

WISDOM FORGED OVER 20 YEARS. **BUILT WITH TODAY'S AI.**

We structure the deal, fund the gap, and oversee the build. Then we put AI to work, with the websites, apps, data maps and agents that make the plan run. Every demo in this guide is live. Scan a code and see it for yourself.

\$200M+

Capital structured

40,000+

Acres developed

20+

Years in the field

10

Live platforms we built

PAGE 2

What we do, across
four practices

PAGES 3-4

10 live products, each
with a scan-to-open
code

PAGE 5

Packages and
retainers, with starting
prices

PAGE 6

Three ways to get
started

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Scan to visit

WHAT WE DO

EXPERIENCE MEETS MODERN SOLUTIONS

Most firms sell you one piece. We bring the whole stack under one roof: the deal, the money, the build, and the technology that runs it.

REAL ESTATE & CAPITAL

From the first napkin sketch to a funded project.

- ◆ Deal structuring and business plans
- ◆ Feasibility studies and market reports
- ◆ SBA, commercial and private funding packages
- ◆ Pitch decks and investor presentations
- ◆ Cash flow projections and internal valuations

CONSTRUCTION

Field-tested estimating and oversight, with the FMGC team.

- ◆ Estimates, bids and cost breakdowns
- ◆ Draw request packages and lender reporting
- ◆ Owner's-side construction oversight
- ◆ Insurance and restoration scope reviews
- ◆ Commercial and residential general contracting

AI & SOFTWARE

We build it, run it and teach your team to use it.

- ◆ Web apps, member portals and client portals
- ◆ 3D data maps and site-selection tools
- ◆ AI agents, voice assistants and automations
- ◆ KPI dashboards and mini apps on your data
- ◆ Custom GPT and Claude setups, with team training

BRAND, MEDIA & GROWTH

The face your project shows the world.

- ◆ Brand kits, logos and messaging
- ◆ Websites with SEO built in
- ◆ Social media launch and content calendars
- ◆ AI avatar and explainer video
- ◆ E-commerce and print-on-demand stores

HOW WE WORK

01**Discover**

A paid strategy session. We learn the goal, the gaps and the deadline.

02**Blueprint**

A written scope, roadmap and fixed quote. No surprises.

03**Build**

We ship in weeks, not quarters, with two review rounds built in.

04**Run**

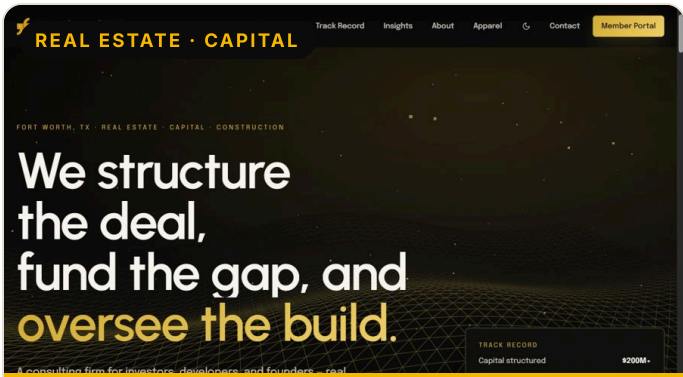
Launch, hand over and train. Or keep us on as your growth partner.

Our rule: ship at 80% and improve with real feedback. A working version in your hands this month beats a perfect plan next year.

BUILT BY US · LIVE RIGHT NOW

DON'T TAKE OUR WORD. SCAN IT.

Each of these is a working product we designed and built. Point your phone camera at a code to open it.

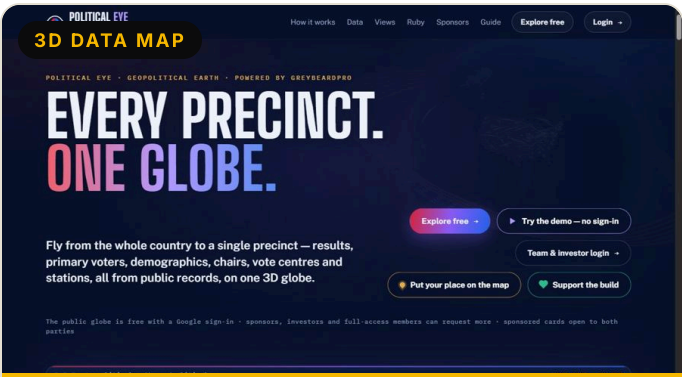


GREYBEARDPRO PLATFORM

Our own consulting platform: deal marketplace, track record, insights and a member portal.

