



⚡ Grounded in 6 sources

# AI Career Tools: Build & Sell Automations, Lead Gen Sites, and More

A grounded, step-by-step playbook to launching a profitable business selling AI-powered career tools, automations, and lead-gen sites to clients—using real tactics, scripts, and pricing from actual operators.

📅 **Updated for 2026**    📊 **\$6K–\$104K/mo** Source-reported monthly revenue

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## Start Fast

Clear first steps you can take this week.



## Real Sources

Built from people who actually did it.



## Honest Numbers

Source-reported pay, costs, and risks.

[Get the Full Guide Vault →](#)

🔒 Includes checklists, scripts & source-backed insights

### YOU WILL LEARN

- ✓ Who This Guide Is For
- ✓ Problem This Business Solves
- ✓ The Offer That Actually Sells
- ✓ Business Snapshot
- ✓ Who Pays For It
- ✓ Startup Cost — Real Breakdown

## Who This Guide Is For

This guide is for operators, freelancers, and small teams looking to launch a business selling AI-powered career tools, automations, or lead generation websites. If you want to build a scalable, low-overhead business serving local companies, agencies, or even government contractors using AI and workflow automation, this is for you.

## Business Snapshot

**\$6,000–  
\$104,000/mo**

Reported monthly revenue (examples: \$6K wired in 20 min; \$104K/mo portfolio)

**\$25–\$5,000/mo**

Typical monthly overhead (per site: \$25, full agency: <\$5K)

**1–2 hours/day**

Time required to operate at scale (after setup)

**7–30 days**

Typical time to first client or revenue

## Problem This Business Solves

Most small businesses, agencies, and even government contractors struggle to generate leads, automate repetitive tasks, or leverage AI for workflow efficiency. They lack the time, technical know-how, or resources to build these solutions in-house. You solve this by

delivering plug-and-play AI automations, lead-gen websites, or custom workflow tools that drive real business outcomes—without the client needing to learn the tech.

## Who Pays For It

Local business owners (e.g., junk removal, landscaping, medical clinics), agencies, and government contractors pay for these services. They pay either for the leads your sites generate, for custom automations that save them time, or for ongoing workflow tool management. Example: A junk removal company in Austin, TX pays monthly for exclusive leads routed from your site; an agency pays for a custom N8N or Make.com automation; a government contractor pays for AI-powered proposal writing or back-office automations.

## The Offer That Actually Sells

The most proven offers are: (1) 'Website landlord'—renting out lead-gen websites in high-demand niches (e.g., 'Junk Removal Austin TX') and charging per lead or flat monthly fee; (2) Building and maintaining AI-powered automations (using N8N, Make.com, or Zapier) for agencies and SMBs; (3) Custom workflow tool setup (e.g., ClickUp, Airtable, ChatGPT integrations) for businesses that want to save time or win contracts. The key: Show proof (call logs, workflow demos) and offer a clear ROI.

# Startup Cost — Real Breakdown

Item	Low-End Cost	Notes
Domain + Hosting	\$12–\$20/mo	Namecheap, GoDaddy, or similar
Tracking Phone Number	\$5–\$10/mo	Twilio, CallRail, or similar
AI Tool Subscription	\$0–\$20/mo	ChatGPT Plus, Claude, or N8N cloud trial
Workflow Automation Tool	\$0–\$30/mo	N8N (free tier), Make.com, Zapier
Total (per site/offer)	\$25–\$60/mo	Typical for one project/site

## ► MODULE 07

# Skill Requirements

Skill	Level Needed	Notes
Basic Web Building	Beginner	Drag-and-drop builders (WordPress, Wix, Carrd)
SEO Fundamentals	Beginner–Intermediate	Ranking local/niche sites
AI Prompting	Beginner	Using ChatGPT, Claude for content/automation
Workflow Automation	Beginner–Intermediate	N8N, Make.com, Zapier (no-code)
Sales Outreach	Beginner	Cold email, DMs, or phone

