

Your site pipeline, on AI.

*Your stack, any stack. Answers land
where you work.*

Everything you have now goes through our engine for real estate, gets enriched with 2,100+ sources and lands back where you work: more accurate, faster, a lower cost per site. The first workflow runs on your live sites 72 hours after we get access.

INBOX

8:41 AM

LB

Land brokerage desk
Site: 3.1-acre corner lot,
APN 118-24-006

PDF Flyer

PDF Survey

01
SITE ARRIVES

SITE SCREEN V4.XLSX		your template
Zoning district	MU-2	Code §3.4
FAR, by right	2.5	§3.4(b)
Max buildable	337,590 SF	=FAR×lot
Sewer capacity	not on record	ask utility

02
YOUR TEMPLATE
FILLED, SOURCED

03
FIRST-LOOK MEMO,
BEFORE YOUR NEXT
SITE MEETING

TITLEMAN · SITE FIRST LOOK

3.1 acres in MU-2: 337,590 SF
by right

Corner lot · asking \$9.8M · four schemes fit

Lot
3.10 ac

Height
75 ft

Bounds first
Parking

MED

Sewer capacity not on record: ask the utility.

Not on record · the gap is named, not filled

Most sites die on the first read. That read still takes a week.

What we hear from development teams, and where the hours go.

01 · ZONING

“I lose a week on every site just learning what the zoning allows.”

Code sections, overlays, a call to the planning desk, then the parking rule that changes the unit count.

02 · SOURCING

“By the time a site is on the market, three groups have looked at it.”

The good land trades before the flyer. Finding owners early means days in parcel maps and records.

03 · WHAT TO BUILD

“Keep it, add to it, or knock it down and start over?”

Every option is its own pro forma, rebuilt by hand each time the scheme changes.

04 · CAPITAL

“Equity and the lender each want the package in their own format.”

The same numbers, re-keyed into a lender template, an LP deck and an IC memo.

A TYPICAL SITE TODAY



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

Everything you already have can be connected to our intelligence and our data, and it all stays yours. It starts with one process in 72 hours.

YOURS, AND IT STAYS YOURS

- **The files you already have:** flyers, surveys, OMs, rent rolls, T-12s, leases, data-room PDFs.
- **Your own Excel models,** up to 40 MB each.
- **Your site lists and your CRM.**
- **The rest, when you are ready,** at your pace (next page).

A REQUEST →

← THE ANSWER

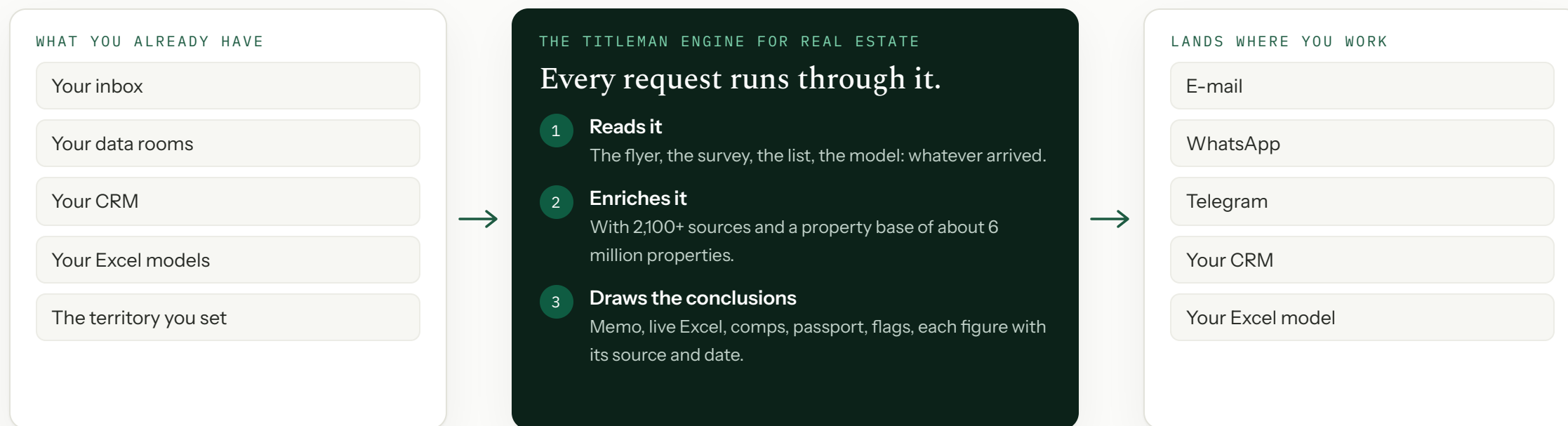
WHAT IT CALLS

- **Our intelligence and 2,100+ sources,** read for you on every site.
- **A property base of about 6 million properties:** owners, sales, loans and maturities, permits, dated events (tax delinquency, foreclosure filings, 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 site list. Our team matches every row to our property base and returns it with parcel, lot size, owner, recent permits and zoning where the record states it, each with its date. What we could not match is named, not guessed.

