



⚡ Grounded in 12 sources

AI Lead Generation Agency

A grounded, step-by-step playbook for launching a profitable AI-powered lead generation agency, with real tools, pricing, and shortcuts from inside the industry.

📌 **Updated for 2026** 📄 **\$500–\$2,000+/mo/client** Typical retainer (source-reported, varies by niche)

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

▶ **MODULE 01**

Who This Guide Is For

This guide is for operators, freelancers, and aspiring agency owners who want to build a real business delivering AI-powered lead generation to clients. If you want to skip months of trial-and-error and use proven tools and workflows, this is for you. No coding background required, but you should be comfortable with web tools and basic business communication.

▶ MODULE 02

Business Snapshot

**\$500–
\$2,000+/mo/client**

Typical retainer (source-reported, varies by niche)

\$5–\$50/mo

Starter hosting/software costs (Webspace Kit, n8n, Appify, OpenAI API)

1–3 days

Time to launch with templates

100+ leads/day

Example output (Google Maps + Appify workflow)

Zero coding

No-code/low-code tools (n8n, Lindy, HighLevel)

▶ MODULE 03

Problem This Business Solves

Most small businesses struggle to get new customers. They lack time, marketing expertise, and systems to consistently find and contact qualified leads. AI lead generation agencies

solve this by automating the process of finding, qualifying, and delivering leads—saving clients hours and directly impacting their revenue.

▶ **MODULE 04**

Who Pays For It

Typical buyers are small to mid-sized businesses (SMBs), local service providers (contractors, realtors, clinics), and agencies who need a steady flow of prospects. Most pay monthly retainers for a set number of leads or a managed outreach system. Some niches (e.g., home services, B2B SaaS) will pay per qualified lead or for fully managed appointment booking.

▶ **MODULE 05**

The Offer That Actually Sells

The most in-demand offer is a done-for-you lead generation system that delivers qualified leads directly to the client's inbox or CRM. Top sellers include:

- Google Maps scraping + email/phone enrichment (for local businesses)
- Automated outreach + appointment booking (for B2B/SaaS)
- Niche-specific lead lists (e.g., dentists in Chicago, wedding planners in Chennai)

Bundling lead delivery with AI-powered follow-up (e.g., using HighLevel's appointment booking AI) increases perceived value and retention.

▶ **MODULE 06**

Startup Cost — Real Breakdown

| Item | Cost | Notes |
|----------------------------|---------------------------|--|
| Webspace Kit (n8n hosting) | \$5/mo | Unlimited workflow executions, free templates included |
| Appify Starter Plan | \$49/mo | Web scraping for Google Maps, real-time data |
| OpenAI API | Pay-as-you-go | First \$5–10 covers hundreds of queries; requires payment method |
| AnyMailFinder | \$49/mo (trial available) | Verified email enrichment |
| Google Sheets | Free | Lead storage and sharing |
| Domain/email | \$10–\$20/yr | For client communication (optional at start) |

▶ MODULE 07

Skill Requirements

| Skill | Level Needed | How to Learn |
|--|--------------|---|
| No-code automation (n8n, Lindy, HighLevel) | Beginner | YouTube tutorials, workflow templates |
| API key setup | Beginner | Follow platform docs (OpenAI, Appify, Google) |
| Lead list research | Beginner | Workflow templates, Chrome extensions |
| Client communication | Intermediate | Email/Zoom, basic sales scripts |
| Basic troubleshooting | Beginner | Template support, community forums |

► MODULE 08

Step-by-Step Launch Plan

- 1 Pick a niche (e.g., contractors, clinics, realtors) for focused outreach.
- 2 Sign up for Webspaces Kit (\$5/mo) and deploy your own n8n instance.
- 3 Download a proven workflow template (e.g., Google Maps Scraper from Webspaces Kit).
- 4 Set up Appify and OpenAI accounts; get API keys (requires payment method).
- 5 Import the workflow template into n8n; connect Appify, OpenAI, and Google Sheets nodes with your keys.
- 6 Test the workflow by scraping 10–20 leads for a real niche and exporting to Google Sheets.

