

Your workflows, on our engine.

*Any stack. Enriched with 2,100+ sources.
Answers land where you work.*

An owner’s e-mail, a change on your territory, your CRM list: each runs through our engine and comes back finished. More accurate, faster, lower cost per pitch. The first workflow runs in 72 hours.

● YOUR CRM EXPORT

100 rows

XL

Owner list, East submarket
100 owners to call this quarter

XLS Owner_list.xlsx

100 owners

01
YOUR CRM LIST,
AS IT IS

● MATCHED TO OUR BASE

each fact dated

1201 Alder Ct	Loan due 2027	Mar 27
88 Birch Ave	Held 20 yrs	since 06
17 Dock St	Foreclosure	Aug 26
905 Elm Pkwy	DSCR 1.08	Jun 26

02
OUR ENGINE: MATCHED
AND ENRICHED

03
BACK IN YOUR CRM,
PRICED

BOV AT SCALE · DRAFT FOR YOUR REVIEW

Your list, priced: 37 of 100

1201 Alder Ct	\$5.2M–\$5.7M	HIGH
88 Birch Ave	\$2.6M–\$3.0M	HIGH
410 Cedar Row	\$6.1M–\$7.0M	MEDIUM

Each row: a value range, its comparable sales and a confidence mark.

Most of the week goes to work nobody pays for.

The listing is won in one meeting. The hours go in before it.

01 · BOVs

“Every owner wants a number.”

Most never list. Each BOV still means comps, a rent roll read and a write-up, done for free.

02 · Comps

“Where does your number come from?”

So every comp gets checked by hand: same type, close enough, recent enough, really a sale.

03 · Portfolios

“Can you price the rest of my buildings?”

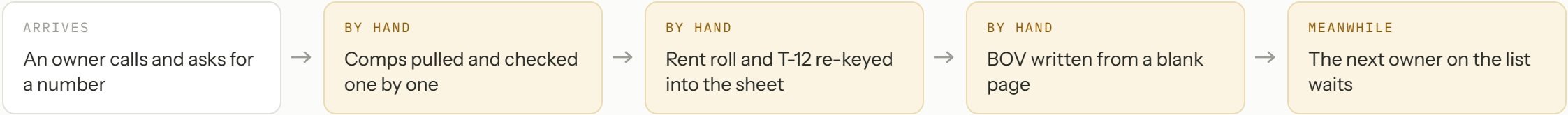
An owner with twenty buildings wants twenty numbers, and each one is another BOV built by hand.

04 · Prospecting

“Who is going to sell next year?”

Owner lists are built by hand, one LLC at a time, and go stale before the calls are made.

A TYPICAL LISTING PITCH TODAY



Everything your team already has, working together with 2,100+ sources.

What your desk already uses runs through our engine and is matched against our property base, starting with one workflow in 72 hours.

WHAT OF YOURS WE CONNECT

- **The files you already have:** OMs, rent rolls, T-12s, leases, comps files, and your own Excel models up to 40 MB.
- **Deals and owner requests you forward by e-mail:** the screen comes back in one reply.
- **The AI assistant your desk already uses.**
- **Any stack you run:** we wire it to our engine in the 72-hour start, one workflow at a time. Everything stays yours.

+

WHAT IT MEETS

2,100+

 sources connected

A property base of about 6 million properties: owners, sales, loans and maturities, permits, dated events such as tax delinquency, foreclosure filings and code violations, and about 50 signals. Deepest in Florida, Texas, North Carolina, California, New Jersey, New York, Massachusetts and Washington.

