

teardowns

The Gateway to New Construction

infillRE is a private/public listing network system, transaction platform and marketing engine with fitting solutions that include the intuitive brands and programs that attracts, collects and manages buyers and sellers of property, as well as the resulting new construction all within established local markets (infill).

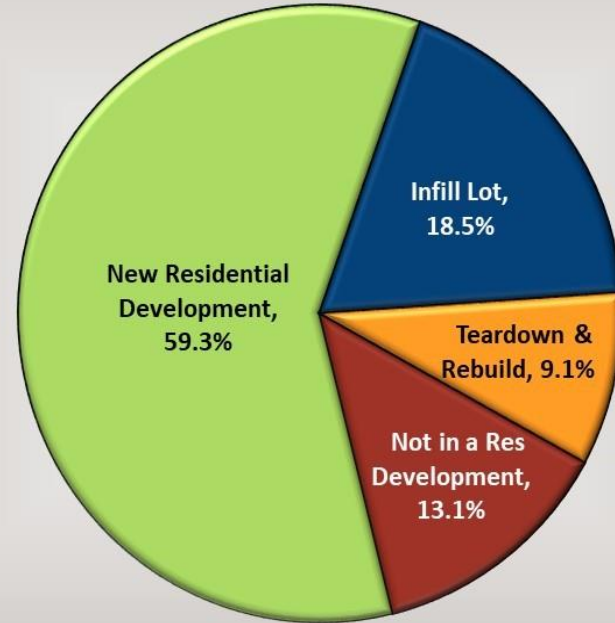
The platform's software, system and programs engage users on three diverse levels: B2B, B2C and B2B2C.

Why now?

1/4

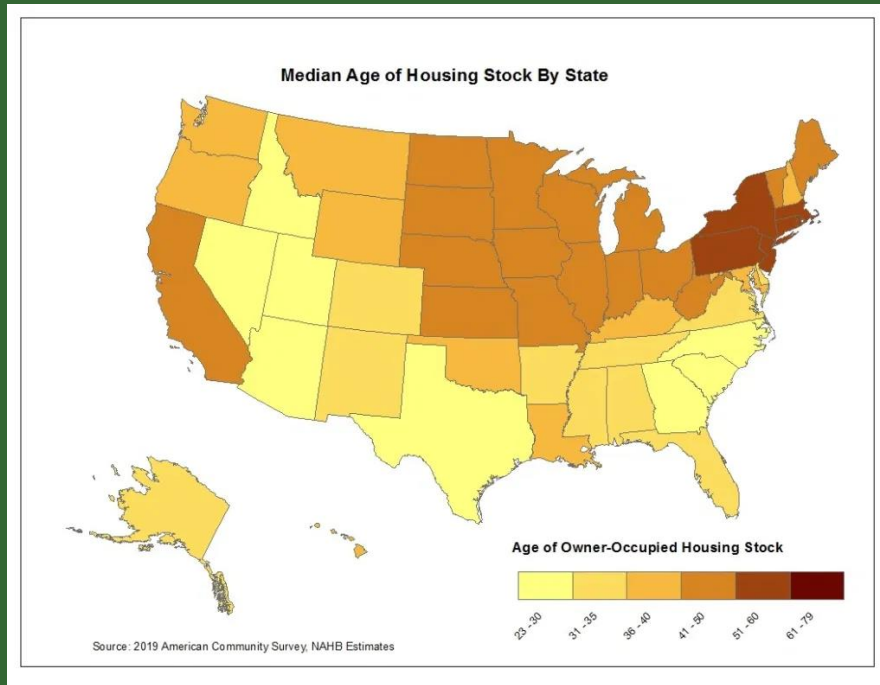
of newly constructed homes in the U.S are the result of infill and teardowns – up from 10.2% in 2016

Single-family Homes Built in 2021: Type of Development



Source: Annual Builder Practices Survey, Home Innovation Research Labs

Why now?



52mm

of the approximately 100 million single family homes in the U.S. are 40 years old – or older NAHB

59%

of the current buying generation (millennials) prefer new construction NAHB

teardowns' unique features



Not recognized in any broker or portal search



Unique, simple transactional features - lot size, location and price: "It's just a survey"



Easily identified, perfect for target marketing



Most compatible property type for online transactions



Deal characteristics are different than traditional purchases and sales



Occur at all price points, from low-end to ultra high-end luxury



Two or more sales on a single property (the teardown and resulting new construction)



Without replacing existing housing within buyer-preferred markets, new construction is limited

The value proposition for brokers and agents



Increases current business opportunities with unique and targeted product offerings to consumers



Delivers a superior 'Coming Soon', 'Office Exclusive' or 'Private' listing strategy (PLN) - compatible with MLS



Produces high quality leads from both buyers and sellers



Grows transactional volume by providing agents with differentiation and competitive advantage



The platform is currently scalable into all U.S. markets. International markets are easily implemented



Teardowns, plus the resulting new construction produce a TAM of approximately \$500B per year in sales revenue

How the market treats brokers and agents

Brokers or agents offer consumers the unique opportunity to find and use the local new construction expert for the sale of their property and/or purchase of a new home.



