



TEAM BIO

# Big Texas Land Buyers

We convert Land into Cash

As quick as 48 hrs



# BTLB Team & Track Record

## TRACK RECORD

**250+ Deals**  
Completed to Date



**150+ Full Cycle Deals**  
Completed to Date



**All Equity**  
Funding Method



**\$70+ Tracts**  
Under Management



**Assets Owned**  
in TX, SC & NC



## LEADERSHIP TEAM :



**Shahriar  
Khan**  
Principal  
BTLB

Rural Acreage

Inner City

Warehouse Dev

Opportunistic Acq.





# 2025 : Consolidated Data Set

Massive Capital

01

# BTLB: Consolidate “Evergreen” Data Set for Marketing

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## Context:

1. Texas has 20 mln residents
2. Texas has 10 mln property owners
3. Texas has 2-3 mln land owners
4. Property buyers can reach out to property owners directly (call/email/text/ad) if they choose to buy.

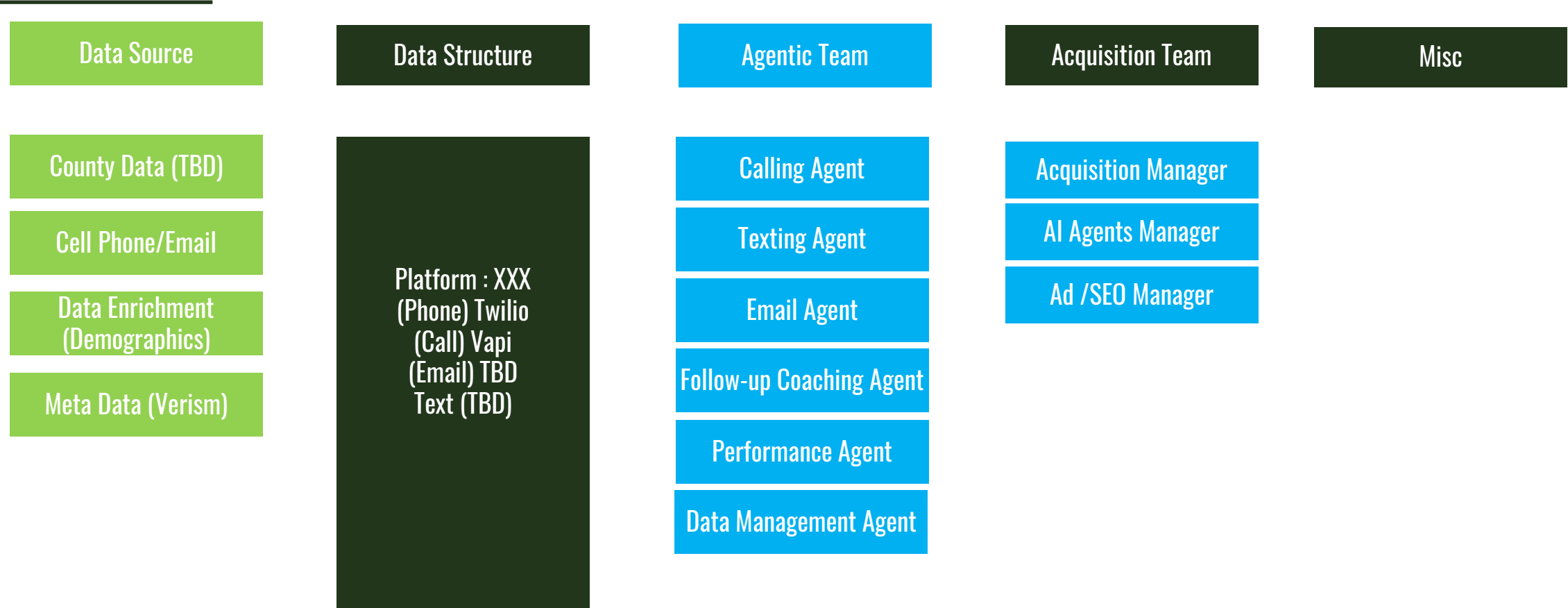
## Big Texas Land Buyers

1. BTLB is a land acquisition company across Texas
2. BTLB has its proprietary list of Counties as target market
3. BTLB currently send 1 mln text per year and makes 400K calls per year
4. BTLB has 4 employees
5. BTLB believes big data which AI agentic model to create an competitive edge within the industry
6. NTLB is looking to acquire 10 mln valued land per year