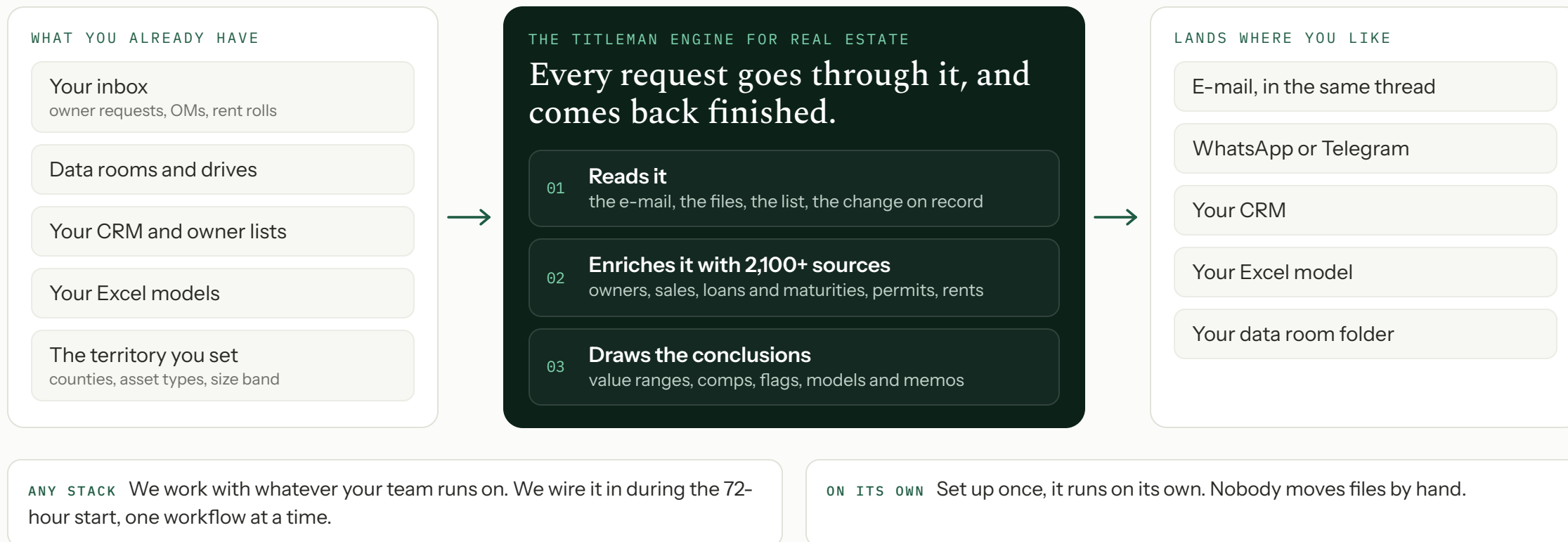
Every figure keeps its date, and its source inside the report.

DONE BY OUR TEAM IN THE 72-HOUR START

Send us your owner list or CRM export. Our team matches every row to our property base and returns it with last sale, holding period, debt maturity and signals, each with its date. What we could not match is named, not guessed.

Your files stay in your firm's workspace. Our team matches your list for you as part of the start.

Your stack, any stack. Our engine in the middle. Answers land where you work.



Yours only your files serve your work, never another client's · **NDA first** we sign before we see anything · **Your sign-off** every output is a draft for your team

Your team on AI: faster pitches, lower cost per deal.

Faster

MEDIANS OF OUR PRODUCTION RUNS, LAST 30 DAYS

Property passport	about 4 min
Market rent	about 15 min
Comps	about 20 min
Up to 10 properties valued at once	about 30 min
Value opinion	about 40 min
Scout: owners for a mandate	under an hour
Underwriting with its live Excel	about 1 hour

More accurate

HOW IT WORKS, NOT A PROMISE

- Every input shows its source and date; every result shows its formula.
- What we could not find is named as missing, never filled in.
- The same comps request returns the same set.
- Your rent rolls, T-12s and lists are read next to what is on record, so the gaps show.

Lower cost per deal

WHAT ONE REQUEST RETURNS

- The finished package: the workbook, the memo or deck, and the comps behind them.
- An underwriting carries about 1,000 data points, each marked as found with its source, computed by formula, or missing.