Shows we can: Full-stack web app on our own server, with sign-in and a live deal board.

greybeardpro.com

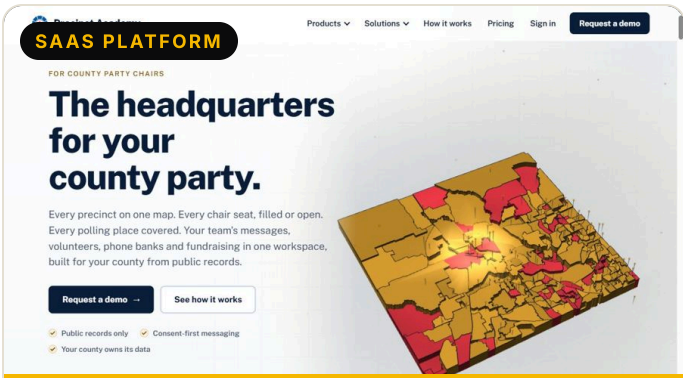


POLITICAL EYE · GEOPOLITICAL EARTH

Fly from the whole country down to one precinct: results, voters, demographics and polling places on one 3D globe.

Shows we can: Large public data sets turned into an interactive 3D map with an AI guide.

geopoliticalearth.com



PRECINCT ACADEMY

The headquarters for a county party: every precinct on one map, plus phone banks, block walks, messaging and training.

Shows we can: A multi-county software product with roles, sign-in and a 3D county map.

precinctacademy.com



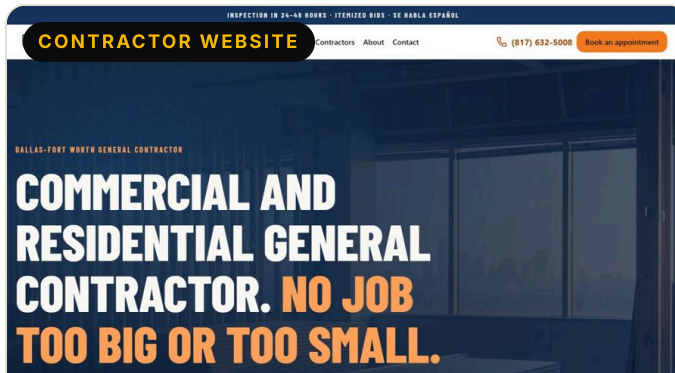
LEGAL LIAISON PRO

AI-guided intake by voice or text, plus 13 case modules that keep a self-represented person organized.

Shows we can: AI agents that sort documents, timelines and finances. It organizes, and never gives legal advice.

mylegalliaison.com



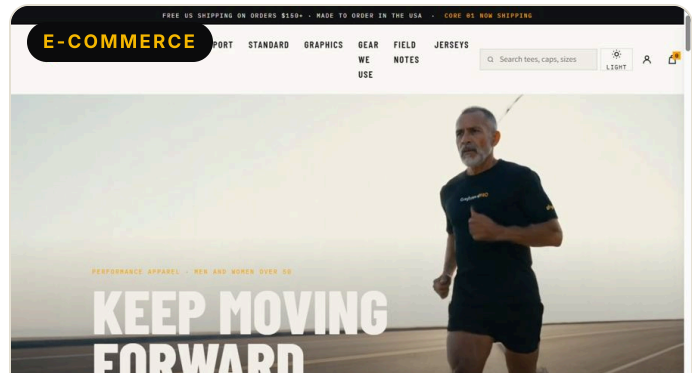


FIDEL MIRANDA GC

A bilingual general-contractor site with 24–48 hour inspections, itemized bids and a private client portal.

Shows we can: A lead-generating website with SEO built in, and the bid system behind it.

fidelmirandagc.com

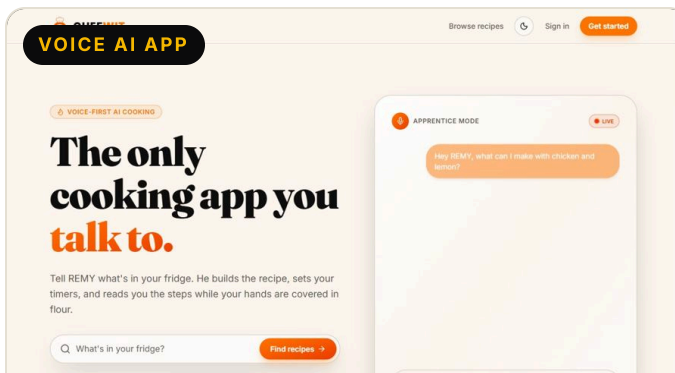


GREYBEARDPRO APPAREL

A made-to-order performance apparel store for men and women over 50.