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



Set up once, it runs on its own: no moving files by hand, no logging in to click around. Our team sets it up with you in the 72-hour start.

YOURS ONLY

Never shown to another client, never used for training.

NDA FIRST

Before we see a single file.

YOUR SIGN-OFF

Every output is a draft your team reviews and signs.

Your firm on AI: faster sites, lower cost per site.

A feasibility study in about half an hour: what the zoning allows and the schemes that fit.

Faster

MEDIANS OF OUR PRODUCTION RUNS, LAST 30 DAYS

Property passport	about 4 min
Comps	about 20 min
Feasibility study	about 30 min
Up to 10 properties valued at once	about 30 min
Value opinion	about 40 min
Scout search for sites	under an hour
Underwriting with its live Excel	about 1 hour

From request to delivered files, queue included. Medians, not promises.

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. The same feasibility request returns the same study for 30 days.

Lower cost per site

WHAT ONE REQUEST RETURNS

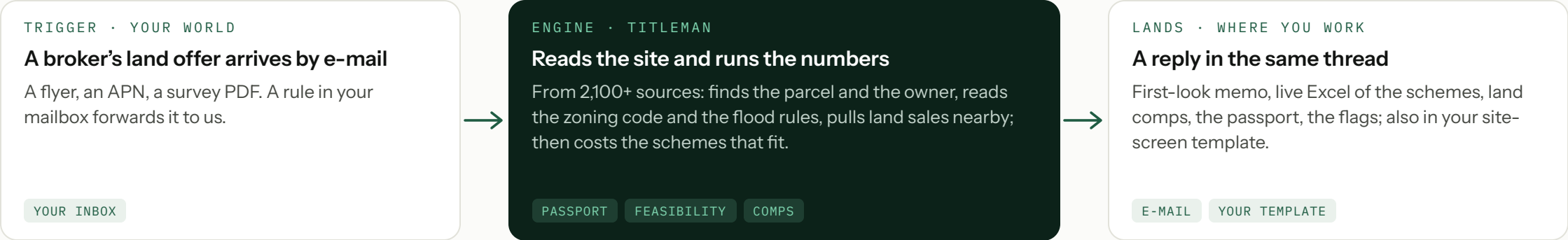
One feasibility request returns 5 files: the live Excel, the memo, the zoning report, the evidence folder and more.

About 1,100 data points, each marked as found with its source, computed by formula, or missing.

Your team checks and decides instead of collecting.

START With one of your workflows. It runs on your live sites 72 hours after we get access.

A land offer lands in your inbox. The analysis lands right back.



EXAMPLE

8:41, a land broker sends a 3.1-acre corner lot at \$9.8M. Your mailbox rule forwards it. The reply lands in the same thread: what the code allows, four schemes ranked at the ask, three land sales nearby, and one gap named.

Your team decides whether it goes to Monday's meeting. Nobody re-keys a thing.

Every figure carries its source and date. The land price stays your call.

INBOX · REPLY same thread

TM

Titleman · your site desk
Re: Site: 3.1-acre corner lot, APN 118-24-006

What the code allows	MU-2 · FAR 2.5 · 337,590 SF by right
Schemes that fit	4 · rental apartments lead at the ask
Land sales, 1 mile, 24 months	3 · \$58–\$71 per SF of land
Named as missing	Sewer capacity: ask the utility

