

FOR OWNERS AND ASSET MANAGERS

Your asset management, on AI.

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

What arrives in your inbox, and what changes around your assets, runs through our engine for real estate, enriched with 2,100+ sources, and lands back where you work: more accurate, faster, at a lower cost per asset. The first workflow runs 72 hours after access.

INBOX

Mon 9:04 AM

PM

Property manager, Asset 4

Q3 package: 180-unit garden multifamily

XLS Rent roll

XLS T-12

XLS Budget

01
THE PACKAGE
ARRIVES

Q3 ASSET REPORT.XLSX		your template
Occupancy	94.4%	Rent roll · 30 Sep
NOI, Q3 actual	\$612,400	T-12 · Jul-Sep
NOI against budget	-3.8%	=B9/C9-1
DSCR at 6.50%	1.27x	Debt tab

02
YOUR REPORT
BOOK FILLED

03
DRAFT FOR
YOUR REVIEW

INVESTOR REPORT · Q3 2026 · DRAFT

Asset 4: NOI 3.8% under budget, on two expense lines.

Income on budget. Occupancy 94.4%.

MED

Repairs \$14,900 over budget: two roof leaks.

T-12 acct 6100 · Jul and Aug

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

We connect what you already use and match it against our property base, inside your setup. You get more accurate, faster, at a lower cost per asset, starting with one workflow in 72 hours.

WHAT OF YOURS WE CONNECT

- 1 **Your managers' packages and files:** rent rolls, T-12s, budgets, leases and data-room PDFs.
- 2 **Your own Excel models,** up to 40 MB a file, changed by typing.
- 3 **Deals you forward by e-mail:** OM, rent roll and T-12 come back as one screened package.
- 4 **The AI assistant your team already uses.**
- 5 **Connected by our team at the start:** whatever your firm uses, from your mailbox and data rooms to your CRM and data warehouse.



WHAT IT MEETS

2,100+ sources connected

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 portfolio list. Our team matches every asset to our property base and returns it with owner, last sale, debt and maturity, permits, dated events and signals, each with its date. What we could not match is named, not guessed.

Our engineers run the match for you, as part of the start. Your files stay in your firm's workspace.

Owning the assets is the job. The spreadsheet work around them takes the week.

What we hear from owners and asset managers.

01

“Our portfolio model is a huge file only one analyst dares to touch.”

Every new scenario waits for one person, and nobody else can check it.

02

“Every quarter we rebuild the hold/sell view by hand.”

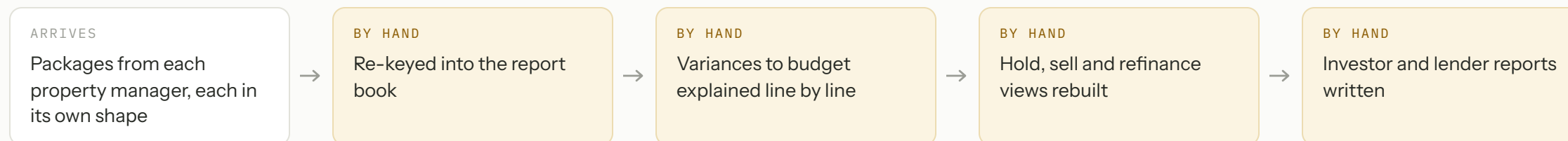
New rent roll, new T-12, new rates: the same rebuild, asset by asset, before anyone can decide.

