



Vacant Land Flip Analyzer

A Complete Guide to Using IntelliTC's
Land Flip Analysis Tools

Land Flip Guide

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Welcome to the Land Flip Analyzer

The Vacant Land Flip Analyzer is a dedicated companion tool on the IntelliTC Solutions platform designed specifically for investors who buy vacant land at a discount and resell it for profit. Whether you are evaluating your first deal or managing a portfolio of land parcels, this tool provides the analysis framework you need to make confident, data-driven decisions.

What is vacant land flipping?

Vacant land flipping is the practice of purchasing undeveloped land — often at well below market value — and reselling it for a profit. Unlike house flipping, there are no rehab costs, no tenants, and no maintenance headaches. Deals are typically sourced through tax-defaulted auctions (where discounts of 60–80% are common), direct mail campaigns to absentee owners, county delinquent tax lists, and probate leads.

The margins can be significant. Well-sourced vacant land deals routinely produce ROI figures between 150% and 500%, with profit margins of 10–30% or higher for off-market acquisitions. Perhaps most uniquely, land flippers often offer owner financing to buyers — collecting monthly payments at 6–12% interest — which can dramatically increase total returns.

Why IntelliTC built this tool

IntelliTC already offers the Land Development Calculator (#39 of 54 core calculators), which analyzes large-scale development feasibility — subdivision costs, infrastructure, vertical construction, and absorption timelines. But the growing vacant land flipping market needed something different: a streamlined tool focused on acquisition analysis, due diligence scoring, and exit strategy comparison for buy-and-flip investors.

No competing platform offers a dedicated vacant land flip analysis tool with integrated due diligence scoring. The Vacant Land Flip Analyzer bridges the gap between IntelliTC's development-scale analysis and the needs of individual land investors. It consists of two sub-tools:

Deal Analyzer & Due Diligence — Evaluate acquisition costs and run a 12-point due diligence checklist with automated scoring.

Exit Strategy & Profit Calculator — Compare three exit strategies side by side: cash sale, owner financing, and improve-and-sell.

Who this guide is for

This guide is written for anyone involved in or considering vacant land investing:

Active land flippers who want a structured analysis tool for evaluating deals

Aspiring investors exploring land flipping as an entry point into real estate

Real estate agents working land deals who need to advise clients on pricing and exit strategies

Wholesalers who source land deals and need to quickly assess profitability

Anyone who purchased the Land Development Calculator guide and wants to explore the companion tool

How to access the tool

Navigate to intellitcsolutions.com/land-flip directly, or find it through either of these paths:

From the Homepage: Look for the "Vacant Land Flip Analyzer" card in the Property Strategy group. It carries a green "Companion" badge indicating its relationship to the Land Development Calculator.

From the Land Development Calculator: A cross-link banner at the top of the Land Development Calculator page connects directly to the Land Flip Analyzer.

TIP: No Account Required

The Vacant Land Flip Analyzer is part of the IntelliTC beta experience. Both sub-tools are completely free — no signup, no account, no personal information required. Just open your browser and start analyzing deals.

Section 2

Deal Analyzer & Due Diligence

The Deal Analyzer is where every land flip evaluation begins. You enter your acquisition details, run a comprehensive due diligence checklist, and receive an instant snapshot of the deal's financial profile and risk level. This section walks you through every input field, explains the 12-point due diligence system, and shows you how to read the results.

Acquisition input fields

The Deal Analyzer asks for the following inputs. Here is what each one means and how to determine the right value:

Input Field	What It Means	How to Find It
Purchase Price	The amount you will pay (or paid) for the land	Your purchase agreement, auction bid amount, or negotiated price with the seller.
Closing Costs	Buyer-side transaction costs including title search, recording fees, and transfer taxes	Typically \$200–\$800 for vacant land. Ask your title company or closing attorney for an estimate.
Back Taxes Owed	Any delinquent property taxes that must be paid to clear the title at acquisition	Check the county tax collector's website or request a tax certificate. Common with tax-auction deals.
Comparable Sale Value	The estimated fair market value based on recent sales of similar parcels in the area	Research 3+ recent comps on Zillow, Redfin, LandWatch, or the county assessor site.
Acreage	Total size of the parcel in acres	Found on the county GIS map, assessor record, or recorded survey.
Estimated Hold Time	How many months you expect to hold the property before resale	Depends on your exit strategy. Cash flips: 1–6 months. Owner finance: list quickly but income extends.
Monthly Taxes	Ongoing property tax obligation expressed as a monthly amount	Divide the annual tax bill by 12. Available from the county tax collector.
Monthly Insurance	Liability coverage cost per month, if applicable	Optional for vacant land. If in a wildfire or flood zone, a policy may be prudent. \$10–\$50/month typical.