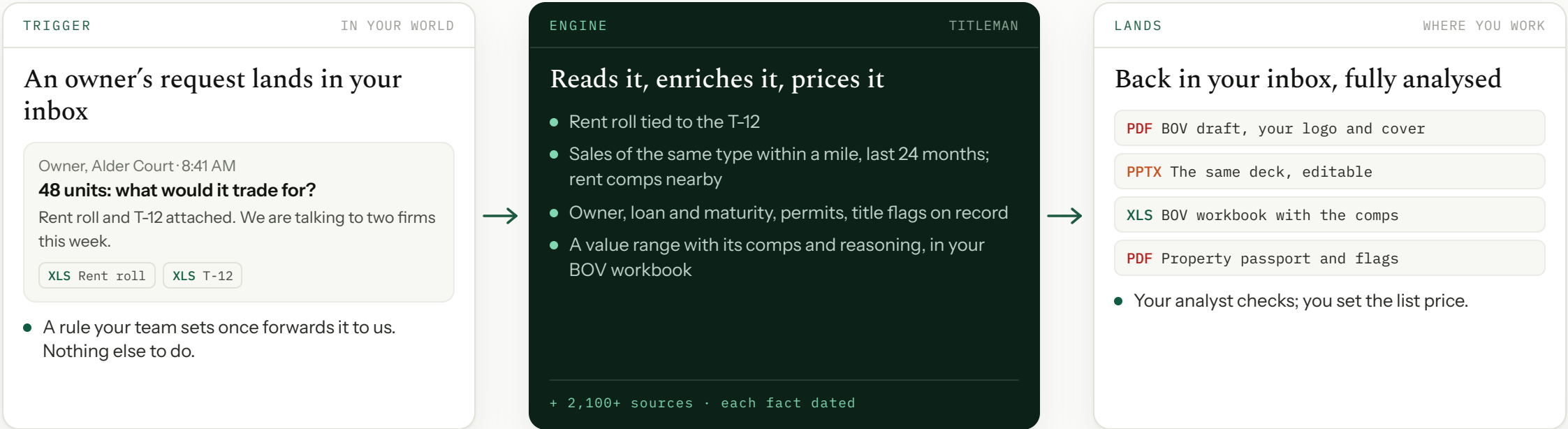


- Your analysts check and decide instead of collecting.

START

One of your workflows, running on your live pitches 72 hours after we get access.

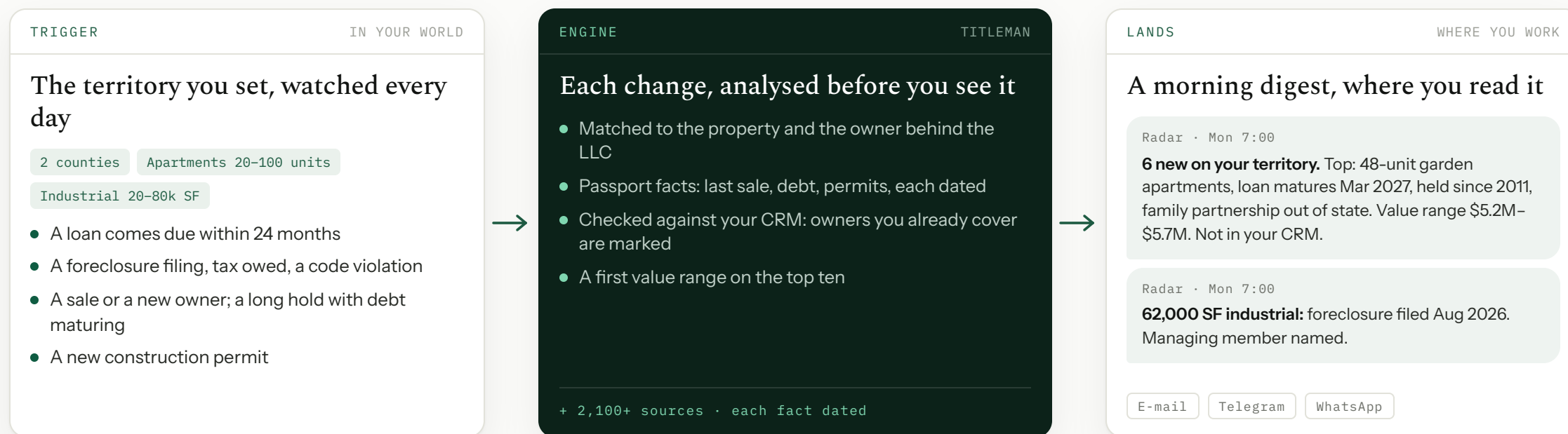
An owner e-mails “what would it trade for?” The BOV comes back in the same thread.



EXAMPLE Alder Court, 48 units: \$5.23M–\$5.71M on four sales within a mile. Rents \$115 a month under 5 rent comps. Loan matures March 2027. One open electrical permit.

During the pilot, our team checks each package before it goes back to you. A BOV for up to ten properties takes about half an hour at the median.

Something changes on your territory. By morning it is analysed and on your phone.

**EXAMPLE**

Monday 7:00: six new on your territory. Two are owners nobody on the team has called. The top one has a loan due in five months and a value range on it.

Coverage varies by county; we pull your territory first and show you what is there before the first digest goes out.