The value proposition for builders and investors



Increases building opportunities using “first-to-see-it” marketing solutions



Collect new construction buyers and attract sellers of the needed land – no real estate license is necessary



Increases purchase opportunities for rental or investment



Cost savings with low or no-cost selling platform for new construction and unwanted inventory or resale (“flipping”)



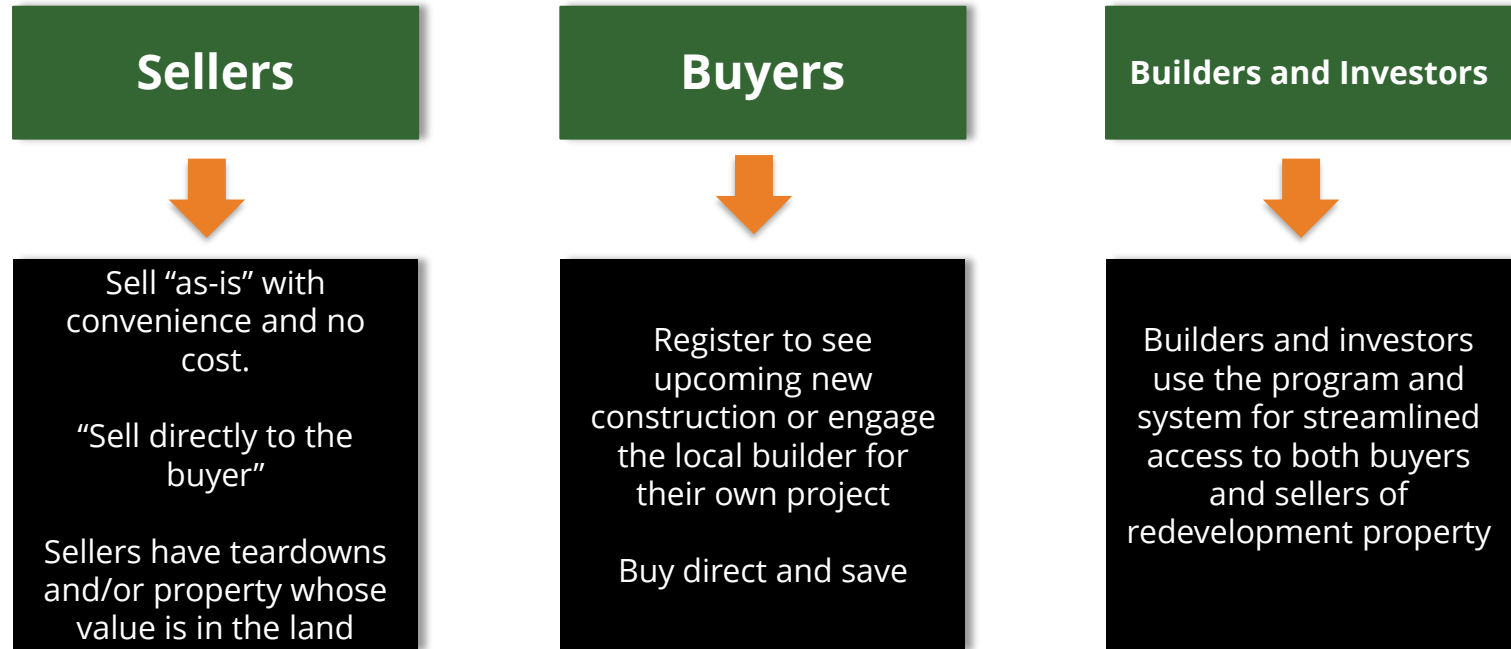
Increase custom builds through buyer registrations



The custom designed software is easy to use for all user types and experience

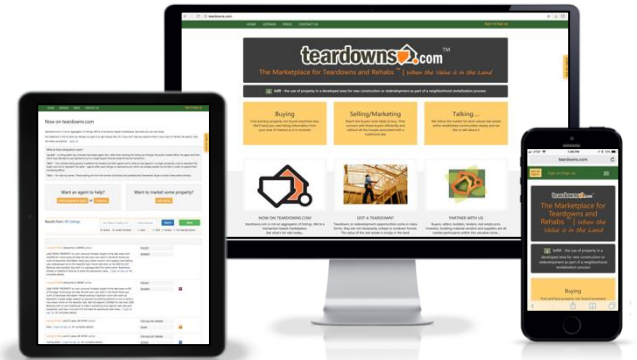
How the market treats builders and investors

