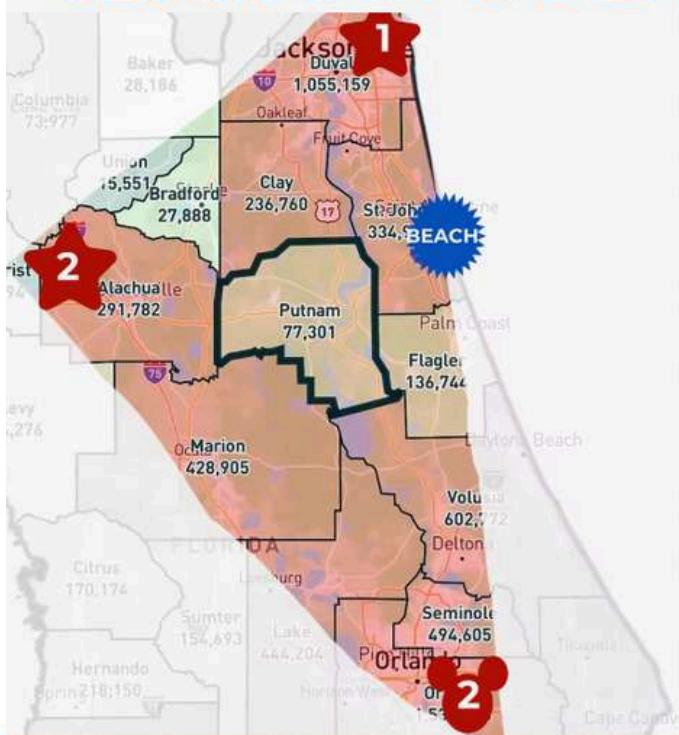
BUY WHERE EXPERTS SELL

Buy from Investors. We provide a hand-selected investment GEM LOTS portfolio and our dedicated Auction Tax Deed S.A.R.M Service, designed to help you build a strong, compliant, and profitable portfolio. Choose an option below:

- [View Curated GEM LOTS Portfolio](#)
- [Access SARM Service Details - Book your strategic call](#)



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.**

Strategic Location

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: 5,000+ ACRES ACQUIRED



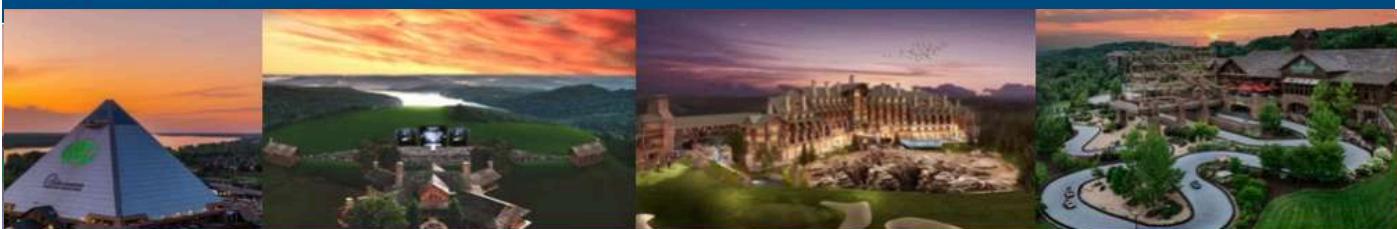
What They're Building:

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

Top-tier properties in Johnny Morris-Bass Pro Shops' hospitality portfolio:

- Big Cedar Lodge – Ridgedale, Missouri
 - #1 Best Hotel for the Holidays (2025)
 - #1 Midwest Hotel (2018)
 - #1 Resort in the Midwest (2016)
- Big Cypress Lodge – Memphis, Tennessee
- Angler's Lodge Springfield – Missouri
- Angler's Lodge Hollister – Hollister, Missouri
- PUTNAM, FL is coming soon...

In this video, the mayor confirms Bass Pro Shops' land acquisition in Putnam County (2023). Note: Initial reports stated 4,300 acres; current verified total: 5,000+ acres.