Your whole owner list, up to 100 addresses, priced in one go.

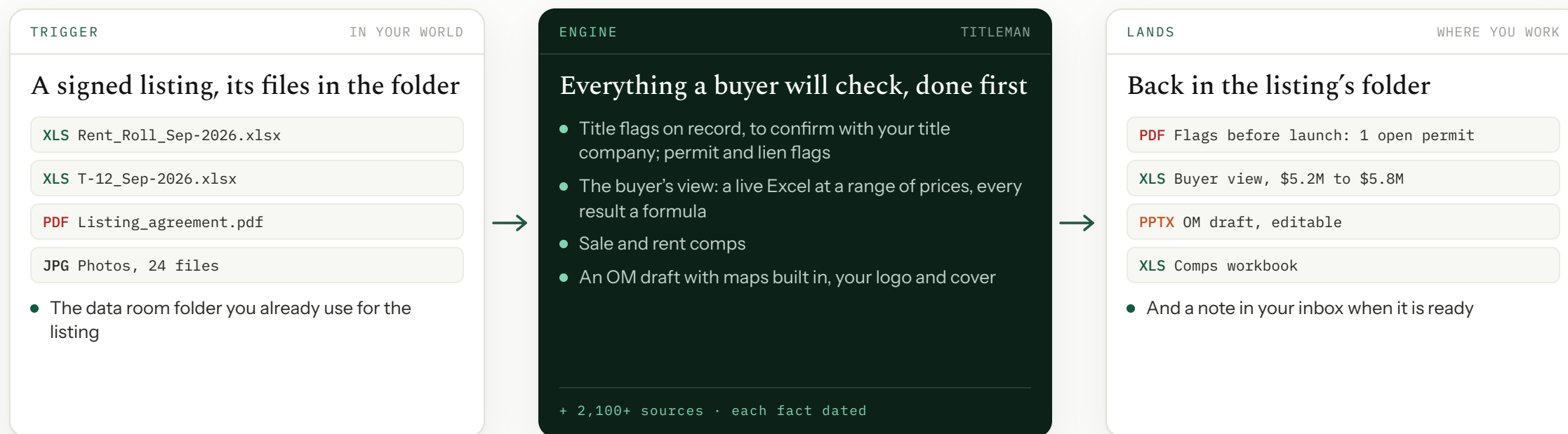


EXAMPLE

100 owners in the East submarket: each one with a value range, its comps and a confidence mark before the first call. Three have loans due within a year.

Matching your list is done by our team at the start. Every value is a draft for your team, not an appraisal.

You sign the listing. The flags, the buyer's view and the OM draft are waiting in the folder.

**EXAMPLE**

Alder Court: one open electrical permit found before launch. Buyer's view from \$5.2M to \$5.8M: cap on in-place NOI 6.37% to 5.71%, DSCR 1.33 to 1.19 at 65% LTV.

Underwriting with its live Excel model takes about an hour at the median. Decks come in one of 26 styles with your logo and your own cover page.

More workflows that run the same way.

Each one starts where it starts today and lands where you work. Most begin from one of the 35 broker workflows already written.



LEASING

Asking rent for a space

WHEN A space comes in to lease

LANDS Market rent a foot a year and a month, with the leases behind it where we hold them



TENANT REP

Renewal rent for your tenant

WHEN A tenant's renewal comes due

LANDS Market rent and the leases behind it, to answer the landlord's number



TOURS AND CALLS

A passport before every tour

WHEN A tour goes on the calendar

LANDS The passport the night before: owner, sales, debt, permits, zoning, each dated



LISTINGS

Before you list

WHEN An owner agrees to list

LANDS Title flags on record, to confirm with your title company; permit and lien flags too



