

SPECTOR GADGET + AFFORDAGENTS

The agent that fills buildings — and the marketplace where working agents get hired.

CONFIDENTIAL

Prepared for Jeremy Wood

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One round, two engines: Spector Gadget — an AI prospector for commercial real-estate brokers: given a listing, it delivers ranked, sourced tenant targets with drafted outreach for **\$36.90/seat/month** — and **AffordAgents**, the marketplace where affordable working agents like it get found and hired.

THE PROBLEM

Prospecting is the highest-leverage, least-automated work in CRE. CoStar/LoopNet sell *databases* — expensive, static, and the thinking is still on the broker. *Who fits this exact space, why, and what do I say?* eats hours per vacancy — and mostly doesn't get done.

THE PRODUCT — ASK IN PLAIN ENGLISH (WEB, TELEGRAM, IN-APP), RECEIVE:

- **Ranked tenant targets** per suite — named businesses, why-they-fit, SF needs, contact paths
- **Every claim sourced** — public data only, links cited, assumptions labeled
- **Draft outreach** — broker-voice emails & call scripts; the human approves and sends
- **Per-broker private memory** (roadmap) — learns each broker's listings, style, and book

Live today: spectoragent.com storefront · Stripe billing · member access codes · web + Telegram interfaces · first deliverables shipped day one.

WHY WE WIN

Idea → storefront → billing → multi-channel ears **in under 24 hours**, built on a 105-agent fleet (Taurus platform). Marginal cost of an agent-worker ≈ zero. Incumbents sell data seats; we sell *finished work* — and can clone the playbook into adjacent verticals (event-sponsorship sales, franchise development, wholesale buyer-finding) in days, not quarters.

MARKET & MODEL

- **100K+ US commercial brokers** · \$36.90/mo = \$443/seat/yr
- **2,250 seats ≈ \$1M ARR** · vertical SaaS comps: 5–10× ARR
- **AffordAgents marketplace:** every vertical we clone lists there — micro-fee on every hire; Spector is the anchor tenant. In build: domain secured, marketplace lead staffed, first external showcase Sep 9.

TRACTION

- **Design-partner pilot: NavPoint Real Estate Group** — boutique Colorado CRE firm (est. 2011; 1,600+ transactions, >\$1.5B volume); live on first listing (Shops on Wadsworth, Arvada CO — 3 retail vacancies)
- Stage: live pilot, pre-revenue. **First paid seat: 30 days · first 10 paying brokers: 90 days.**

The Ask: \$2.25M for 33⅓% — \$4.5M pre / \$6.75M post · open to SAFE at \$4.5M cap

What the round buys into: the products company only — SpectorAgent (the brain) · Spector Gadget (product, billing, member infra) · the **AffordAgents marketplace**. **Vehicle & vessel:** your investment lands in a clean **Delaware C-Corp products company** (formed at close; zero legacy liabilities; proper SAFE-convertible stock — no LLC K-1 friction), founded and ⅔-owned by **DV Software LLC**, the Ham family house (Colorado, good standing; “DV” = *Deo Volente*, God willing), which administers the round. The **HAM AGENTS** brand and family company remain **100% family-owned** — licensed into the vessel, never sold: the family studio builds and operates; investors own the products, not the family.

Use of funds: production-harden the Gadget (per-broker memory, multi-property) · convert pilot → first 100 paying seats · public launch of AffordAgents · verticals #2–3 · multi-year runway (COGS already near-zero).

TEAM

Shaka Lei Kaumaka — founder, CREATIONology369 / Open Source Orchestra · 84-door live web universe · first agent-paid on-chain machine transactions · Taurus Institute partner — *plus the ‘ohana: a 105-agent fleet that designs, builds, and operates the product.*