## Step-by-Step Launch Plan

- 1 Pick a niche and city with clear demand (e.g., 'junk removal Austin TX') using Google Trends or SEMrush.
- 2 Register a domain and set up basic hosting (Namecheap, GoDaddy, or SiteGround).
- 3 Build a simple, SEO-optimized website targeting your chosen niche/city using WordPress or Carrd.
- 4 Set up a tracking phone number (Twilio or CallRail) and embed it on the site.
- 5 Use ChatGPT or Claude to generate initial site content and FAQ.
- 6 Start basic SEO: add Google My Business, build a few local backlinks (local directories, citations).
- 7 Let calls go to voicemail initially to prove demand; log call volume.
- 8 Once you get 30–50+ calls/month, reach out to local businesses and offer to route leads for a fee.
- 9 For automations: Identify a repetitive workflow (e.g., proposal writing, lead intake) and build a demo in N8N or Make.com.
- 10 Record a screen demo or case study to show prospects.
- 11 Outreach to target clients with proof of results and offer a trial or flat monthly fee.

## First 7 Days

- 1 Research 3–5 local service niches with high search demand.

- 2 Register your domain and set up hosting.
- 3 Build and launch your first basic site with a tracking phone number.
- 4 Generate initial content using ChatGPT or Claude.
- 5 Set up basic SEO (Google My Business, citations).
- 6 Let calls/leads accumulate as proof of demand.
- 7 Start building a simple automation workflow in N8N or Make.com for a common business task.

▶ **MODULE 10**

## First 30 Days

- 1 Monitor call volume and site traffic; log every lead.
- 2 Reach out to 10–20 local businesses in your niche with proof of calls/leads.
- 3 Offer a free 7-day lead trial or discounted first month.
- 4 Refine your site/automation based on feedback.
- 5 Build a second site or automation in a new niche/city.
- 6 Collect testimonials or data from first clients.
- 7 Test pricing models: per-lead, flat monthly, or performance-based.
- 8 Document your process for repeatability.

▶ **MODULE 11**

# Insider Secrets & Shortcuts

- 1 Let calls go to voicemail before you have a client—this gives you real proof of demand and call logs to show prospects. (Kyle, 'Website Landlord' method)
- 2 Use Twilio or CallRail for tracking numbers—these let you control and forward calls, and provide call analytics for client pitches.
- 3 Leverage N8N's free cloud trial to build and demo automations with zero upfront cost; you get 14 days and 1,000 executions to prove value before paying. (N8N Full Course)
- 4 When pitching, show the exact number of calls or leads you control ('Hey Bob, I get 3 calls a day for what you sell')—this is more convincing than generic promises.
- 5 For workflow automations, start with tools you already know (e.g., ClickUp, Airtable) and offer to automate what your client already uses—no need to reinvent their stack. (Emir, \$12.5K/mo agency)
- 6 Don't waste time learning to code for most automations—AI and no-code tools (N8N, Make.com, ChatGPT) are advancing so fast that technical skills are less valuable than business/process insight. (What I'd Learn Instead of Automation in 2026)

## ▶ MODULE 12

# How To Find Your First Customers

- 1 Search Google Maps and Yelp for local businesses in your chosen niche/city.
- 2 Use LinkedIn to identify decision-makers (owners, managers) at target companies.
- 3 Join local Facebook groups or business forums and offer a free lead/automation trial.
- 4 Attend local business meetups or Chamber of Commerce events (virtual or in-person).
- 5 Reach out to agencies or government contractors who may need workflow automations — (search sam.gov for active contracts).

# Copy/Paste Outreach Script

## Pricing Model

Model	Typical Price	Notes
Flat Monthly Fee	\$500–\$2,000/mo	Depends on niche and call volume
Per-Lead	\$20–\$100/lead	Higher for high-ticket services (e.g., legal, medical)
Automation Setup	\$500– \$5,000/project	One-time fee for workflow build
Ongoing Automation Mgmt	\$100–\$500/mo	Recurring for updates/support

## Upsell Ideas

- 1 Offer SEO/content upgrades to boost site ranking.

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- 2 Add call tracking analytics reports as a premium service.

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- 3 Bundle multiple niches/cities for a discount.

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- 4 Upsell to full workflow automation (e.g., proposal writing, CRM integration).

- 5 Offer AI-powered chatbot setup for lead qualification.

▶ MODULE 16

## Risks / Legal / Compliance

### Red Flags

Forwarding leads without consent can violate privacy laws—always get client agreement before routing calls. Some niches (medical, legal) have strict advertising and data handling rules. For government contracts, ensure your business is properly registered (LLC, SAM.gov) and that you understand subcontractor compliance. Never misrepresent your experience or results—use real call logs and workflow demos.