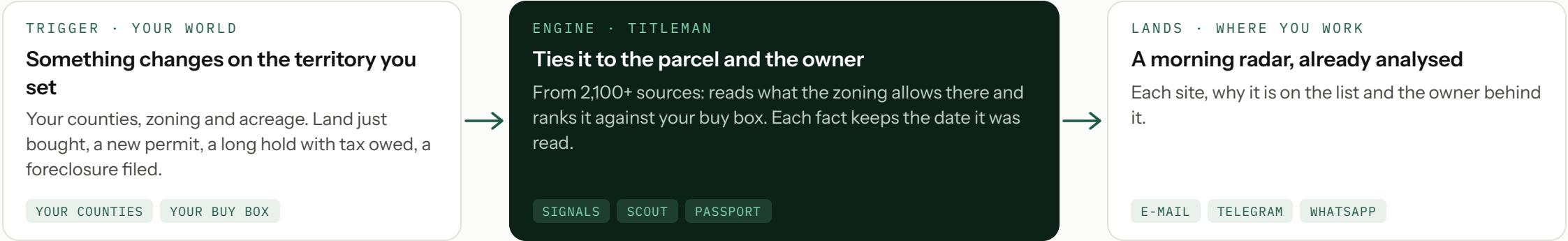
First_look_memo.docx

XLS Schemes.xlsx

XLS Land_comps.xlsx

PDF Passport

A new signal on your territory. Analysed before it reaches you.



EXAMPLE

Your territory: two east-side counties, R-3, R-4 and mixed-use land, 2 to 25 acres. Tuesday 7:00, three new sites arrive with the owner behind each and what the zoning allows.

The first is a 12.4-acre R-4 parcel nobody has sold since 1987, where property tax is now owed.

Coverage varies by county: we show you what your counties hold before the first radar.

MORNING RADAR · TUE 7:00

3 new in your counties

01

12.4 acres zoned R-4, no sale since 1987; tax now owed

Long hold Tax delinquent

Family trust · about 170 homes by right

02

4.8 acres bought in August; a building permit filed in September

Land just bought New construction permit

Sample Acres LLC · another builder near your sites

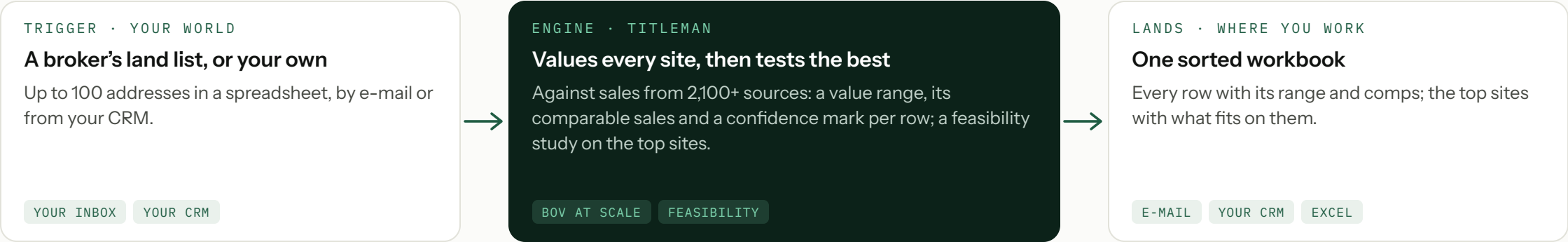
03

9.6 acres of mixed-use land; foreclosure filed 2 Oct

Foreclosure filed Absentee owner

Single-asset LLC · owner mails from another state

A land list in. Sorted by value before anyone opens a parcel map.



EXAMPLE

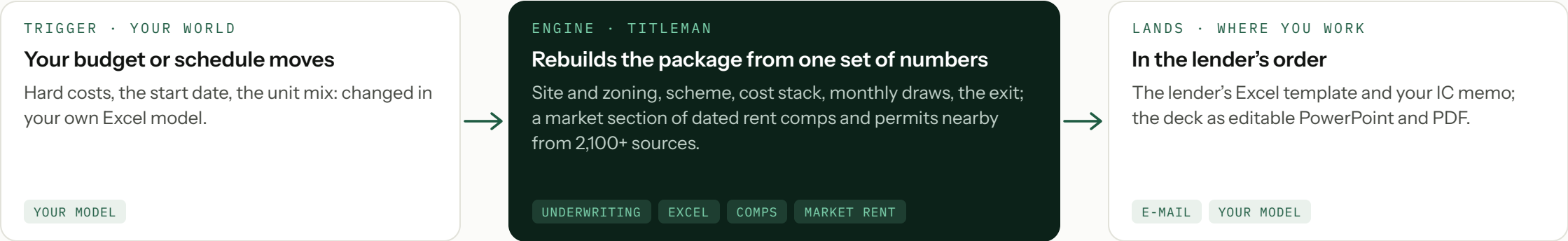
A broker sends 100 sites across two counties. You see what the run will cost and confirm it. The table fills in row by row; the top three go on to a feasibility study.