## Putting it together

1. We need to create a “consolidated data base” with AI agents to do push marketing based on property and seller demographics information
2. Create a database and decision logic which will allow BTLB to be in front of seller who “really wants to sell” and/or “who really needs to sell”

# (ai) Virtual Team: Data accelerates, AI wins



# Time Structure: Sequence Things



# Case Study # 1 : Make a proposal

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## Case Study:

1. Based on slide # 4 and #5, create a proposal on how to approach this problem ?
2. Think tech stack , think UI/UX and draft a proposal on product develop timeline , cost and resources needed to go to market





# Property Valuation

Massive Capital

02



# Property Analyzer: Commercial Property P&L Database

## Context:

1. Goal: Build a scalable, data-driven platform to analyze and identify commercial real estate (CRE) investment opportunities, targeting investors and institutions.
2. Inspiration: [www.RedIQ.com](http://www.RedIQ.com) and [www.Cherre.Com](http://www.Cherre.Com)
3. Target Exit: After scaling to 20K–30K quality property profiles.
4. Target Users: Active CRE investors, PE firms, family offices.

## Data Infrastructure

1. Sources:
  1. Public: Census, Property Appraisal Records, Permitting databases, Government GIS.
  2. Semi-public: Development filings, zoning board updates.
  3. Private: Neighborhood crime/school ratings, economic data APIs.
  4. **Initial Load: Use existing 1,400 properties.**
  5. Stack: AWS (RDS, S3, Lambda, Glue, Redshift).

## MVP Feature: Rent Roll Analyzer

1. Upload & parse rent rolls (Excel/PDF/CSV).
2. Auto-valuation: NOI, Cap Rate, DSCR.
3. Generate branded investment PDF reports.
4. UX inspired by TurboTax.