BUYERS

The buyer's view

WHEN A buyer asks for the numbers

LANDS A live Excel at a range of prices: caps, DSCR, every result a formula



CLIENT COVERAGE

Updates your clients read

WHEN Each quarter, for your clients

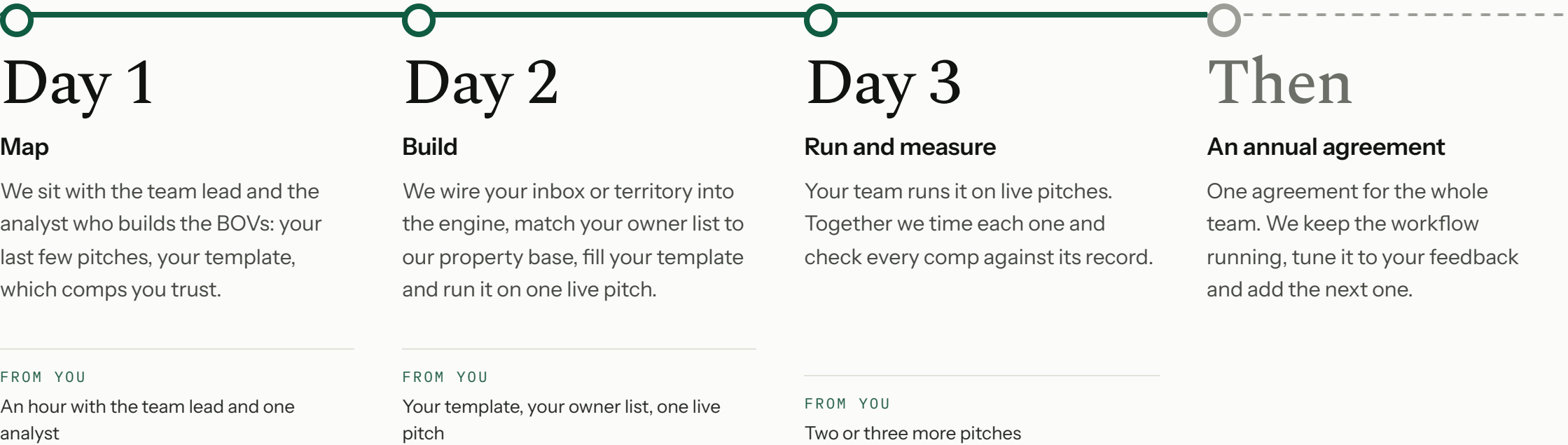
LANDS Where their rents sit against the market and what sold nearby, on your letterhead

One workflow first, picked by where your hours go.

YOUR TEAM	START WITH	WHY
Investment sales team	Inbox: owner requests back as a BOV draft; then the radar	A number for every owner who asks; the radar fills next quarter's pipeline.
Leasing and tenant rep	Space in or renewal due: market rent back, with the leases behind it	Every proposal and every counter rests on the rent number.
Capital markets and debt placement	Radar on loans coming due, and the borrower package in the lender's order	Lenders quote on the package, and next year's maturities are this year's mandates. Ask for our lender deck on the package side.
Regional independent brokerage	Radar on your territory, every morning	Fewer people, the same territory: the list decides who gets called first.
Office lead at a national firm	Owner lists priced into the CRM, desk by desk	One standard on every desk, in the office's own BOV workbook.

Your first workflow, live on your pitches in 72 hours.

Three working days with your team, counted from access, on live pitches and listings.



- TO START
- 1

NDA in place
- 2

One team lead
- 3

Your BOV workbook
- 4

Your owner list or CRM export
- 5

Access to where requests arrive

We work in your setup. Your data stays yours.

Your templates, your lists, your owners. We bring the records and the hours.

TEMPLATES Your workbooks, as they are Your BOV workbook and Excel models, filled as they are. Decks carry your logo and your own cover page.	WHERE IT LANDS Where you already work E-mail, WhatsApp or Telegram, your CRM, your models, your data room. Nothing new for your team to open.	YOUR LISTS AND COMPS Used for your team only Your owners, pipeline and closed deals serve your work. Never shown to another client.
TRAINING No training on your content Not by us, not by our subprocessors. Written into our agreement with you, section 12.8.	YOUR SIGNATURE Your name on the number Everything comes back as a draft for your licensed professionals to review and sign.	RETENTION Set in our NDA Retention, deletion and the list of providers are set in the NDA we sign with you.

For your security team: our NDA, Data Processing Addendum and written answers to your questionnaire.

One workflow in 72 hours.

Your stack, our engine, answers where you work: more accurate, faster, lower cost per pitch. Reply with the workflow your team would start with; we send our NDA and pick a live pitch with you. Or start with one hour on one of your listings.

Alex Galt, Founder

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TICK ONE

- ☐ Inbox: owner requests back as a BOV draft
- ☐ Radar on our territory
- ☐ Our owner list, priced into the CRM
- ☐ Listing launch: flags, buyer's view, OM
- ☐ Asking and renewal rent
- ☐ One hour on one of our listings
- ☐ Something else:

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