During the 72-hour start, our team also matches your own site list to our property base: parcel, lot size, owner, permits and zoning where the record states it.

A first value read to sort a list, not an appraisal.

LAND LIST · 100 ADDRESSES				63 of 100 valued
#	SITE	VALUE RANGE	COMPS	CONFIDENCE
1	APN 204-11-018 · 12.4 ac, R-4	\$1.7M-\$2.1M	4 land sales	MEDIUM
2	APN 211-40-077 · 21.6 ac, R-3	\$2.4M-\$3.0M	3 land sales	LOW
3	APN 209-14-022 · 8.6 ac, R-4	\$1.2M-\$1.5M	6 land sales	HIGH
4	APN 204-09-002 · 11.8 ac, R-4	\$1.5M-\$1.9M	5 land sales	MEDIUM
5	APN 198-02-310 · 14.3 ac, R-4	\$1.9M-\$2.3M	4 land sales	MEDIUM
6	APN 207-33-145 · 15.0 ac, R-3	valuing	-	IN PROGRESS

Your model changes. The lender’s package follows on its own.



EXAMPLE

Hard costs go up 3% and the start slips two months. You change it once in your model; the monthly draws, sources and uses and the coverage grid follow, and the package lands in your inbox in the lender’s order.

No forecasts: rent growth, absorption and exit cap stay your assumptions, each on its own tab.

CONSTRUCTION LOAN PACKAGE · 286 HOMES

lender's order

1	Site and zoning	Parcel, owner, every rule with its section	Sourced
2	Scheme and unit mix	286 homes, 900 SF average, 358 stalls	Live formulas
3	Cost stack	Hard costs +3%: updated from your model	Your budget
4	Monthly draws	Start moved two months: schedule redrawn	Live formulas
5	Market	Rent comps, each dated; permits nearby	Dated
6	Exit	New-build sales nearby, each dated	Comps tab

XLS

Lender_Template.xlsx

IC_Memo.docx

Lender_Deck.pptx + PDF

What to build: every scheme the code allows, costed and ranked in a live Excel.

WHAT COMES IN

An address, the asking price for the land, and your program if you have one.

WHAT COMES BACK

Up to ten schemes (use, class, unit size), costed and **ranked by annual return at the asking price**; each losing scheme says why.

IN WHOSE TEMPLATE

Your pro forma, with your cost and hurdle assumptions on their own tab. A memo and the zoning read come with it.

WHAT IT REPLACES

A pro forma rebuilt by hand for every scheme someone wants to test.

The memo states what fits and what it costs. The land price is your call, in the formulas.

SCHEMES RANKED BY ANNUAL RETURN AT THE \$9.8M ASK				3.1 ac • MU-2
	Scheme	Size	Annual return at the ask	Why not first
1	Rental apartments, 900 SF avg	286 homes	14.1%	Leads at the ask
2	For-sale condos, 1,100 SF avg	236 homes	12.6%	Longer sell-out
3	Shops below apartments	262 + 12K SF	11.8%	Retail rents thin nearby
4	Townhomes for rent	72 homes	9.2%	Uses a third of the FAR
5	Hotel	–	–	By permit only
6	Self storage	–	–	Not allowed in MU-2
HOW THE RANKING WORKS			A STANDING BUILDING?	
Each scheme’s cost, revenue and timing sit in live formulas. The return per year at your asking price decides the order, so a slower sell-out ranks lower.			Best use compares four plays in one workbook, with which ones the zoning allows:	
			KeepConvertRebuildBuild up	
Assumptions	Site	Ladder	Schemes	Monthly draw
				Land grid
				Sources

The sample: every rule for the lot, and the limit that binds.

WHAT COMES IN

An address or APN

WHAT COMES BACK

Every rule for the lot, the binding limit, what fits

IN WHOSE TEMPLATE

Your entitlement brief, sourced line by line

WHAT IT REPLACES

Weeks waiting on the first zoning read

What the code allows on this lot

1

Lot

21,000 SF

100 ft of frontage by 210 ft, 0.48 acres

Floor area ratio

1.5

at most 31,500 SF, for every use, no bonus on this street

Height

55 ft

4 storeys with a 14 ft shop floor and 11 ft floors above

Density

48 homes

100 per acre; the unit-size rule binds first

The floor area ratio is the limit that binds.

Height and setbacks alone would hold 82,000 SF over 4 storeys; the ratio caps the building at 31,500 SF, about 1.54 full floors of the largest footprint. In the test scheme that is 26 homes over 4,860 SF of shops, and what limits the number of homes is the minimum average unit size of 800 SF, not density.