Pictures of Top-tier properties Johnny Morris-Bass Pro Shops' resorts in Missouri and Tennessee



Big Cedar Lodge Market Impact (Ridgedale, MO)

- Pre-development (2005): \$3K-\$8K/acre
- Post-opening (2015): \$40K-\$65K/acre
- Timeline Pattern: 400-1,500% appreciation over 10-15 years
- Putnam County Current Position: Pre-development phase
- Investment Window: 12-24 months before construction acceleration



Is Coming to Putnam, FL

Johnny Morris Nature Resorts and Bass Pro Shops didn't ask **YOU** if Putnam was a good investment. They bought 5,200 acres 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

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

118 Smokey Ave, Interlachen, FL 32148

- Jan 19, 2024: \$24,500 (+717%)
- May 6, 2015: \$3,000

That's 8X return in 9 years

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

NEIGHBORING COUNTIES MARKET COMPARATIVE

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 LOTS 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:

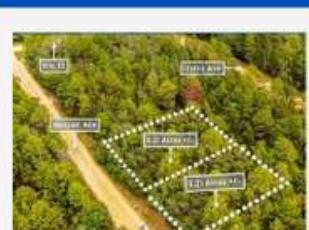
- Larger building footprint
- More privacy
- Attracts serious builders
- Higher absolute profit

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 BEGIN YOUR PORTFOLIO STRATEGY



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: 1-50 lots spread across different areas

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



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



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 service (**S.A.R.M. 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

TIMELINE:

Auctions happen monthly, deeds are issued within 20 days

AUCTION FULL S.A.R.M SERVICE

SUCCESS ACQUISITION & RISK MANAGEMENT SERVICES

- Strategic Plan: We design your acquisition plan to create a custom lot package based on your capital & investment goals.
- Due Diligence: Analyze the area, checking title and liens, legal access, 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

OUR SERVICE FEE

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

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.

WINNING BIDS

- Winning Bid + Auction Fees (County Payment) Set exclusively by you, based on lot type and tier (standard, corner, premium, etc.)

AUCTION BID \$ INCREMENT

- Tier A baseline rises from \$3K-5K in May 2025 to \$4K-6K in Nov 2025 — a \$1K six-month auction lift driven by strong demand and a tightening window.
- For this presentation, we set \$5K max bid per lot as an example for illustration purposes — your bid may be higher or lower.

Check Our TAX DEED GUIDE

- Learn about our unique service
- Check the monthly auction calendar
- Start your GEM LOTS Portfolio

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

LEVEL 1 STARTER

1-4 Lots = \$8K ea

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

Total Investment per lot: 8K

LEVEL 2 CUSTOM

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
5 Lots = \$35K
Add More Lots \$7K ea

LEVEL 3 TURN

LLC + Lots (5+) = \$55K

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

FULL BUSINESS SET UP

- ✓ Legal Structure: LLC formation
- ✓ 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

PART 8: 3 LEVEL PACKAGES

REVIEW THE FIGURES. PICK YOUR LEVEL.

LEVEL 1

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%	270K	246K	1,025%
4 lots	32K	40K-60K	120K	88K	275%	360K	328K	1,025%

LEVEL 2

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%	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%

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

LEVEL 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)
5 lots + LLC + EIN + BANK	55K	50K-65K	150K	95K	173%	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

RESALE NOW		HOLD AND RESALE IN 4-5 YEARS	
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 GEM LOTS CASH BUYING

Total Investment: \$60k

Acquisition Method: Cash Purchase
Portfolio: 5 Standard Lots @ \$12K ea

Exit: 1. Immediately Cash Resale

- Per lot resale: \$12-\$15K
- Portfolio: 5 lots = \$60-\$75K
- Taxes: 0 (immediate resale)

Final Numbers for Investors

- Total invested: \$60K
- Total returned: \$60-\$75K
- Net profit: 0-15K

ROI: 0-25%

Exit: 2. Immediately Seller Finance

- Per lot resale: \$600 x 60 mo. = \$36K
- Portfolio Income (5 lots): 5 x \$36K = \$180K
- Taxes: 0 (paid by buyer)

Final Numbers for Investors

- Total invested: \$60K
- Total returned: \$180K
- Net profit: \$120K (5 years)

ROI: 200%

Exit: 3. Future Cash Resale (in 4 yrs)

- Per lot resale: \$30K
- Portfolio resale (5 lots)= \$150K
- Holding period taxes (4 yrs): \$2K

Final Numbers for Investors

Total invested: \$60K (+\$2K taxes)

- Total returned: \$150K (-\$2K taxes)
- Net profit: \$86K 4 yrs

ROI: 138%

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

- Per lot resale (SF): \$600 x 60 mo = \$90K
- Portfolio resale (5 lots)= \$450K
- Holding period taxes (4 yrs): \$2K
- SF 60-month payment-period taxes (5 yrs): 0 (paid by buyer)

Final Numbers for Investors

- Total invested: \$60K (+2K taxes)
- Total returned: \$450K (-2K taxes)
- Net profit: \$386K over 9 yrs total