- 7 Refine lead criteria and enrichment steps (e.g., add AnyMailFinder for verified emails).
- 8 Prepare a sample lead list and outreach email for your target niche.
- 9 Create a simple landing page or PDF one-pager describing your offer.
- 10 Start outreach to potential clients using the copy/paste script below.

▶ **MODULE 09**

First 7 Days

- 1 Set up n8n on Webspaces Kit and connect all required APIs.
- 2 Import and test the Google Maps Scraper or People Data Labs workflow.
- 3 Run at least 2 test campaigns for different niches (e.g., dentists, landscapers).
- 4 Prepare a sample Google Sheet with 50+ leads (real data).
- 5 Draft your outreach email and LinkedIn message.
- 6 Identify 20–30 local businesses or agencies to contact.
- 7 Send your first outreach batch and track replies.

▶ **MODULE 10**

First 30 Days

- 1 Refine your workflow based on client feedback (e.g., add appointment booking via HighLevel).
- 2 Close your first 1–2 clients at a starter retainer (\$500–\$1,000/mo).
- 3 Deliver leads weekly via Google Sheets or direct CRM integration.

- 4 Collect testimonials and case studies (even from free/pilot clients).
- 5 Test upsells (e.g., AI-powered follow-up, website chatbots).
- 6 Document your process for repeatability and handoff.


▶ **MODULE 11**

Insider Secrets & Shortcuts

- 1 Webspaces Kit gives you 100+ workflow templates for n8n, including Google Maps lead scraping—no need to build from scratch. (Source: Website Learners YouTube)
- 2 Appify is the go-to tool for scraping Google Maps at scale; connect it to n8n with your API key for real-time data. (Source: How I Extracted 100+ Leads...)
- 3 Use AnyMailFinder to enrich scraped leads with verified emails—requires a paid plan, but increases deliverability. (Source: same)
- 4 HighLevel's AI appointment booking workflow automates lead follow-up and calendar booking, boosting client retention. (Source: How I'd Start an AI Marketing Agency...)
- 5 If you hit API errors or missing leads, check for exit conditions or prompt errors in the workflow—Lindy's agent builder can auto-fix common issues if you describe the problem. (Source: I Built 3 Lead Gen AI Agents...)
- 6 For non-technical founders, Lindy.ai allows you to build lead gen agents using only natural language prompts—faster but less customizable than n8n. (Source: same)

▶ **MODULE 12**

How To Find Your First Customers

Start with local businesses in your niche (contractors, clinics, realtors) who are visibly jobhacki.com · @jobhacki  advertising or have incomplete Google Maps listings. Use LinkedIn, Google Maps, and local

business directories to build a prospect list. Offer a free sample lead list or a pilot campaign to demonstrate value. Agencies and marketing consultants are also strong targets—they often white-label lead gen services.

▶ **MODULE 13**

Copy/Paste Outreach Script

▶ **MODULE 14**

Pricing Model

| Model | Typical Price | Notes |
|------------------|----------------------|--|
| Monthly retainer | \$500– \$2,000/mo | Most common; price by lead volume or appointments booked |
| Pay-per-lead | \$10–\$50/lead | Best for high-ticket niches (e.g., legal, clinics) |
| Pilot/free trial | \$0–\$100 | Offer first 10–20 leads free to close first clients |
| Setup fee | \$250–\$500 | Optional for custom integrations or onboarding |

▶ **MODULE 15**

Upsell Ideas

- 1 AI-powered appointment booking (HighLevel workflow)
- 2 Automated email/SMS follow-up sequences
- 3 AI website chatbots (GoHighLevel, Go Free Trial)

4 Lead enrichment (LinkedIn, phone, social profiles)

5 Monthly reporting dashboards (Google Data Studio, Metricool)

▶ **MODULE 16**

Risks / Legal / Compliance

Red Flags & Compliance

Scraping and storing personal data (emails, phones) may violate terms of service or privacy laws (e.g., GDPR, CAN-SPAM). Always use public business data, provide opt-out options, and avoid sending bulk unsolicited emails. Some APIs (e.g., OpenAI, Appify) require payment methods and have usage limits—monitor costs to avoid surprise bills.

