

Market Intelligence Funding

Funding the platform work that creates the deal before the property company exists

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A proposed basis for funding North Star's pre-closing work. Figures are proposed terms, set in a signed work authorization. This is not an offer to sell securities.

North Star should not be asked to perform site-specific intelligence, demand testing, broker preparation, land-control work, or investor packaging without a funded work authorization.

The North Star platform creates the deal before the property company exists. That work includes corridor screening, iVerify reporting, carrier-demand research, parcel review, broker packet preparation, landowner research, demand calls, civil rough-order coordination, investor exhibits, and project structuring.

This is real work, and it is paid whether or not a property closing occurs.

Initial work authorization

For a project such as the Winnie I-10 example, the proposed upfront work authorization is:

Item	Amount
Initial work authorization deposit	\$25,000
Monthly platform retainer	\$10,000 per month
Outside expense reserve	\$15,000–\$25,000

The initial deposit allows North Star to begin site-specific work. The monthly retainer keeps the work active while demand, land-control, broker, civil, and investor tasks are completed. The outside expense reserve covers approved third-party costs: broker support, civil rough-order work, legal review, data, mapping, travel, and other direct project costs.

Credit against the closing fee

If the project proceeds to a funded property closing, the initial deposit may be credited against North Star's later origination or intelligence fee, if agreed in the final documents. The monthly retainer and the outside expense reserve are payment for work performed and costs incurred; they are not success fees.

Relationship to property economics

The platform work fee is separate from the property-level investment. The property investor may still invest in the property LLC. The property LLC may still pay North Star disclosed development and origination fees and a sponsor

promote, as set in the final documents. The platform work fee only prevents North Star from carrying all pre-closing labor and expense without payment.

The rule

Before North Star is asked to move from general discussion to site-specific execution, the work must be funded. A serious project starts with a funded work authorization, not unpaid speculation.

Figures are proposed terms for discussion and are set in a signed work authorization. Nothing here is an offer to sell, or a solicitation to buy, a security.