ROI: 623%

SCENARIO 2:

\$60K = 2 GEM LOTS SELLER FINANCE

Total Investment: \$60k in 5 years

Acquisition Method: Seller Financing
Portfolio: 2 Standard Lots
Terms per lot: \$600/month x 60 months

Exit: 3. Future Cash Resale (in 5 yrs)

- Per lot resale: \$40K
- Portfolio resale (2 lots)= \$80K
- 60-mo payment-period taxes (5 yrs): \$1K

Final Numbers for Investors

- Total invested: 72K (+\$1K taxes)
- Total returned: 80K (-\$1K taxes)
- Net profit: \$6K (5 yrs)

ROI: 9.59%

Exit: 4. Future Seller Finance (in 5 yrs)

- Per lot (SF): \$1,5K x 60 mo = \$90K
- Portfolio resale (2 lots)= \$180K
- 60-mo payment-period taxes (5 yrs): \$1K
- SF 60-mo payment-period taxes (5 yrs): 0 (paid by buyer)

Final Numbers for Investors

- Total invested: \$72K (+\$1K taxes)
- Total returned: 180K (-\$1K taxes)
- Net profit: \$106K over 10 yrs

ROI: 145%

NOTE: Assumptions Used in All ROI Scenarios

Immediate (0-year hold)

- Taxes: \$0
- Cash resale: 0-year hold → \$0 taxes
- Seller finance: \$1,500 x 60 = \$90,000 per lot

Future (after holding period)

- Property taxes: \$100 per lot per year
- Holding period:
 - 4 years → bought cash
 - 5 years → bought with seller finance (SF)
 - 9 years total (4 yrs holding + 5 yrs SF payments)
- Future cash resale value 4 yrs: \$30K per lot
- Future cash resale value 5 yrs: \$40K per lot
- Future seller finance: \$1,5K x 60 = \$90K per lot

How results are calculated

- Total invested = principal + taxes
- Total returned = gross returns - taxes
- Net profit = total returned - total invested
- ROI = net profit / total invested

SCENARIO 3:

\$60K = 10 GEM LOTS TAX DEED AUCTION

Total Investment: \$60k

Acquisition Method: Tax Deed Auction
Portfolio: 10 Standard Lots "Tier A/B"
Total 10 lots with S.A.R.M.S. Fee = \$60K
Total Property Taxes x 4 years = \$4K

Exit: 1. Immediately Cash Resale

- Per lot resale: \$12K-\$15K
- Portfolio: 10 lots = \$120K
- Taxes: 0 (immediate resale)

Final Numbers for Investors

- Total invested: \$60K
- Total returned: \$120-\$150K
- Net profit: \$60K-\$90K

ROI: 100%-150% DAY ONE

Exit: 2. Immediately Seller Finance

- Per lot: \$600/m x 60 months = \$36K
- Income (10 lots): \$6K x 60m = \$360K
- Taxes: 0 (paid by buyer)

Final Numbers for Investors

- Total invested: \$60K
- Total returned: \$360K
- Net profit: \$300K (5 yrs)

ROI: 500% 5 YRS

Exit: 3. Future Cash Resale (in 4-5 yrs)

- Per lot resale: \$30K (4 yrs) \$40K (5 yrs)
- Portfolio resale (10 lots)= \$300 - \$400K
- Holding period taxes: \$4K - \$5K

Final Numbers for Investors

Total invested: \$60K (+4K-5K taxes)

- Total returned 4 yrs: \$300K (-4K taxes)
- Total returned 5 yrs: \$400K (-5K taxes)
- Net profit: \$232K (4 yrs) \$330K (5 yrs)

ROI: 362% 507% 4-5 YRS

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

- Per lot resale (SF): \$1,5K x 60 mo = \$90K
- Portfolio resale (10 lots)= \$900K
- Holding period taxes (4 years): \$4K

Final Numbers for Investors

- Total invested: \$60K (+4K taxes)
- Total returned: \$900K (-4K taxes)
- Net profit: \$832K over 9 yrs

ROI: 1,387% 9 YRS

PART 11: COMPARE GEM LOTS vs HIGH-RISK OPTIONS

VISUAL COMPARISON: 5-YEAR RETURNS



PART 12: WHY WIN WITH US?

