INVESTOR HOLDINGS SOLUTIONS LLC — CONSULTING SERVICES

I built my real estate investment company on this structure. Now I'll build yours.

I'm the operator behind Investor Holdings Solutions LLC — acquisitions, foreclosure marketing across a dozen Texas counties, PadSplit development, a training program, and a full staff, all running under one holding structure I built and run today. I'll design and stand up that same structure for your business.

6
ENTITIES IN MY OWN STRUCTURE

12+
TX COUNTIES OF COMPLIANCE EXPERIENCE

1
POINT OF CONTACT, START TO FINISH

The Risk

One entity, every liability. Acquisitions, marketing, and staff all exposed to the same lawsuit.

The Gap

Compliance blind spots. Sub2, owner-finance, and foreclosure marketing each carry their own TX rules.

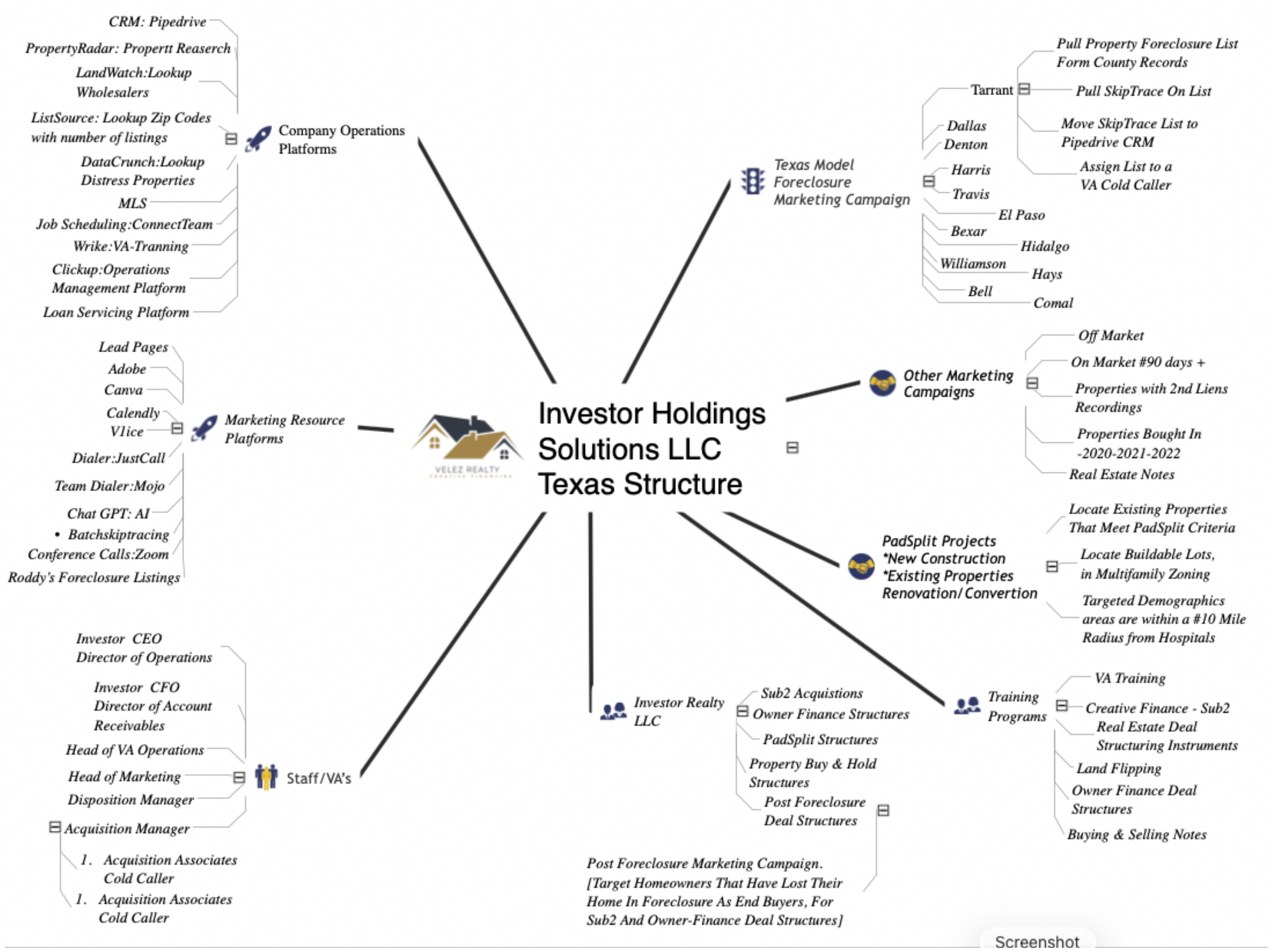
The Fix

A built-for-purpose structure. Every business line isolated, staffed, and documented correctly.