▶ MODULE 17

## Source Notes

*“I go \$6,000 and within 20 minutes it was wired...I was chasing time freedom...I use cheap online tools to find supply and demand gaps. Then I build basic websites within those niches.”*

— The Most Passive \$104K/M Online Business You've Never Heard

[1] The Most Passive \$104K/M Online Business You've Never Heard

[2] N8N FULL COURSE 6 HOURS (Build & Sell AI Automations + Agents)

[3] He Quit His Job After His AI Automation Agency Hit \$12K/mo

[4] How Anyone Can Make \$10K+/Month From the Government

[5] The Most Hands-Off Side Hustle Anyone Can Copy

jobhacki.com · @jobhacki  
[6] What I'd Learn Instead of Automation in 2026



# Resources, Certifications & Direct Links

Tap straight into search results, certification training, and paid apprenticeships for this path.

## 🔍 DIRECT SEARCH LINKS

Google Trends — demand

is it growing? ↗

Reddit — unfiltered reality

real talk ↗

YouTube — free how-tos

walkthroughs ↗

Upwork — who's paying now

live demand ↗

Google — competitor pricing

what to charge ↗

## 🎓 Certifications & Training — direct links

1 free · 0 paid



**Google Career Certificates** IT, data, cyber, UX, PM — no degree

Free



### Hack







Set a saved-search alert on **Indeed** + **LinkedIn** for this exact term — new roles hit your inbox before they're crowded.

# Tool Stack — Organized by Category

Every tool for this path, grouped by category. Free tools first, paid last. Tap any logo to open it.







## AI Assistants

5 free · 1 paid

	<b>ChatGPT</b>	Writing, ideation, prompts, drafts	Free	↗
	<b>Claude</b>	Long docs, reasoning, coding, agents	Free	↗
	<b>Google Gemini</b>	Google-integrated AI	Free	↗
	<b>Perplexity</b>	AI research with live sources	Free	↗
	<b>Poe</b>	Many AI models in one app	Free	↗
	<b>Grok</b>	X-integrated AI	Paid	↗








## AI Builders & Agents

6 free · 0 paid

	<b>Bolt</b>	AI full-stack app builder	Free	↗
	<b>Cursor</b>	AI code editor	Free	↗
	<b>Lovable</b>	Prompt-to-app builder	Free	↗
	<b>Replit</b>	Build + host apps with AI	Free	↗
	<b>v0 by Vercel</b>	AI UI/component generator	Free	↗
	<b>Windsurf</b>	Agentic AI IDE	Free	↗








## Automation & No-Code

7 free · 0 paid

	<b>Airtable</b>	Database / CRM / trackers	Free	<a href="#">↗</a>
	<b>Bubble</b>	No-code web apps	Free	<a href="#">↗</a>
	<b>Glide</b>	Apps from spreadsheets	Free	<a href="#">↗</a>
	<b>Make</b>	Visual automation / scenarios	Free	<a href="#">↗</a>
	<b>n8n</b>	Open-source workflow automation	Free	<a href="#">↗</a>
	<b>Softr</b>	No-code apps/portals on Airtable	Free	<a href="#">↗</a>
	<b>Zapier</b>	App-to-app automation	Free	<a href="#">↗</a>




## Outreach & Sales

2 free · 5 paid

	<b>Apollo</b>	B2B lead database + outreach	Free	<a href="#">↗</a>
	<b>Hunter</b>	Find + verify emails	Free	<a href="#">↗</a>
	<b>Clay</b>	AI lead enrichment + lists	Paid	<a href="#">↗</a>
	<b>Instantly</b>	Cold email sending + warmup	Paid	<a href="#">↗</a>
	<b>Lemlist</b>	Personalized cold outreach	Paid	<a href="#">↗</a>
	<b>LinkedIn Sales Navigator</b>	Prospecting on LinkedIn	Paid	<a href="#">↗</a>
	<b>Smartlead</b>	Cold email at scale	Paid	<a href="#">↗</a>








## CRM

1 free · 2 paid

-  **HubSpot CRM** Free CRM + pipeline Free [↗](#)
-  **Close** CRM built for calling Paid [↗](#)
-  **Pipedrive** Sales pipeline CRM Paid [↗](#)