The marketplace platform, system and programs offers buyers the opportunity to connect *directly* with local builders and investors, as well as giving property sellers a direct-to-buyer purchase option – streamlining both sides of the transaction



Custom built software

- Designed for technologically-diverse users, and low-tech consumers
- **“Plug & play,”** easy to launch, using cloud-based and current architecture
- Scalable across the U.S. and globally
- Mobile and tablet friendly
- Fully integrated messaging across buyers and sellers
- Robust 3-tier data and listing management
- Easy, low-cost maintenance
- Unlimited server capacity via web host GoDaddy



...and is functional and fully scalable across any operating system.



How it Works for Licensees

- Licensees use our brands, programs and system as their own to attract buyers and sellers of new infill construction
- Licensees are assigned exclusive territory by zip code.
- Licensee's *exclusive* territory is password protected with access to their territory's searchable database of buyers, sellers and gain use of the proprietary listing system, intuitive brands and marketplace website (if desired).
- Licensees are notified of new buyer registrations and seller inquiries from their specific market(s) as they are received.
- The assigned licensee's contact information is in turn sent (via email) directly to newly registered buyers or sellers. Licensee's contact information is listed on the searchable [Contact Us](#) page of teardowns.com and are the search result for their assigned market(s).
- Licensees are the recipient of incoming inquiries via the prominent "[Want Help](#)" tab located on every page of the portal.
- In the event a new buyer registers to see listings from multiple markets each Licensee that has been assigned a territory in which the buyer has registered will get an alert.

The Deal

The Company is offering Licensing opportunities to real estate brokerages, their agents, as well as builders and investors. The cost is \$200 per month, or \$2,000 upfront annually for each assigned zip code. The license fee for a whole state or region is available and price is negotiated. International markets can be created. To simplify the offering, “think” franchise without the cost and fixed structure. Interested in controlling your farm? See if your favorite market(s) is (are) available. info@teardowns.com

Licensees have use of an ecommerce platform in order to offer customers and competitors various “pay-to-post” options. If decided to use, monies are collected and paid to the Licensee directly.



Our experience as a broker

- Over \$500,000,000 in property sales, resulting in over \$1.5 Billion in residential new construction throughout the U.S.
- Brokered transactions in IL, NY, CA, VA, MD, CO, TX, and CT
- Former national joint venture with Countrywide Home Loans
- 600+ property transactions as a licensed real estate broker
- Morphed from a brick-and-mortar brokerage to online marketplace in 2012
- Introduced consumer-facing platform in November 2019
- Initiated licensing opportunities to brokers, agents, builders and investors in 2024

"I've bought and sold my own properties using teardowns.com – all the buyers in town go there to buy."

Carrie, @properties and Kenna Builders, Inc.

teardowns  **.com**

valueinland  **.com**

the lot size 

Current Domains (.com) for Use (optional) – or Create Your Own and Forward (if you want)

[teardowns](#) / [value in land](#) / [the lot size](#) / [raserz](#) / [scaperz](#) / [nockdowns](#) / [reno op](#)

Coming Soon: [tear-downs.ca](#) / [teardowns.UK](#) / [teardowns.com.au](#)

Total Annual Addressable Market Size

The platform is flexible offering a variety of potential revenue streams

		<i>Sales Revenue Opportunity 2024</i>			
		Type of Revenue	Source of Revenue	Gross Sales*	Net Revenue - Commission *
SALES OPPORTUNITY		Teardown Property Sales	Agent Sales	\$139,380,000,000	\$2,787,600,000
		Newly Constructed Home Sales Resulting from Teardowns	Agent Sales	\$418,140,000,000	\$8,362,800,000
		Buyside Commissions	Agent Sales	TBD	TBD
		FSBO Listing Commission Fees	For Sale By Owner	TBD	TBD
New Sources of Revenue		External Agent Listing Fees	External Posting	TBD	TBD
		Builder Listing Fees - Newly Constructed Homes	Builder Sales	TBD	TBD
		Builder Advertising Revenue	Builder Alternative Rev	TBD	TBD
		Mortgage Origination Value: New Construction, Luxury Market	Mortgage Company	TBD	
		TOTAL		\$557,520,000,000	\$11,150,400,000

* For brokers - average teardown sales price - \$500,000. Average sales price new construction (3x teardown sales price) - \$1,500,000. [NAHB sales figures 2022](#) (18.5% + 9.1% = 27.6% of housing starts 2022 - (NOT including owners building new on property they own 13.1%) [NAHB infill/teardowns breakdown](#) Commission rate 2%