WINNING IN LAND INVESTMENT REQUIRES MASTERY, NOT CHANCE



LANDPOINT-USA
REAL ESTATE SOLUTIONS
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 2025, 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

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

INSTITUTIONAL CREDIBILITY

Our Track Record:

- ✓ 50+ tax deed auction executions (2025)
- ✓ 100% success rate on planned acquisitions
- ✓ Active portfolio of premium GEM LOTS inventory
- ✓ Verifiable results in public record systems

WE OWN THE PROCESS, YOU OWN THE PROFIT

 **LandPoint-USA operates as both principal and service provider.**

This dual positioning provides strategic optionality:

- Direct purchase from **OUR AVAILABLE PORTFOLIO INVENTORY**
- Auction-assisted acquisition through **OUR S.A.R.M SERVICE**

 **WE DON'T SELL LAND. WE DESIGN RETURNS**  **BOOK YOUR FREE STRATEGY CALL +1(786) 546-7643**

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).



Book your GEM LOTS strategy consultation

- 15-minute pathway assessment
- Text GEM LOTS +1(786) 546-7643

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

TODAY (2025)

Pre-development prices

10K - 15K

✓ You're reading this at the PERFECT time.

2026

Construction begins

20K - 30K

Prices start climbing. Early buyers start seeing paper gains.

2027

Infrastructure visible

30K - 40K

Roads improving, utilities expanding. Window to enter close

2028

Resort opening announced

45K - 60K

Media coverage brings national buyers. You're priced out.

2029-2030

Resort opens

60K - 100K+

Market fully repriced. Opportunity gone forever.

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.

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

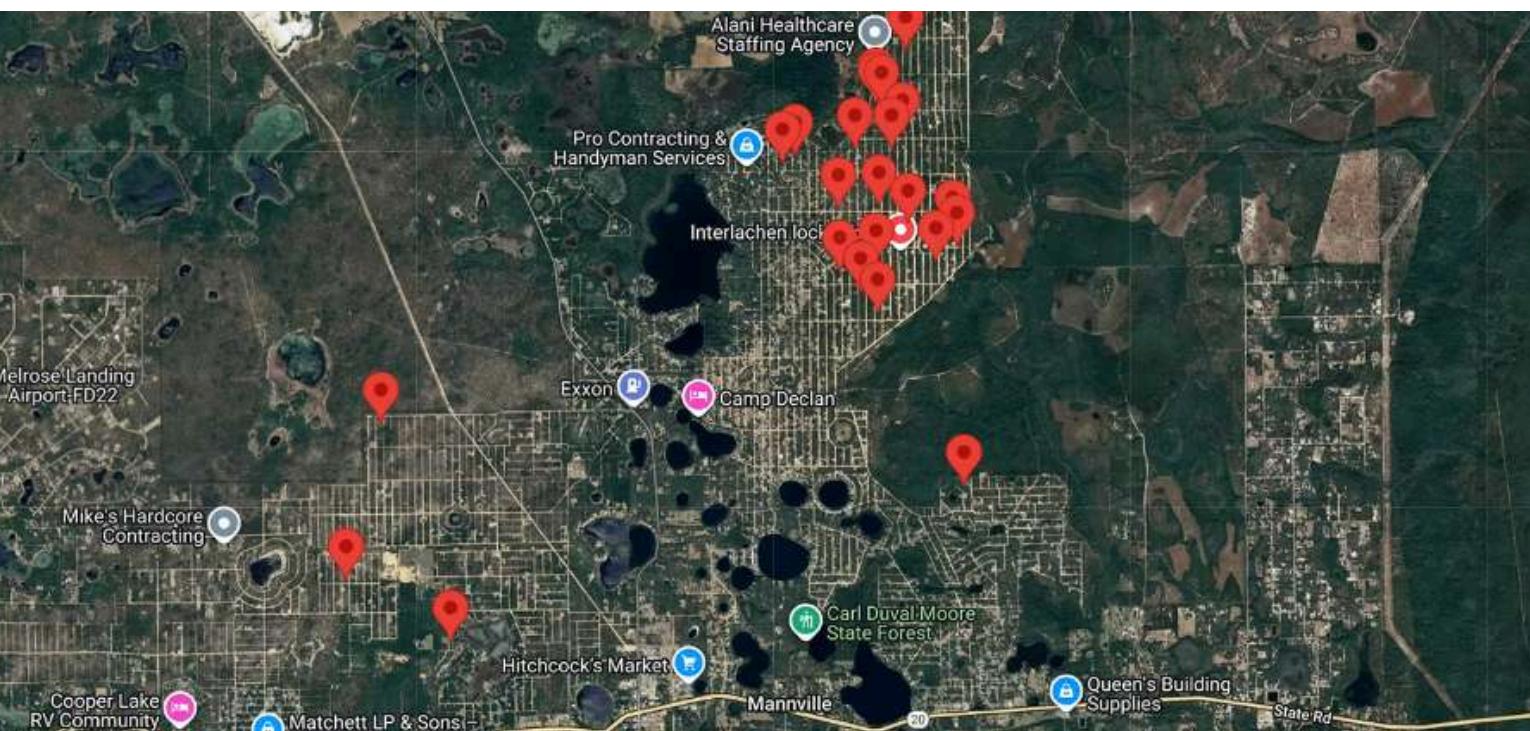
*Projected Estimates Based on Historical Market Performance
MARKET PRICE
WINNER TAX DEED AUCTION PRICE