The 12-point due diligence checklist

After entering your acquisition numbers, the Deal Analyzer presents a 12-point interactive checklist. Each item addresses a critical risk factor in land transactions. Toggle each item to Pass or Flag based on your research. Below is a detailed explanation of every checkpoint:

1. Clear Title

Confirms the property has no liens, judgments, or encumbrances that could cloud ownership. A title search through a title company is the standard way to verify this. Liens from unpaid contractors, IRS tax liens, or old mortgages can all delay or prevent resale.

2. Property Taxes Current

Verifies there are no delinquent taxes on the parcel. Even if you plan to pay back taxes as part of the deal, you should know exactly how much is owed. Outstanding taxes often trigger redemption periods or additional penalties that affect your timeline.

3. Zoning Verified

Ensures the parcel's zoning designation permits the intended use. A lot zoned Agricultural may not permit residential construction without a variance. Check for overlay districts, moratoriums, or special use restrictions that could limit the buyer pool.

4. Legal Access Confirmed

Confirms the property has legal road access — either direct road frontage or a recorded easement. Landlocked parcels (no legal access) are extremely difficult to sell and may be worth a fraction of comparable parcels with access.

5. Utility Availability

Checks proximity to electric, water, and sewer (or septic feasibility). Rural land far from utilities costs significantly more to develop. Buyers for residential use will want to know the cost to connect.

6. Survey / Boundaries

Confirms the parcel boundaries are clearly marked and no encroachment issues exist. A recent survey protects you from disputes. If no survey exists, budget \$500–\$2,000 for one as part of your improvement costs.

7. Environmental Review

Screens for wetlands, contamination, protected habitats, or environmental liens. Wetlands can make a parcel unbuildable. Check FEMA flood maps, the National Wetlands Inventory, and state environmental databases.

8. Topography & Drainage

Evaluates whether the land is usable — flat or gently sloped with proper drainage. Steep terrain, flood-prone areas, or poor soil conditions reduce buildability and buyer appeal.

9. HOA / Restrictions

Checks for covenants, conditions, and restrictions (CC&Rs) or homeowner association rules that could limit resale. Some deed restrictions prohibit mobile homes, mandate minimum square footage, or require architectural review.

10. Comparable Sales Verified

Confirms that at least 3 recent comparable sales support your estimated market value. Comps should be similar in size, location, zoning, and access. This is the foundation of your profit projection.

11. Buyer Demand Assessed

Evaluates whether there is active demand for land in the area. Check days-on-market for similar listings, recent sales velocity, and whether the area is growing or declining. High demand shortens hold time and supports stronger pricing.

12. Exit Strategy Identified

Confirms you have a clear, realistic plan for resale — whether cash flip, owner financing, or improve-and-sell — with a reasonable timeline. Entering a deal without a defined exit strategy is the most common mistake new land flippers make.

How the scoring system works

The due diligence checklist uses a simple but effective pass/flag system. Each of the 12 items is worth up to 8.33 points, producing a total score out of 100. Here is how to interpret the score:

Score Range	Rating	Interpretation
85-100	Excellent	Strong deal with minimal risk. Most or all due diligence items pass. Proceed with confidence.
70-84	Good	Solid deal with minor concerns. One or two flagged items may need attention but are unlikely to be deal-breakers.
50-69	Caution	Several risk factors present. Investigate flagged items thoroughly before committing. Consider negotiating a lower price.

Below 50	High Risk	Too many unresolved issues. Walking away is often the right decision. Proceed only if flagged items can be resolved before closing.
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TIP: Flagged Items Are Not Automatic Deal-Killers

A flagged item means you need to investigate further — not necessarily walk away. For example, "Utility Availability" might be flagged for a rural parcel where the buyer pool consists of off-grid enthusiasts who do not need municipal utilities. Context matters.

