WILDROSE

Meet Wildrose.

Who we are, what happens after you sign, and how you are protected at every step.

- All-cash purchase
- No fees or commissions
- Closed through a title company

WILDROSECAPITALRE.COM

WHO WE ARE

Meet the partners.

Wildrose Capital LLC buys vacant land directly from owners for cash. We are a small, family-run company based in Chicago, Illinois.

We are both entrepreneurs, and we research each property and make every offer as a team. When you sell to Wildrose you deal with the two of us, not a call center.



Grant Sapkin

Managing Partner

Grant leads acquisitions. An entrepreneur with real estate in his blood, he has driven more than $55 million in acquisitions for a Chicago multifamily firm and works with home builders every day.



Talia Sapkin

Managing Partner

Talia works with landowners from the first conversation through closing. An entrepreneur with a startup background, she makes sure you always know what happens next.

THE PROCESS

What happens after you sign.

01

You sign

We email the purchase agreement through DocuSign. You sign on your phone or computer, and both of us get a completed copy right away.

02

We review the property

For up to 10 business days we check title, road access, utilities, zoning, and whether the lot can be built on. We pay for all of it. You do nothing.

03

Title company takes over

A licensed title company or closing attorney clears the title and prepares the closing documents. They contact you directly for your payment details.

04

You get paid

At closing you sign the deed and the title company pays you the full agreed price by wire or check. In most cases this is done remotely.

For your safety: give your bank or wire details only to the title company. We will never ask you for them.

YOUR PROTECTION

How you are protected.

A title company runs the closing

A licensed title company or closing attorney, a neutral third party, holds the money, prepares the deed, and pays you.

You are paid at closing

Your deed is not released to the buyer until the purchase money is sitting with the title company.

You never pay us anything

No fees, no commissions, no upfront costs. We will never ask you to send money, gift cards, or bank logins.

Everything is in writing

You get a signed copy of the agreement the moment it is complete. The price cannot change without your signature.

You can check who we are

Wildrose Capital LLC is a registered Illinois company. Search our name on the Illinois Secretary of State website.

Take your time

Show the agreement to a family member or your own attorney before you sign. We are glad to answer their questions too.

COMMON QUESTIONS

Signing, timing, and cost.

The three questions almost every landowner asks first.

How do I sign the agreement?

The easiest way is DocuSign. We email the agreement and you sign it electronically in a few minutes. Everyone listed on the title needs to sign. If you would rather have paper, we can send a PDF for you to print, sign, and send back.

When do I get paid?

At closing. Your agreement lists the closing deadline. The first 10 business days are our review of the property. After that the title company finishes the title work and schedules closing, and you are paid by wire or check, whichever you prefer.

Does selling cost me anything?

There are no fees and no commissions. We pay the closing costs and the closing attorney's fees. The only amounts that come out of your price are your share of this year's property taxes and any back taxes or liens already owed on the land.

COMMON QUESTIONS

The offer and the closing.

Straight answers to the harder questions.

How did you come up with the offer?

We look at what similar lots nearby have actually sold for, then factor in road access, utilities, zoning, and whether the lot can be built on.

What if I owe back taxes or there is a lien?

That is common and it does not stop a sale. The title company pays those off from the sale proceeds at closing, and you receive the rest.

Will Wildrose be the buyer at closing?

Either Wildrose or one of the builders we work with. Our agreement allows us to assign it to a builder. If we do, your price, your closing date, and every other term stay exactly the same.

Can the sale fall through?

During the 10-business-day review we can cancel if the property does not check out. If that happens you owe nothing, you keep your land, and you are free to sell to anyone else.

THANK YOU

We look forward to working with you.

Thank you for taking the time to get to know Wildrose. If anything in your agreement is unclear, or you just want to talk it through, reach out. We are here to help.

WILDROSE

PHONE
(312) 529-8031

EMAIL
grant@wildrosecapitalre.com
talia@wildrosecapitalre.com

WEBSITE
www.wildrosecapitalre.com

COMPANY
Wildrose Capital LLC · Chicago, Illinois