**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?

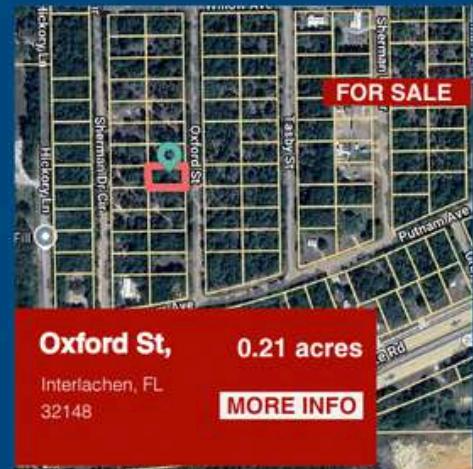
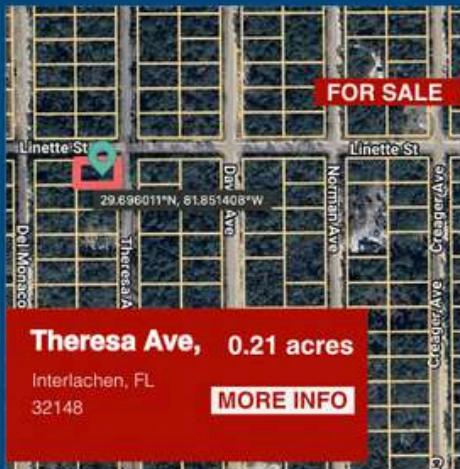
- 8K-32K → Level 1 (1-4 lots)
- 35K+ → Level 2 (5+ lots)
- 55K+ → Level 3 (5+ lots with business structure)
- 500K+ → Dealer Package or Leader Position

⌚ 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

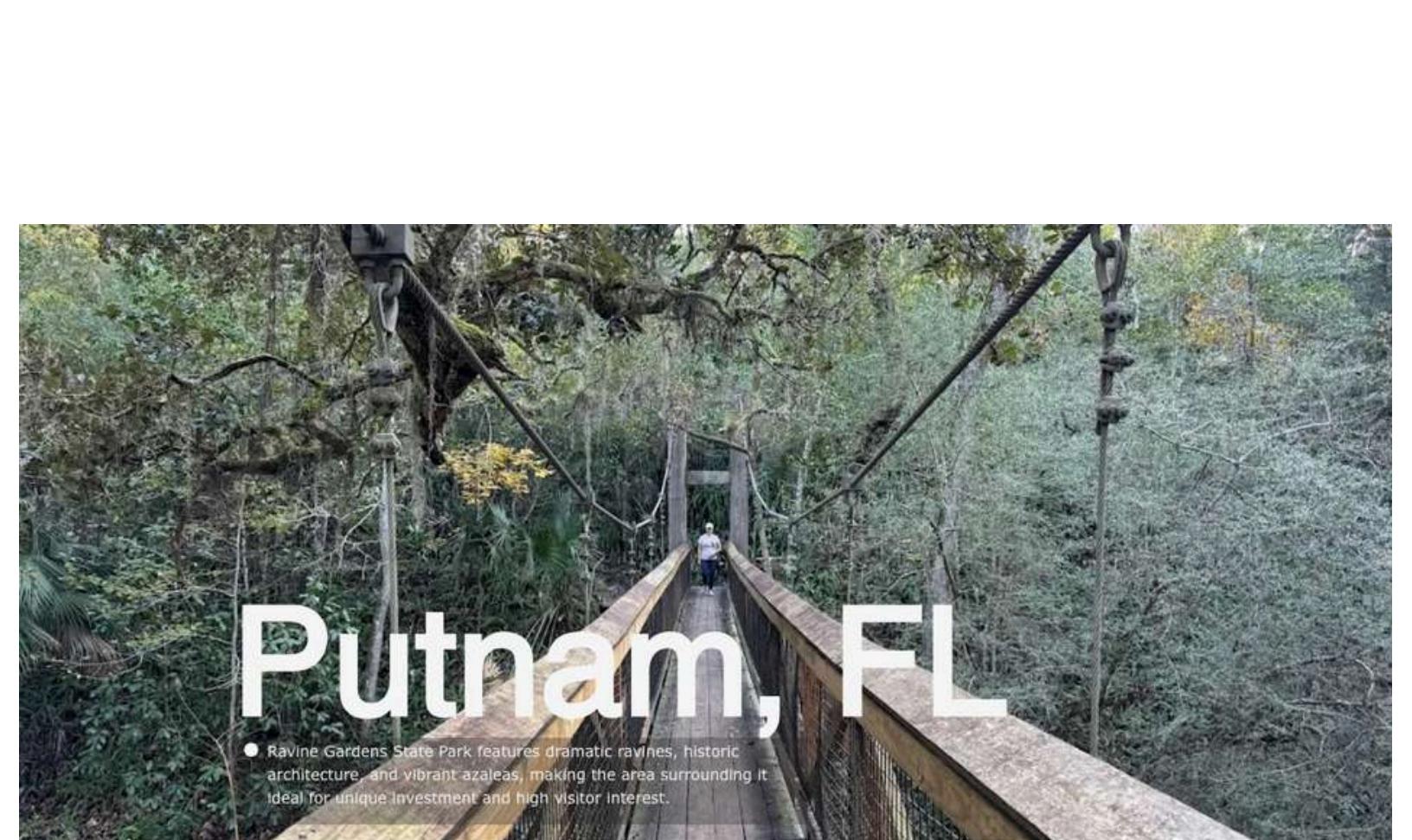
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info@landpoint-usa.com