Understanding the Deal Snapshot results

Once you complete the acquisition inputs and due diligence checklist, the Deal Analyzer produces a Deal Snapshot — a financial summary of the deal. Here is what each metric means:

Metric	What It Tells You
Total Acquisition Cost	Your purchase price plus closing costs plus any back taxes owed. This is your total cash outlay to acquire the parcel.
Monthly Holding Costs	The sum of monthly property taxes and insurance. This is your ongoing cost of ownership for each month you hold the property.
Total Holding Costs	Monthly holding costs multiplied by your estimated hold time. Represents the total carrying cost over your planned hold period.
All-In Basis	Total acquisition cost plus total holding costs. This is your true breakeven number — the minimum you must sell for to avoid a loss.
Equity Spread	The difference between comparable sale value and your all-in basis. A positive spread means potential profit exists in the deal.
Price Per Acre	Your purchase price divided by acreage. Useful for comparing deals across different parcel sizes and validating against market rates.
Discount to Market	Expressed as a percentage, this shows how far below market value you are buying. A 67% discount means you are paying 33 cents on the dollar.

KEY METRIC: Discount to Market

Experienced land flippers look for a minimum 30–40% discount to market before considering a deal. At 30% discount, you are buying at 70 cents on the dollar — leaving room for selling costs, holding costs, and profit. Deals sourced at tax auctions often exceed 60% discount.

Worked example: A \$5,000 acquisition

Let's walk through a complete Deal Analyzer evaluation step by step:

Scenario

You find a 2.5-acre rural parcel at a county tax auction. The winning bid is \$5,000. Comparable sales in the area show similar parcels selling for \$15,000. Back taxes owed are \$800. You estimate \$400 in closing costs, a 4-month hold time, \$25/month in taxes, and \$0 insurance.

Step 1: Enter acquisition details

Field	Value
Purchase Price	\$5,000
Closing Costs	\$400
Back Taxes Owed	\$800
Comparable Sale Value	\$15,000
Acreage	2.5 acres
Hold Time	4 months
Monthly Taxes	\$25
Monthly Insurance	\$0

Step 2: Complete the due diligence checklist

After researching the parcel, you mark 10 items as Pass and 2 as Flag:

Flagged: Utility Availability — The nearest electric line is 0.5 miles away. Connection cost estimated at \$5,000+.

Flagged: Survey / Boundaries — No recent survey on file. Old fence lines may not match legal boundaries.

Due Diligence Score: 10 out of 12 items pass = 83 out of 100 (Good)

Step 3: Read the Deal Snapshot

Metric	Value	Calculation
Total Acquisition Cost	\$6,200	$\$5,000 + \$400 + \$800$

Monthly Holding Costs	\$25	\$25 taxes + \$0 insurance
Total Holding Costs	\$100	\$25 x 4 months
All-In Basis	\$6,300	\$6,200 + \$100
Equity Spread	\$8,700	\$15,000 - \$6,300
Price Per Acre	\$2,000	\$5,000 / 2.5 acres
Discount to Market	66.7%	1 - (\$5,000 / \$15,000)

Analysis

This is a strong deal. You are buying at 33 cents on the dollar with an equity spread of \$8,700. The DD score of 83 is good — the two flagged items (utility distance and missing survey) are worth investigating but are not deal-killers for a rural parcel. The all-in basis of \$6,300 gives you substantial room for selling costs and profit.

Section 3

Exit Strategy & Profit Calculator

Once you have analyzed the deal and completed due diligence, the Exit Strategy & Profit Calculator helps you determine the best way to sell. It compares three distinct strategies side by side so you can choose the one that matches your goals — whether that is maximum speed, maximum total return, or maximum resale price.

Overview of the three strategies

Strategy	Best For	Typical Timeline
Cash Sale (Quick Flip)	Speed. Get in and out fast. Lower total return but immediate profit and capital recycling.	1–6 months
Owner Financing (Note Income)	Maximum total return. Higher sale price, monthly income stream, interest earnings.	3–7 years of payments
Improve & Sell	Higher resale price. Add value through clearing, survey, perc test, or grading before selling.	3–9 months

Strategy 1: Cash Sale (Quick Flip)

The cash sale is the simplest exit. You list the property at or near market value, find a buyer, and close for cash. The calculator asks for the following inputs:

Input	Description
Target Sale Price	The price you plan to list and sell the property for. Typically at or slightly below your comp value.
Seller Closing Costs	Your costs to close the sale — title insurance, recording fees, transfer taxes. Typically 2–5% of the sale price for vacant land.
Agent Commission	Choose from FSBO (0%), 3% (buyer's agent only), 6% (traditional split), or 10% (land-specialist broker). FSBO saves money but requires more effort.
Marketing Costs	Listing fees, signage, online advertising, drone photography. Budget \$100–\$500 for basic marketing.

