



OPERATOR JUDGMENT, ENTERPRISE-GRADE ENGINEERING, FOR INSTITUTIONAL REAL ESTATE AND PRIVATE EQUITY.

Map the workflow. Build the system. *Train the team to own it.*

THE PROBLEM

Your team spends its week doing work a system should be doing. First-pass models. First-draft memos. Deal sourcing. Comp pulls. Contract review.

The edge is not adopting AI. The edge is systemizing how your team works. AI is what finally makes that possible: systems built for how your firm already operates, not generic software bolted onto your workflow. Operators who figure this out first will have a structural advantage over the ones who wait.

The work is not to shrink your deal team. It is to build the systems that carry their best work and redirect their hours to judgment and discernment. If it is process-driven, it is in scope.

THE METHOD

Texo embeds with your team, maps the workflows that consume the most time, and builds the systems that reclaim it. Then we train your team to run those systems, iterate with them as the landscape changes, and stay as a resource for the legacy areas that need more time.

Every engagement is built outward from how your firm actually runs, not bolted on from a generic product. With an enterprise engineering team behind the work, we now build and deploy at a scale and speed that matches institutional demands. AI is what makes that possible.

THE ENGAGEMENT

Embed. Map. Build. Apply.

We start embedded with your team. We map the workflows that carry the most drag. We build the systems that remove it, delivered under a fixed scope and price.

Then we apply: training your team, iterating as your stack and the landscape change, and staying as a resource for the legacy areas that need more time.

THE PARTNERS

Operators who have sat in your seat, paired with enterprise-grade engineers who have deployed at the scale of the world's largest companies. Three partners, one bench.

Jack Modesett

BUSINESS DEVELOPMENT & SYSTEMS
ORCHESTRATION

Jack founded Texo after five years in institutional CRE acquisitions at InSite Property Group and Ares Management, sourcing \$200M of off-market deals and building the acquisition systems his teams ran on. Not a technologist who studied real estate, and not an operator who hired technologists. He is the operator who turned his firm's workflow into systems that compressed the process and widened deal flow. The difference between a consultant who has read about your job and one who has done it.

Charles Sims

TECHNOLOGY & PLATFORM ARCHITECTURE

Charles leads SkaFId Studio, the engineering studio behind Texo's technical bench, whose clients include Apple. As former CTO of the LA Clippers and United Talent Agency, he built enterprise systems at institutional scale, including the NBA's first customer data platform, and steered technology through billion-dollar acquisitions. He starts with context, not code, and designs platforms people actually adopt.

Mike Belloli

ENGINEERING & OPERATIONS

Mike is COO of SkaFId Studio, the engineering studio behind Texo's technical bench, and a hands-on engineering leader. He has designed and shipped full technology stacks, most recently as de facto CTO of lender Defy Mortgage, and has founded and built companies across finance, healthcare, and hospitality. At Texo, Mike pairs engineering depth with operational rigor and owns delivery: on scope, on budget, on schedule.

WHO WE WORK WITH

Texo works with institutional real estate and private equity firms that have stopped using the word "maybe" about systemizing how they operate. Operators, developers, fund managers, brokerages. Firms whose workflow is defined, whose pipelines are active, and whose principals have realized the systems are the next move.

We do not work with everyone. We work with the right people.