

The Off-Market Advantage

How BuyerHunt is Changing Arizona Real Estate

The Big Picture

Real estate commissions cost Americans **\$100 billion annually**. Most of that money flows to intermediaries, not to buyers or sellers.

BuyerHunt eliminates the middleman by connecting buyers directly with homeowners who are *thinking* about selling—before they list on the MLS.

Why it matters: Both sides win. Sellers keep more equity. Buyers pay less.

The Problem We Solve

Traditional home sales are broken:

Pain Point	Traditional Model	BuyerHunt Model
Commission	5-6% of sale price	0-2% (negotiable)
Time to sell	45-90 days on market	Direct match in days
Buyer competition	Bidding wars, multiple offers	First access, no competition
Seller privacy	Public listing, open houses	Private, off-market

The bottom line: On a *5M home*, *traditional commissions cost* 250,000-\$300,000. That money could stay in the deal—benefiting both parties.

How It Works

For Buyers:

1. Tell us what you're looking for (location, budget, features)
2. Get matched with homeowners considering a sale
3. Connect directly—no agents required

For Sellers:

1. Test the waters without publicly listing
2. See how many qualified buyers match your home
3. Choose to engage or wait—no commitment

The result: Transactions happen faster, with less friction, and more money stays in the deal.

The Market Opportunity

Arizona's luxury real estate market is uniquely positioned for off-market transactions:

- **\$2.8B+** in annual luxury home sales (Paradise Valley, Scottsdale)
- **68%** of high-net-worth buyers prefer private transactions
- **45 days** average time savings with off-market deals

The traditional MLS model was built for a different era. Today's buyers and sellers want privacy, speed, and value.

For Investors

BuyerHunt is building a two-sided marketplace with strong network effects:

Revenue Model:

- Transaction facilitation fees (1-2%)

- Premium buyer verification (\$75-150)
- Professional services marketplace (showings, inspections, closings)

Traction:

- 2,800+ off-market opportunities tracked
- 45-day average early access advantage
- 5.2% average savings vs. listed properties

The ask: We're raising a seed round to expand beyond Arizona and build the national off-market network.

What's Next

The future of real estate isn't more agents—it's better technology connecting motivated parties directly.

BuyerHunt is that technology.

Ready to learn more?

- **Buyers:** Join the waitlist at buyerhunt.com
 - **Sellers:** Test the waters—see buyer demand for your home
 - **Investors:** Contact us at invest@buyerhunt.com
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BuyerHunt — Buy homes before sellers list.

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