Shows we can: Shopify store, product design and print-on-demand, launched and selling.

shop.greybeardpro.com

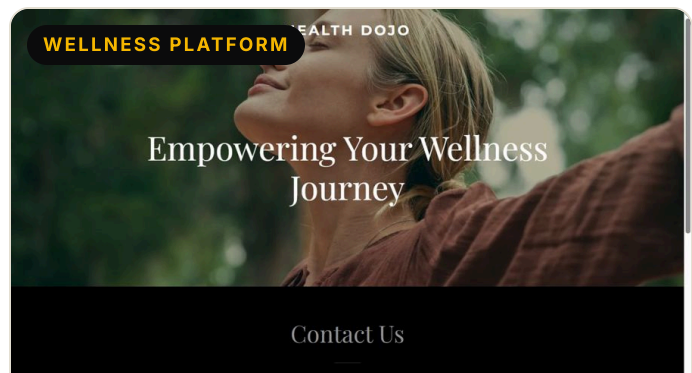


CHEFWIT

The only cooking app you talk to. REMY builds the recipe from your fridge, sets timers and reads you the steps.

Shows we can: A consumer voice-AI product with a free tier and sign-up flow.

chefwit.com



HEALTH DOJO

A wellness hub that brings guidance, tracking and community into one place.

Shows we can: A member platform for the Greybeard Club's Health pillar.

healthchatgpt.net



MYLEGALAGENT.AI

Legal document preparation platform for self-represented people.

mylegalagent.ai

REAL ESTATE EARTH PRO

3D parcel and deal finder: pins, data layers and full property cards.

Private demo on request

Need something that isn't here? If it runs on a screen, a phone or a phone line, we can probably build it. Bring us the idea and we'll scope it in one session.

PACKAGES · 2026

CLEAR SCOPE. CLEAR PRICE.

Every project starts with a written scope and a fixed quote. These are starting prices. Your proposal sets the exact number.

PACKAGE	WHAT YOU GET	TYPICAL TIME	STARTING AT
Strategy Session	90 minutes plus a written action plan. Credited to any project signed within 30 days.	1 day	\$250
Discovery & Blueprint	Needs assessment, scope, roadmap and fixed quote. Credited to the project.	1 week	\$1,500
Brand & Website Launch	Message, logo and brand kit, a 5–7 page site, SEO and analytics	2–3 weeks	\$3,500
Social Media Setup	4 platforms, a 30-day calendar, 12 launch posts with graphics	1–2 weeks	\$1,500
Pitch Deck / Presentation	15–25 slides: story, design and speaker notes	1–2 weeks	\$2,500
AI Avatar Video Pilot	Your digital likeness and voice, plus 3 finished 60–90 second videos	1–2 weeks	\$1,500
Site Selection Map	3D parcel map of candidate sites with zoning and data layers, plus a memo	1–2 weeks	\$2,500
Custom Dashboard / Mini App	A tracker or KPI board built on your own data	1–3 weeks	\$3,000
AI Setup & Training	Custom GPT or Claude workspace, prompts and a team training session	1 week	\$1,500
Deal Structuring & Business Plan	Structure options, financial model, plan and lender or investor package	2–4 weeks	\$5,000
Feasibility Study / Market Report	An in-depth study of 150–200 pages, with a broker's opinion	14–45 days	\$7,500

KEEP US ON YOUR TEAM

ADVISOR

\$2,500/mo

Up to 8 hours a month, biweekly calls, email access and one deliverable a month.

GROWTH PARTNER

\$5,000/mo

Up to 20 hours a month: content, video, pipeline upkeep, strategy and a monthly report board.

FRACTIONAL COO

\$8,500+/mo

Up to 40 hours a month running your project: lenders, partners, oversight and reporting.

Capital and project deals: success fees of 1–3% of funding closed, or a share of project profit, are available for qualified engagements and quoted case by case. **Terms:** 50% to start and 50% on delivery. Retainers have a 3-month minimum. Software, hosting and ad spend are paid by the client. Prices are in U.S. dollars and may change.

LET'S BUILD WHAT'S NEXT.

Bring us the idea, the deal or the half-finished plan. We'll tell you plainly what it takes and what it costs, then we'll build it with you.

1

Book a strategy session

90 minutes and a written action plan for \$250, credited to your project.

2

Get a proposal in 48 hours

Three clear options with fixed prices, so you choose the speed and the budget.

3

Launch in 30 days

Most brand, website and app projects go live within a month of kickoff.

EVERY ENGAGEMENT INCLUDES

A fixed price

A written scope and quote before any work starts.

Two review rounds

You see it, you shape it, then we finish it.

You own the files

Your logo, site, decks and videos are yours once paid.

Handover & training

Your team learns to run what we built.

Who we work with: developers, investors and landowners, contractors, churches and nonprofits, political and civic organizations, and founders who need a working product, not another slide deck.



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