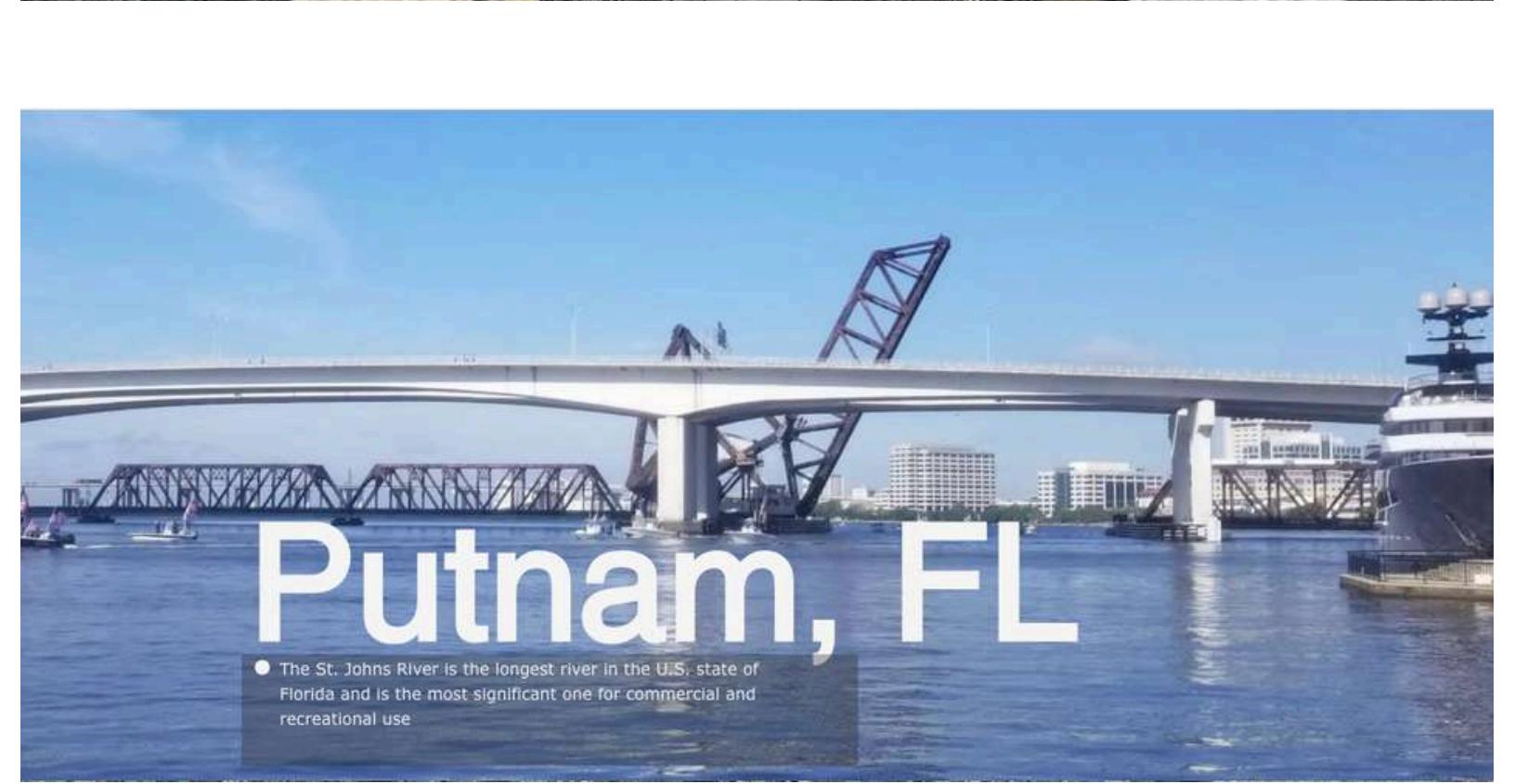
www.landpoint-USA.com

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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

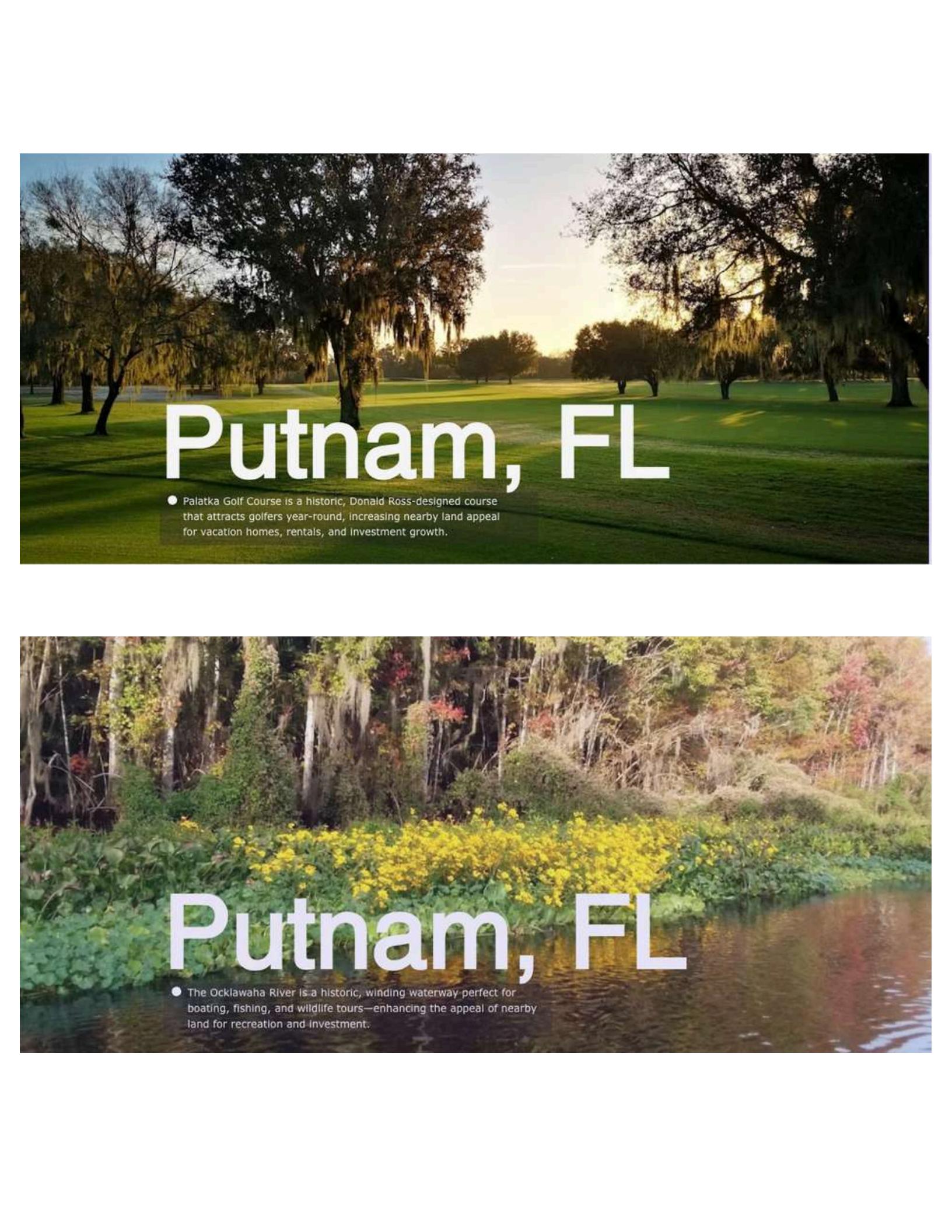
- The St. Johns River is the longest river in the U.S. state of Florida and is the most significant one for commercial and recreational use

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.

