

Land Shark, Inc. Premium Investment

10506 Moorcreek Dr, Houston TX 77070 – Confidential Investor Dossier

Verified Opportunity | Conservative Valuation

Strategic Summary

This **turnkey 5BR/4BA asset** is available for **\$365,000**, firmly under the **verified LSIRVM™ ARV of \$572,924**.

With **\$207,924 in confirmed equity**, this represents a prudent **57.0% return** at acquisition — supported by CMA, PropStream, and RVM algorithm confidence ratings.

Financial Overview

Component	Amount	Notes
Total Investment	\$365,000	All-in cost, including assignment
ARV (Conservative)	\$572,924	Backed by verified data
Instant Equity	\$207,924	Unlocked at acquisition
Equity Percentage	57.0%	Grounded, conservative return

Assignment Terms

Component	Amount	Details
Seller Payment	\$345,000	Ethical seller-focused structure
Assignment Fee	\$20,000	Professional coordination and due diligence
Closing	3–5 Business Days	Cash purchase only

