

Investment Proposal: William Thomas Design LLC

Minority Equity Investment

Prepared by Evan & Chris

February 2026

The Business



Asset-Light Model



Asset-Light Model is a company of met and propose based developmentus 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. Your review
- Take time to consider, discuss with advisors

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

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

4. Legal drafting
- Attorneys draft operating agreement

5. Closing
- Execute documents and fund investment