


# Investment Proposal: William Thomas Design LLC

## Minority Equity Investment

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February 2026

# The Business



## Asset-Light Model

Asset-Light Model is a company of met and propose based developmeritus autherits.

## Key Relationships:

- Chris Freeman
- Gary Hancock
- Valdara Custom Homes

This is an impressive business with exceptional margins and a steady stream of high-end projects.

# The Proposal

**\$225,000**

Investment Amount

**25%**

Equity Stake

**\$900,000** Valuation

1.5x trailing net profit

You retain 100% operational control

Quarterly pro-rata profit distributions (25% to investors)

No board seat required; informal quarterly check-ins



# Valuation Rationale

Industry Standard (2.0x) ♦ \$1,200,000 valuation = \$300,000 for 25%

Our Proposal (1.5x) ♦ \$900,000 valuation = \$225,000 for 25%

Conservative (1.0x) ♦ \$600,000 valuation = \$150,000 for 25%

We applied a fair 1.5x multiple that leaves room for everyone to win.

# Key-Man Insurance (Optional)



**\$500,000** Coverage Amount (life and disability)



Beneficiary: William Thomas Design LLC



Purpose: Protects the business and your family



Estimated Cost: ~\$1,500-3,000/year (tax-deductible)

*Recommended but not required.*



# What We Bring



## Builder relationships and introductions

Connecting you with key industry partners for growth.



## Business strategy and growth guidance

Tailored roadmaps to scale your landscaping business.



## Financial planning and cash flow support

Optimizing finances for stability and expansion.



## Sounding board for big decisions

Trusted advisors for critical choices and challenges.

*We support, not direct. You know landscaping better than we ever will.*

# What You Get vs What You Keep

## What You Get



\$225,000 cash at closing



Partners invested in your success



Access to builder network



Strategic support when you want it

## What You Keep



75% ownership



100% operational control



All hiring/firing decisions



All client relationships



Your brand and reputation



# Illustrative Returns

Assuming 80% of profit distributed

Flat (\$600K profit): \$120,000/year = 53% return **53%**

Growth (\$750K profit): \$150,000/year = 67% return **67%** Best Case

Downside (\$400K profit):  
\$80,000/year = 36% return **36%**

Distribution policy is at your discretion as majority owner.



# Next Steps



1.

1. Your review  
- Take time to consider, discuss with advisors



2.

2. Follow-up call  
- Discuss questions or negotiate terms



3.

3. Due diligence  
- Share 2-3 years of financial records



4.

4. Legal drafting  
- Attorneys draft operating agreement



5.

5. Closing  
- Execute documents and fund investment