When to choose a Cash Sale: You want immediate capital recovery to reinvest in the next deal. You prefer simplicity over maximizing total return. The property is in an area with strong buyer demand for cash purchases.

Strategy 2: Owner Financing (Note Income)

Owner financing is the strategy that sets land flipping apart from other real estate niches. Instead of selling for cash, you become the bank — offering the buyer a loan at terms you control. The buyer makes a down payment and then monthly payments with interest. This approach typically commands a higher sale price because you are offering financing that banks will not provide for vacant land.

Input	Description
Financed Sale Price	Typically 10–30% higher than the cash price because you are providing financing. Buyers pay a premium for easy terms.
Buyer Down Payment	The upfront cash payment from the buyer. Typically 10–20% of the financed sale price. A higher down payment reduces your risk.
Interest Rate	The annual interest rate you charge the buyer. Typically 6–12% for land. Higher than bank rates because you are offering non-qualifying financing.
Loan Term	The repayment period in months. Common terms range from 36 months (3 years) to 84 months (7 years). Longer terms mean more interest earned.
Default Risk Discount	An adjustment factor (0–15%) that accounts for the possibility the buyer stops paying. The tool reduces your projected return by this percentage to give a risk-adjusted estimate.

The calculator computes the buyer's monthly payment using standard amortization, then shows you total interest earned, total amount received (down payment + all monthly payments), and the risk-adjusted net profit after applying the default discount.

Understanding Default Risk Adjustment

Not every buyer completes their payments. The default risk discount is a conservative adjustment that reduces your projected total return. A 10% discount means you assume 10% of the expected income may not materialize. If the buyer does default, you typically retain the property (plus all payments received) and can resell it — so your actual loss is often limited.

When to choose Owner Financing: You want to maximize total return and are comfortable waiting for monthly payments. The property is in an area where buyers cannot easily get bank financing for land. You want passive monthly income from your land portfolio.

Strategy 3: Improve & Sell

The improve-and-sell strategy involves making targeted improvements to the raw land before listing it at a higher price. This works best when relatively low-cost improvements can

significantly increase market value and buyer appeal.

Common improvements and typical costs:

Improvement	Typical Cost	Why It Adds Value
Land Clearing	\$500–\$3,000	Removes brush, trees, and debris. Makes the property visually appealing and ready for use.
Survey	\$500–\$2,000	Establishes legal boundaries. Eliminates uncertainty for buyers and speeds up closing.
Perc Test	\$300–\$1,000	Determines septic system feasibility. Essential for rural properties without sewer access.
Grading / Road	\$1,000–\$5,000	Levels the building area and/or creates a driveway. Shows the parcel is development-ready.
Soil Test	\$200–\$500	Confirms soil can support construction. Reassures builders and developers.
Utility Staking	\$100–\$500	Marks utility locations and confirms connection points. Reduces buyer uncertainty.

The calculator inputs for this strategy include your total improvement budget, the higher target sale price after improvements, agent commission, and seller closing costs. The tool then calculates your net profit, ROI, and annualized return factoring in both the acquisition costs and the improvement costs.

When to choose Improve & Sell: The raw land has clear, affordable improvements that will meaningfully increase value. You have the budget and time to manage improvement contractors. The market rewards improved lots with significantly higher prices.

Reading the comparison table and chart

After entering details for all three strategies, the Exit Strategy Calculator displays a side-by-side comparison table and a bar chart. The table shows net profit, ROI, and annualized return for each strategy. The bar chart provides a visual comparison so you can instantly see which strategy produces the highest profit, the highest ROI, and the best annualized return.

For owner financing, the table also includes an amortization summary showing monthly payment amount, total interest earned, and total amount received. This helps you understand the long-term income stream versus the immediate returns of cash and improve-and-sell strategies.

Understanding ROI vs. Annualized Return vs. Net Profit

These three metrics measure profitability differently. Understanding the distinction is critical for comparing exit strategies accurately:

Metric	What It Measures	Why It Matters
Net Profit (\$)	The absolute dollar amount you earn after all costs are deducted from revenue.	Tells you the raw dollar payoff. A \$10,000 profit on a \$5,000 deal is great; the same \$10,000 on a \$100,000 deal is modest.
ROI (%)	Net profit divided by total investment (all-in basis), expressed as a percentage. Measures return per dollar invested.	Lets you compare deals of different sizes. A 200% ROI means you tripled your money regardless of the dollar amount involved.
Annualized Return (%)	ROI adjusted for time. Normalizes returns to a 12-month period so you can compare deals with different hold times.	The most useful metric for comparison. A 100% ROI over 3 months is far better than 100% ROI over 3 years. Annualized return makes this visible.