## Web & Design

5 free · 2 paid

-  **Canva** Graphics, thumbnails, templates Free [↗](#)
-  **Carrd** One-page sites (cheap) Free [↗](#)
-  **Figma** UI/graphic design Free [↗](#)
-  **Framer** AI website builder Free [↗](#)
-  **Webflow** Visual website builder Free [↗](#)
-  **Durable** AI site for local business Paid [↗](#)
-  **Relume** AI sitemaps + components Paid [↗](#)

## Selling & Monetization

6 free · 4 paid

	<b>Beehiiv</b>	Newsletter + monetization	Free	<a href="#">↗</a>
	<b>Gumroad</b>	Sell digital products	Free	<a href="#">↗</a>
	<b>Lemon Squeezy</b>	Sell software/digital (handles tax)	Free	<a href="#">↗</a>
	<b>Substack</b>	Paid newsletters	Free	<a href="#">↗</a>
	<b>Teachable</b>	Host and sell courses	Free	<a href="#">↗</a>
	<b>Whop</b>	Sell access, communities, products	Free	<a href="#">↗</a>
	<b>Kajabi</b>	All-in-one course/membership	Paid	<a href="#">↗</a>
	<b>Shopify</b>	Ecommerce store	Paid	<a href="#">↗</a>
	<b>Skool</b>	Paid communities + courses	Paid	<a href="#">↗</a>
	<b>Stan Store</b>	Link-in-bio storefront	Paid	<a href="#">↗</a>

### Money tip

Stack the **free** tools first. Only pay once a tool is directly making or saving you money.

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## THE JOBHACKI ARSENAL

# This guide is 1% of what members get

The community unlocks the tools that do the heavy lifting for you:



### OmniCut

Upload any video — get back a timestamped, cut-by-cut edit blueprint: hooks, vocal cues, effects and animation calls, all mapped to the viral frameworks behind our own content. You (or your AI editor) just follow the map.



### JobHacki Resume Builder

Our exact one-page, recruiter-tested template — auto-built from your LinkedIn in minutes, exported as an editable doc + PDF.



### JobHacki Readiness Simulator

Paste any job link. Get tested on what the role actually requires, see your readiness score, and get the fastest study path to close the gaps.



### Atlas Directory

Every guide and career path we publish — refreshed by 24/7 AI researchers so you never act on stale info.

[Join the JobHacki Community →](#)

Join free today — founding-member pricing locks in before the tools go paid.

## WHAT EACH TOOL ACTUALLY DOES



### OmniCut

OmniCut watches your entire video the way an elite editor would — every frame, the full transcript, your offer and what you're actually selling — then runs it through the viral frameworks behind our own content. What you get back is a timestamped editing score: your video chopped into 10-second sequences, each with exact vocal cues, audio cues, effect calls and animation directions. Copy a sequence, paste it into Gemini Omni, and generate that cut — then the next, then the next, until the whole edit is done. Runs as a custom GPT inside ChatGPT (you'll need a ChatGPT account), purpose-built for Gemini Omni video editing the day it drops.



### JobHacki Resume Builder

Drop in your LinkedIn (or paste your experience) and it rebuilds everything into the exact one-page format we use: tight summary line, education with the details recruiters scan for, metric-driven experience bullets, and the 10-category skills stack that beats ATS keyword filters. Out comes a polished PDF plus a fully editable doc — change any line later without starting over. Single-industry and multi-industry versions included.



### JobHacki Readiness Simulator

Paste a real job posting link. The simulator breaks down what that role actually demands — skills, tools, terminology, scenarios — and tests you on it: multiple choice, written answers, even voice roleplay for interviews and sales calls. You get a Readiness Score out of 100 across skill match, tool match, communication and interview readiness, plus the exact study plan to close your gaps — linked straight to the guides, certs and resources that fix them.



### Atlas Directory

The full living library: 100+ grounded, step-by-step playbooks across AI businesses, careers, trades, healthcare paths and side income — every one built from people who actually did it, never theory. Our AI researchers monitor hundreds of creators and sources around the clock, so tools, pay data and methods stay current. Search it, filter it, read online or download any guide as a PDF.

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