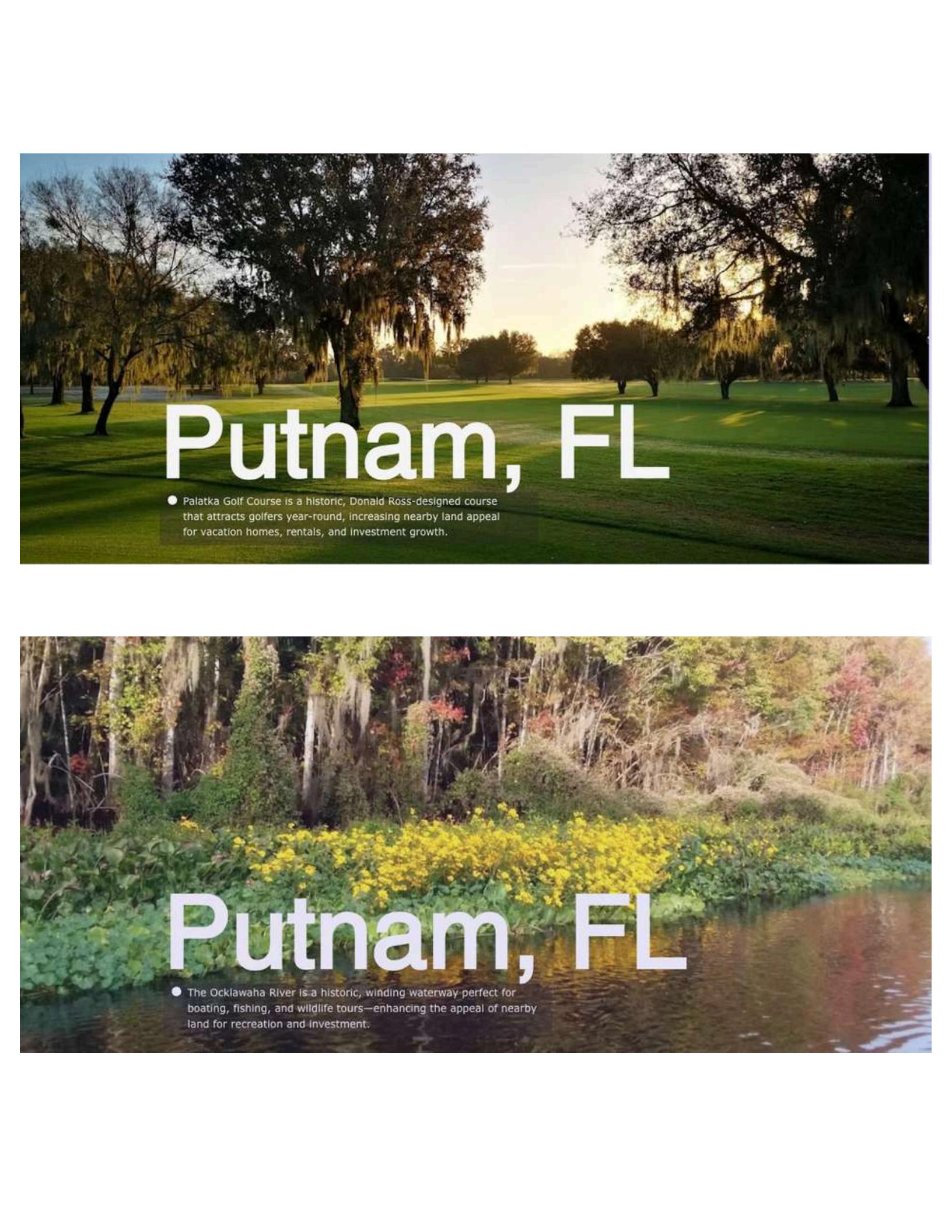
WELAKA
STATE FOREST.
JOHNS LANDING TRAIL
FOREST EDUCATION TRAIL
Putnam, FLA

- 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

- Dunn's 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.