EK VENTURES · PRINCETON, NJ

One quant engine. Every real estate business.

A vertically integrated luxury real estate company for New York, New Jersey and Connecticut, run on QuantEstate.



THE PROBLEM

The best deals never reach the market.

- Motivated owners show up first in tax, lien, estate and code filings, spread across hundreds of county systems.
- Brokers, land buyers, builders and funds each see one slice; nobody connects them.
- Luxury clients wanting private vaults and safe rooms have no trusted single provider.

THE SOLUTION

QuantEstate finds, scores, routes.

01 · SOURCE

Reads public notices daily across tri-state counties

02 · SCORE

Ranks each owner's likelihood to sell

03 · ROUTE

Sends the deal to the business that earns most

04 · UNDERWRITE

Prices offers, net proceeds and risk

Built and running today: live scoring, daily sourcing, AI property briefs, pipeline and founder portal.

THE BUSINESSES

Six ways to earn from one engine.

BUSINESS	WHAT IT DOES	HOW IT EARNS	STARTS
Aevum Residential	Luxury vaults, safe rooms, bunkers	~28% build margin + service	Now
EK Land	Buys land at 25–45% of value, resells	~$15–18K net per parcel	Pilot
EK Luxury Brokerage	$1M+ homes and buildings	2.5% per side	On license
Residential Fund	15–30 unit buildings	2% acq. · 1.5%/yr · 30% carry	Later
EK Development	Ground-up luxury buildings	4% development fee	Later
Market Intelligence	Scored leads by subscription	$499 / month	Later

UNIT ECONOMICS (PLANNING ESTIMATES)

Every line makes money on deal one.

$17.5K

Net on a $40K-value land parcel bought at $14K

$28K

To EK per $1.6M brokerage sale

$112K

Gross margin on a $400K Aevum vault at 28%

Owner-financed, the same parcel collects about $56,750 over 84 months.

THE MARKET · LATEST PUBLIC DATA

Tri-state luxury, from Princeton to Greenwich.

MARKET	LATEST FIGURE	SOURCE
Princeton, NJ	$1.34M median sale, +13.8% YoY (3 mo. to Oct 2026)	Redfin
Westchester, NY	$1.18M median house, +10%; 150 sales over $3M (Q3 2026)	Brown Harris Stevens
Lower Fairfield, CT	$1.45M record median; 66 sales over $5M (Q3 2026)	Brown Harris Stevens
Greenwich, CT	~$4.6M average $1M+ sale, +7% (12 mo. to Sep 2026)	William Raveis
NJ seller fee	1%–3.5% of the whole price above $1M (since Jul 2025)	NJ Treasury

Checked November 10, 2026. Luxury demand is rising in all three states.

GO TO MARKET · FIRST 90 DAYS

Proof points, then partners.

01 · DAY 30

LLC, attorney, builder quotes, 1,500 land offers mailed

02 · DAY 60

License exam passed, 1–3 parcels under contract

03 · DAY 90

First vault signed, parcels resold, model retrained

04 · THEN

Raise on evidence, not on a plan

FINANCIALS · BASE CASE PROJECTIONS

Year 1 profit by business.

BUSINESS	ASSUMPTION	YEAR-1 EBITDA
Brokerage	3 closings at $1.6M avg	$54K
Aevum	1 vault at $400K, 28% margin	$54K
EK Land	12 deals at $15K net	$90K

Planning estimates from the integrated financial model, not forecasts.

FIVE-YEAR PATHS (PROJECTIONS)

Capital accelerates the same engine.

PATH	YEAR-5 EBITDA	REAL ESTATE ACQUIRED / DEVELOPED
Self-funded	$4.69M	$155M
With $1.0M seed	$6.68M	$155M
Conservative, with seed	$3.97M	$69M

THE ASK

$1.0M seed to scale the engine.

$1.0M

Seed round

$6.68M

Projected Year-5 EBITDA

$75K

Planned founder launch budget (not verified funding)

Proposed use of funds: land $400K · data/ML engineer $250K · data $120K · legal & licensing $90K · Aevum pilots $80K · reserve $60K. Financials are projections, not achieved results.

RISKS

Known risks, built-in guards.

RISK	GUARD
Land assumptions fail	3-parcel pilot, $13K parcel cap, stop point
Aevum margin short	Fixed builder quote ≥25% margin before signing
Model wrong on real data	Rules fallback; founder approves every offer
Compliance	Attorney templates; mail-first, do-not-contact enforced

ESKO KORPIJAAKKO · FOUNDER

Let's build it together.

esko@korpijaakko.net
QuantEstate · private workspace
https://aevum-property-atlas.lovable.app/app
Sign-in required · founder-led demos available