TIP: Annualized Return Is Your Best Comparison Tool

When comparing exit strategies, annualized return accounts for both the size of the return and the time it takes to achieve it. Owner financing may produce the highest total profit, but a quick cash flip that frees up capital for the next deal may have a higher annualized return.

Worked example: Three strategies compared

Using the same \$5,000 acquisition from Section 2 (all-in basis of \$6,300, comp value \$15,000), let's compare all three exit strategies:

Strategy Inputs

Cash Sale: Sale price \$14,000, closing costs 3%, FSBO (0% commission), \$200 marketing.

Owner Financing: Financed price \$18,000, \$2,000 down payment, 9% interest, 60-month term, 10% default risk discount.

Improve & Sell: \$2,500 improvements (clearing + survey), sale price \$19,000, closing costs 3%, 6% agent commission, \$200 marketing.

Cash Sale Calculation:

Sale price: \$14,000

Less closing costs (3%): -\$420
 Less marketing: -\$200
 Net proceeds: \$13,380
 Less all-in basis: -\$6,300
 Net Profit: \$7,080 | ROI: 112.4% | Annualized (4 months): 337.1%

Owner Financing Calculation:

Financed amount: \$18,000 - \$2,000 down = \$16,000 loan
 Monthly payment at 9% over 60 months: \$332.01
 Total payments: \$332.01 x 60 = \$19,920.60
 Total received: \$2,000 down + \$19,920.60 = \$21,920.60
 Less all-in basis: -\$6,300
 Gross profit: \$15,620.60
 Less 10% default risk discount: -\$1,562.06
 Adjusted Net Profit: \$14,058.54 | ROI: 223.2%

Improve & Sell Calculation:

Sale price: \$19,000
 Less closing costs (3%): -\$570
 Less agent commission (6%): -\$1,140
 Less marketing: -\$200
 Net proceeds: \$17,090
 Less all-in basis: -\$6,300
 Less improvement costs: -\$2,500
 Net Profit: \$8,290 | ROI: 94.2% | Annualized (6 months): 188.4%

Metric	Cash Sale	Owner Financing	Improve & Sell
Net Profit	\$7,080	\$14,059	\$8,290
ROI	112.4%	223.2%	94.2%
Annualized Return	337.1%	N/A (multi-year)	188.4%
Time to Full Payout	4 months	60 months	6 months
Complexity	Low	Medium	Medium

Analysis

Owner financing produces the highest total profit (\$14,059) but ties up your capital for 5 years. Cash sale offers the fastest capital recovery with a strong annualized return of 337%. Improve-and-sell lands in the middle. The right choice depends on your goals: if you want to build a portfolio quickly, cash flip. If you want passive income, owner finance. If the property needs minor work to hit a higher price point, improve and sell.

Putting It All Together

Typical workflow

Here is the recommended workflow for evaluating a vacant land deal using the IntelliTC Land Flip Analyzer:

Step 1 — Analyze the Deal: Enter all acquisition details into the Deal Analyzer. Review the total acquisition cost and all-in basis to understand your true cost.

Step 2 — Run Due Diligence: Work through all 12 checklist items based on your research. Flag any items that need further investigation. Review your DD score.

Step 3 — Compare Exit Strategies: Enter realistic numbers for all three strategies in the Exit Strategy Calculator. Review the comparison table and chart.

Step 4 — Make Your Decision: Based on your DD score, profit projections, and personal goals, decide whether to pursue the deal and which exit strategy to use.

TIP: Run the Numbers Before You Bid

The best time to use the Land Flip Analyzer is before you commit to a purchase — not after. At a tax auction, run the numbers on every parcel you are interested in the night before. Set your maximum bid based on your target ROI and walk away if bidding exceeds it.