▶ **MODULE 17**

Source Notes

“Appify is a web scraping tool that extracts data from websites. And here we are using it to pull leads directly from Google maps. So to connect ampify to n. Let’s open this node. And here we need to add the appy API key. To get the API key, click the link in the description. Now click on get started and log in with your Google account. Good. We are in API. Now let’s go to settings. Now, click on API and integrations. Here’s the API key. So, let’s copy it. Go back to N8 and paste it here. All right, we have successfully connected Appify to our workflow.”

— [How I Extracted 100+ Leads from Google Maps Using AI Agent | n8n Workflow](#)

[1] [How I Extracted 100+ Leads from Google Maps Using AI Agent | n8n Workflow \(YouTube\)](#)

[2] [I Built an AI Agent That Finds Leads + Writes Emails Automatically \(n8n Tutorial\)](#)

- [3] [How I'd Start an AI Marketing Agency in 2026 \(For Complete Beginners\)](#)

- [4] [The Easiest Way to Start an Agency \(Even If You Know Nothing About Marketing\)](#)

- [5] [How To Create and Sell AI Websites To Local Businesses \(full tutorial\)](#)

- [6] [I Built 3 Lead Gen AI Agents Using ONLY My Words \(beginner tutorial\)](#)

- [7] [If I Wanted to Become a Millionaire with AI in 2025, This Is What I'd Do](#)

- [8] [5 Things I Wish I Knew About Automation Agencies Before I Started One](#)

- [9] [X post: @damianplayer — 100s of premium AI Agents EXPOSED...](#)

- [10] [X post: @dashboardlim — Automated Lead Generation](#)

- [11] [X post: @coldemailchris — Cold Email + LinkedIn Outreach + CRM tech stack](#)

- [12] [Webspace Kit documentation and pricing](#)

▶ **RESOURCE GUIDE**

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 ↗

Hack

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







▶ TOOL GUIDE

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

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








AI Builders & Agents

6 free · 0 paid

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








Automation & No-Code

7 free · 0 paid

| | | | |
|---|----------------------------------|------|-------------------|
|  Airtable | Database / CRM / trackers | Free | ↗ |
|  Bubble | No-code web apps | Free | ↗ |
|  Glide | Apps from spreadsheets | Free | ↗ |
|  Make | Visual automation / scenarios | Free | ↗ |
|  n8n | Open-source workflow automation | Free | ↗ |
|  Softr | No-code apps/portals on Airtable | Free | ↗ |
|  Zapier | App-to-app automation | Free | ↗ |




Outreach & Sales








2 free · 5 paid

| | | | | |
|---|---------------------------------|------------------------------|------|-------------------|
|  | Apollo | B2B lead database + outreach | Free | ↗ |
|  | Hunter | Find + verify emails | Free | ↗ |
|  | Clay | AI lead enrichment + lists | Paid | ↗ |
|  | Instantly | Cold email sending + warmup | Paid | ↗ |
|  | Lemlist | Personalized cold outreach | Paid | ↗ |
|  | LinkedIn Sales Navigator | Prospecting on LinkedIn | Paid | ↗ |
|  | Smartlead | Cold email at scale | Paid | ↗ |

CRM











1 free · 2 paid

| | | | | |
|---|--------------------|-----------------------|------|-------------------|
|  | HubSpot CRM | Free CRM + pipeline | Free | ↗ |
|  | Close | CRM built for calling | Paid | ↗ |
|  | Pipedrive | Sales pipeline CRM | 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

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

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.



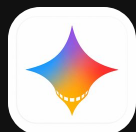
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Every guide and career path we publish — refreshed by 24/7 AI researchers so you never act on stale info.

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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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