## Backend Development

1. REST/GraphQL APIs using FastAPI (Python).
2. Secure architecture, SOC2-ready design

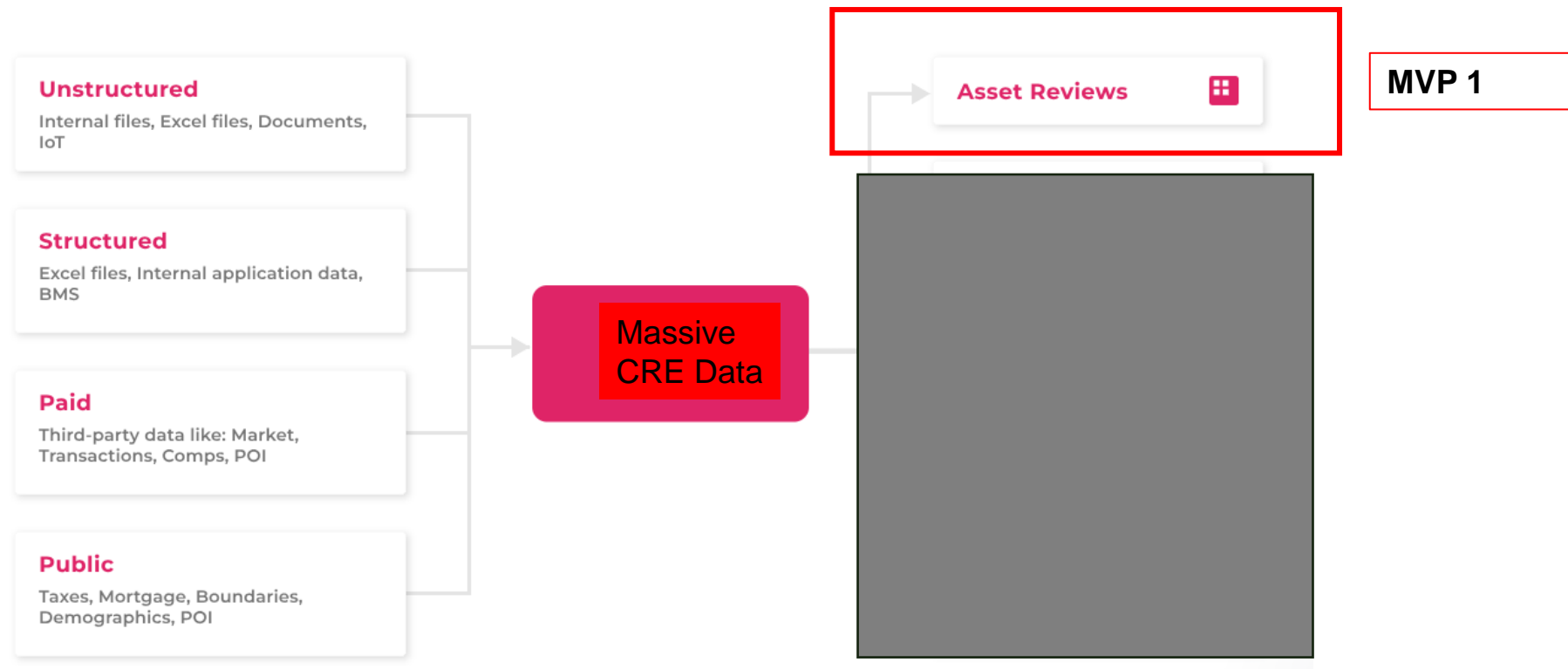
## Frontend MVP

1. React + Tailwind UI.
2. User flows: upload, results, reports.
3. Auth: email + 2FA.

# Property Analyzer: Commercial Property P&L Database

## Data Management That Delivers Immediate Value

Seamlessly ingest, connect, and consume all of your real estate data across the organization.



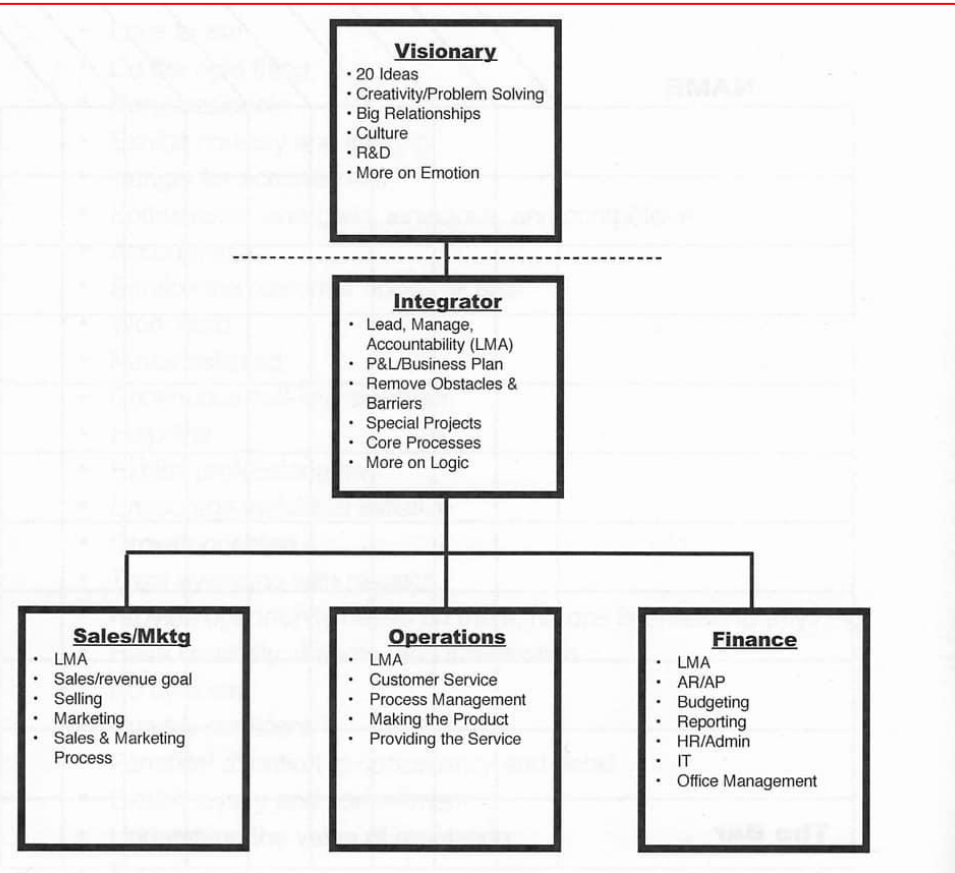
## Case Study # 2 : Make a proposal

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### Case Study:

1. Based on slide # 4 and #5, create a proposal on how to approach this problem ?
2. Think tech stack , think UI/UX and draft a proposal on product develop timeline , cost and resources needed to go to market

# Traction: Looking for an Integrator



# Contact Us!

We look forward to partnering with you for “Our Next” Opportunity



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