When to walk away from a deal

Not every deal is worth pursuing. The Land Flip Analyzer helps you identify deals to avoid. Consider walking away if any of the following conditions are present:

Red Flag	Why It Matters
DD Score Below 50	Too many unresolved risk factors. The probability of complications during resale is high. You may end up holding a parcel you cannot sell.
Discount to Market Under 15%	Insufficient margin. After selling costs (commissions, closing costs, marketing), you may break even or lose money.
No Legal Access	A landlocked parcel without a recorded easement is extremely difficult to sell at any price. This is one of the few true deal-killers.

Environmental Issues	Wetlands, contamination, or protected habitats can make land unbuildable. Remediation costs can exceed the property value.
Negative Equity Spread	If your all-in basis exceeds the comp value, there is no profit in the deal at current market prices.
No Comparable Sales	If you cannot find 3+ recent comps, you are guessing at the market value. Guessing is not a strategy.

Pro tips: Finding deals and understanding costs

Success in land flipping starts with deal sourcing. Here are the most common acquisition channels and what to expect from each:

Deal Source	Typical Discount	Notes
Tax-Defaulted Auctions	60-80%	Highest discounts. Properties sold to recover unpaid taxes. Research title issues carefully.
Direct Mail to Owners	30-60%	Send letters to absentee owners offering to buy. Response rates are low (1-3%) but deals are negotiable.
County Delinquent Lists	40-70%	Public lists of tax-delinquent properties. Contact owners before the auction deadline.
Probate / Estate Sales	20-50%	Heirs often want quick liquidation. Less competition than auctions.
Online Marketplaces	10-30%	LandWatch, Zillow, Craigslist. More competition, lower discounts, but easier to find.

Understanding county variations in closing costs

Closing costs for vacant land sales vary significantly by county and state. Some key factors to be aware of:

Transfer taxes range from 0% to over 2% depending on the state and county

Title insurance costs vary — some states are "attorney states" requiring legal representation, adding \$500-\$1,500

Recording fees typically range from \$25 to \$150 per document

Some counties charge documentary stamp taxes on the deed and/or mortgage

Buyer-side closing costs for land: typically \$200-\$800 total

Seller-side closing costs: typically 2-5% of the sale price

Pairing with the Land Development Calculator

Some parcels sit in a gray area — they could be flipped as-is or developed into multiple lots. When you encounter a larger parcel (5+ acres) in a growing area with good utilities and road access, consider running it through both tools:

Land Flip Analyzer — Shows your return if you buy and resell the raw parcel as a single lot.

Land Development Calculator — Shows your return if you subdivide, install infrastructure, and sell individual lots.

The development path requires more capital, more time, and more expertise — but can produce dramatically higher total returns. Use both tools to compare the risk-adjusted returns of each approach before deciding. Access the Land Development Calculator at intellitcsolutions.com — it is calculator #39 in the full lineup.

Where to go next

The Vacant Land Flip Analyzer is one part of the IntelliTC educational ecosystem. Here are your next steps:

Explore the 54 calculators — From cash flow analysis to mortgage comparisons, the full IntelliTC platform covers every aspect of real estate analysis.

Try the Learning Paths — Six structured paths take you from beginner to advanced across different real estate topics.

Earn ICREA Certificate Program — Test your knowledge with the IntelliTC Real Estate Analyst Certificate program across three tiers: Foundation, Professional, and Expert.

Read the other guides — The Getting Started, Going Deeper, Mastering the Platform, and Senior's Corner guides cover the full breadth of IntelliTC features.

Disclaimer

IMPORTANT: Educational Purposes Only

The Vacant Land Flip Analyzer and all content in this guide are provided for educational and informational purposes only. They do not constitute financial, legal, tax, or investment advice. All calculations are estimates based on the inputs you provide and general market assumptions.

Before making any real estate investment decision, you should:

- Consult with a licensed real estate attorney regarding title, zoning, and contract matters
- Work with a certified public accountant (CPA) on tax implications of land transactions
- Hire a licensed surveyor to verify boundaries and legal descriptions
- Conduct a professional title search before acquiring any property
- Verify all comparable sale data through official county records
- Understand your state and county's specific rules for land transactions, transfer taxes, and recording requirements

IntelliTC Solutions makes no guarantees regarding the accuracy of calculations, the completeness of the due diligence checklist, or the suitability of any investment strategy for your specific situation. Real estate investing carries inherent risks, including the potential loss of your entire investment. Past performance and projected returns do not guarantee future results.

The due diligence checklist is a starting point — not an exhaustive list of all factors that may affect a land transaction. Additional research and professional consultation may be necessary depending on the specific property, location, and applicable regulations.

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