I DON'T JUST CONSULT ON THIS

This is my own operation — not a theory I'm selling you

This is the actual operations map for Investor Holdings Solutions LLC — my company. Acquisitions platforms, foreclosure marketing across a dozen Texas counties, PadSplit development, a training program, and a full staff, all running through one holding structure I built and operate today.



When I structure your business, you're not getting theory — you're getting the exact playbook I use to run my own.

WHO I WORK WITH

Built for investors who've outgrown a single LLC

If your operation now spans acquisitions, marketing, development, staffing, or coaching under one entity, you're carrying more risk than you need to. I work with Texas-based investors and operators at exactly that inflection point.

Active Acquirers

Running Sub2, owner-finance, or foreclosure-list acquisitions and ready to separate deal risk from everything else.

Portfolio Builders

Holding multiple rentals or buy-and-hold assets still sitting in one LLC — or no LLC at all.

Multi-Line Operators

Layering in PadSplit development, a coaching brand, or a growing VA/staff team alongside core acquisitions.

A typical structure I design includes:

- Holding Company
- Acquisitions & Deal Structuring LLC
- Marketing & Lead Gen LLC
- Development LLC
- Training & Education LLC
- Management / Staffing Co
- Single-Asset / Series LLCs

How I approach every engagement

01

Map the operation

I start with how money, leads, and liability actually move through your business today — not a generic template.

02

Isolate the risk

Each business line is placed in its own entity based on its specific regulatory and liability exposure.

03

Coordinate the pros

I work directly alongside your attorney and CPA so filings, agreements, and tax elections land correctly the first time.

04

Hand off documented

You receive an org chart, entity memo, and SOPs your team can operate from — not just a folder of filings.

> “
> *I had the deal flow figured out early. What I was missing was a business built to survive its own growth — that's the system I now build for other investors.*

THE ENGAGEMENT

A phased build, not a one-time filing

Each phase ends with a concrete deliverable before the next one starts. Every phase separates two costs: what it actually takes to build the structure — state filing fees, registered agents, attorney-drafted documents, CPA setup, paid directly to those providers — and my flat structuring fee of $500 per phase.

PHASE	DELIVERABLE	BUILD COST (EST.)	MY FEE
0	**Discovery & Structure Design** — Full operational assessment, custom entity structure design, and a visual org chart memo.	$0	$500
1	**Holding Co. & Legal Foundation** — 5 entities filed (holding co. + 4 subsidiaries); state fees, optional registered agents, attorney-drafted operating agreements, EINs.	$4,000–$7,000	$500
2	**Asset Protection Layer** — Series LLC or single-asset LLC per property. TX charges no extra state fee to add a series; separate LLCs run $300 each.	$300–$500/property	$500
3	**Staffing & Management Co.** — 1 entity filed; state fee, optional registered agent, attorney-drafted management and inter-company agreements.	$1,000–$1,900	$500
4	**Regulatory & Compliance Review** — Attorney review of acquisition/marketing scripts, loan-servicing determination, zoning/permit review, billed at attorney's rate.	$1,200–$4,800	$500
5	**Tax Election & CPA Coordination** — S-corp election (no IRS fee) plus CPA setup for consolidated reporting and the management fee structure.	$500–$1,500	$500
6	**Implementation & 90-Day Check-In** — SOP handoff, staff transition, and a 90-day review. Minor amendment fees only, if any.	$0–$200	$500

ESTIMATED BUILD COST
Paid directly to the state, registered agent, attorney, and CPA

$7,000–$15,900+
(plus $300–$500/property)

MY STRUCTURING FEE
Flat $500 per phase × 7 phases

$3,500

Build-cost figures are estimates based on current Texas filing fees and typical attorney/CPA rates; attorney and CPA invoices are billed directly by those professionals, not by me. Phase 2 cost depends on property count and whether you use a Series LLC or separate single-asset LLCs. Final scope and pricing are confirmed in a written proposal before work begins.

Ready to see your structure mapped out?

Start with a Phase 0 discovery consultation — no obligation to continue.