2

Demolition

The lot is in a protected area. Demolition needs an approval given at a hearing, and no demolition permit issues until the replacement building is approved.

3

Flood

A mapped flood zone. The ground floor is raised and flood-proofed, and height is measured from above the flood elevation.

4

State law

State law may allow more for some rental schemes. That is a different scheme. It is not priced here and needs land-use counsel.

Two records disagreed and the code text settled both: our own record held heights of 50 ft and 55 ft, and a density of 74 homes per acre. The text read in October 2026 says 55 ft and 100.

1

The limit that binds

Here the floor area ratio caps the building at 31,500 SF, far below what height alone would hold.

2

Every rule for this lot

District, FAR, height, setbacks, density, unit size and parking, then demolition and flood, shown here.

3

Beyond by right, flagged

Bonuses and state rules that might allow more are named for counsel, not counted in the numbers.

4

Conflicts settled in the open

Where two records disagreed, the code text decided, and the page says so.

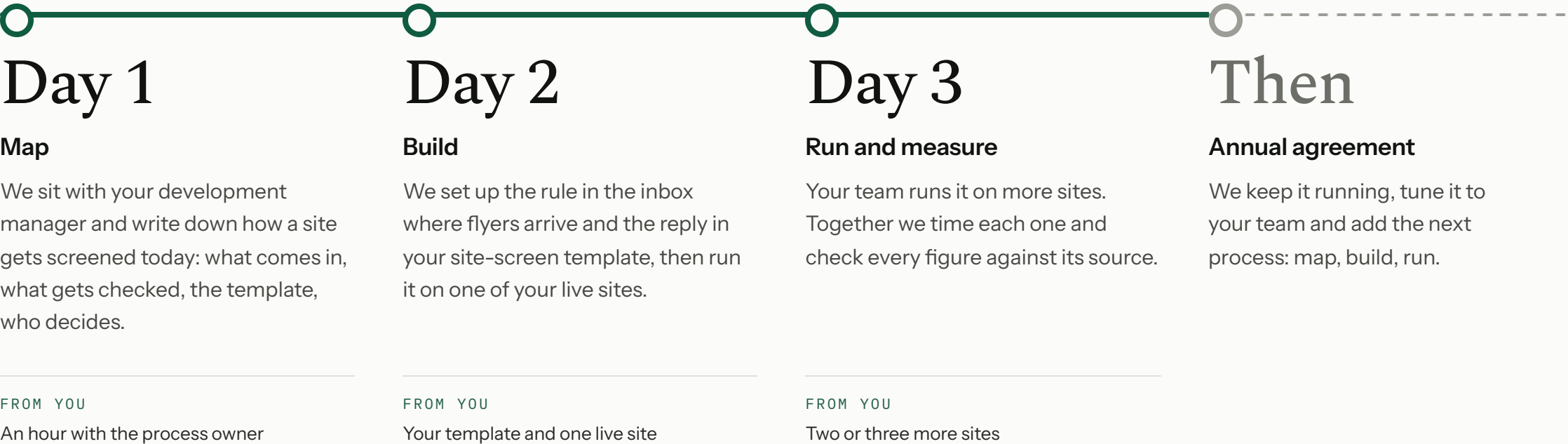
Two crops of the sample at [titleman.ai/samples](#), shown as published. The sample itself has the street, city and owners removed and figures scaled.

TITLEMAN

DEVELOPERS • 11

One workflow, live on your sites in 72 hours.

72 hours, counted in working days from access, with your team, on live sites.



- TO START
- 1

NDA in place
- 2

One process owner
- 3

Your current template
- 4

One live site
- 5

Access to where sites arrive

One workflow in 72 hours.

Your stack, our engine, answers where you work: more accurate, faster, a lower cost per site. Or one hour on one of your own sites.

Alex Galt, Founder

alexgalt@titleman.ai · titleman.ai/workflows

YOUR FIRST WORKFLOW · TICK ONE

- ☐ Inbox: land offers analysed by reply MERCHANT · MULTIFAMILY
- ☐ Radar on your territory LAND BUYERS · ENTITLERS
- ☐ Land list in one go BTR · HOMEBUILDERS
- ☐ Capital package from your model EVERY DEVELOPER
- ☐ Feasibility and best use INDUSTRIAL
- ☐ Entitlement and zoning MIXED USE · INFILL
- ☐ Something else:

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