03

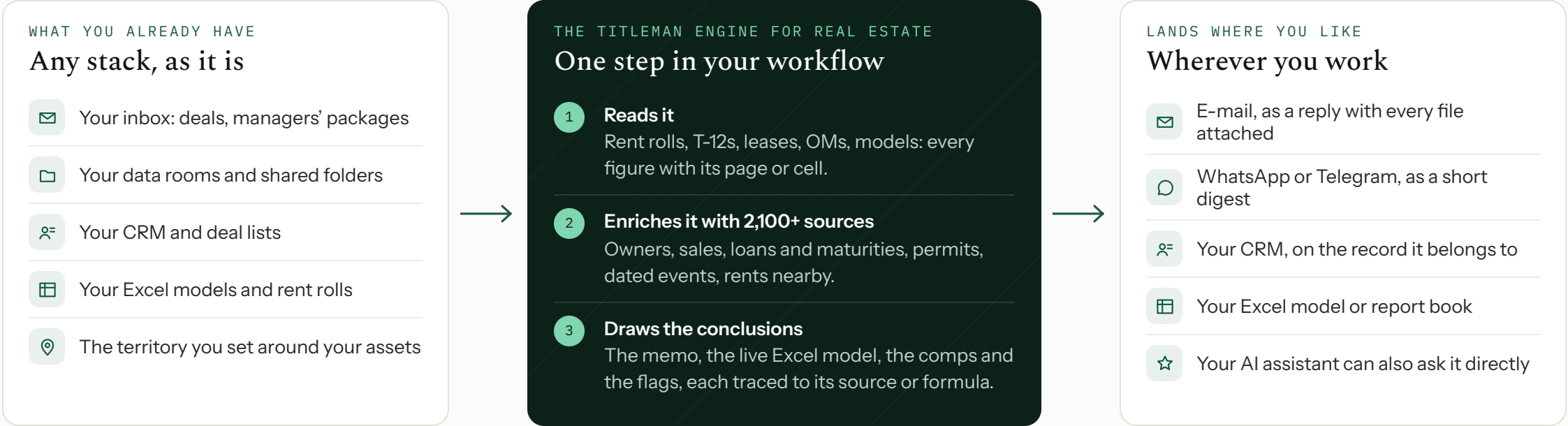
“A buyer or lender knows things about our building we haven’t looked at.”

A sale next door, a permit down the street, a neighbour’s loan coming due. Found late, if at all.

A TYPICAL QUARTER TODAY



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



Set up once, it runs on its own: nothing to move, no new screen to learn, no files carried by hand.

Your data enriched with ours: underwriting and every other report back in under an hour.

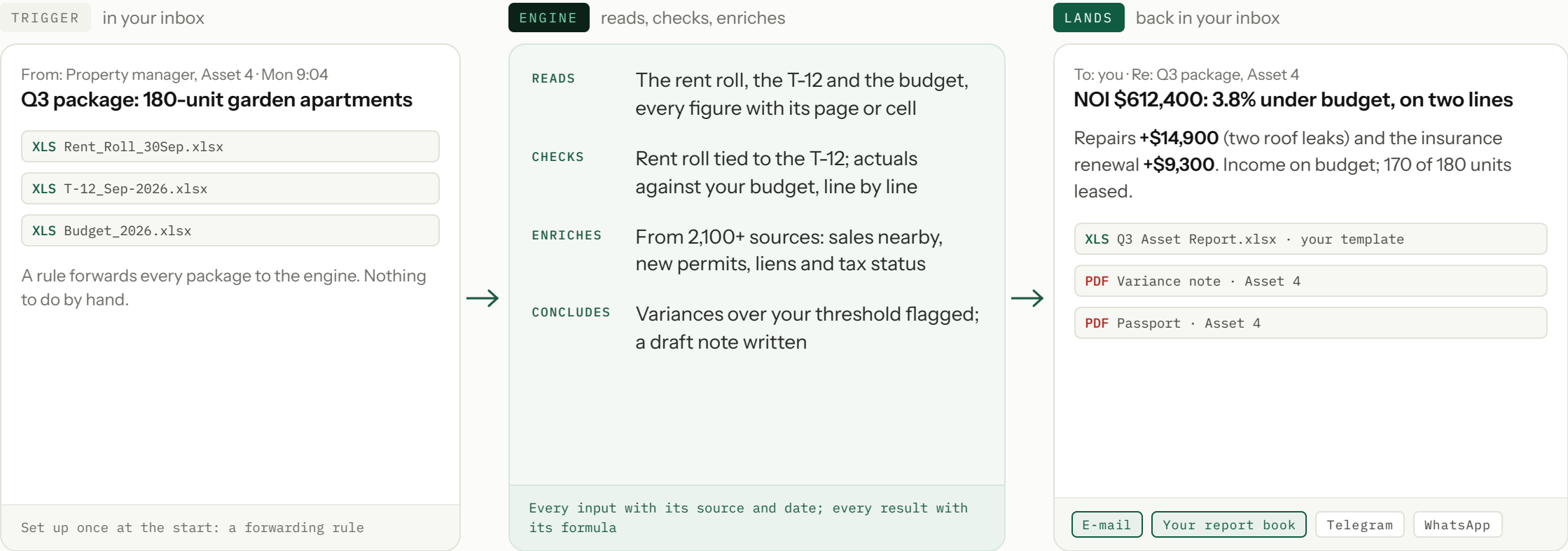
THREE PROMISES

Yours only
your files serve your work; no training on them

NDA first
nothing is connected before it

Your sign-off
every output is a draft your team signs

The manager’s monthly package arrives. It comes back analysed.



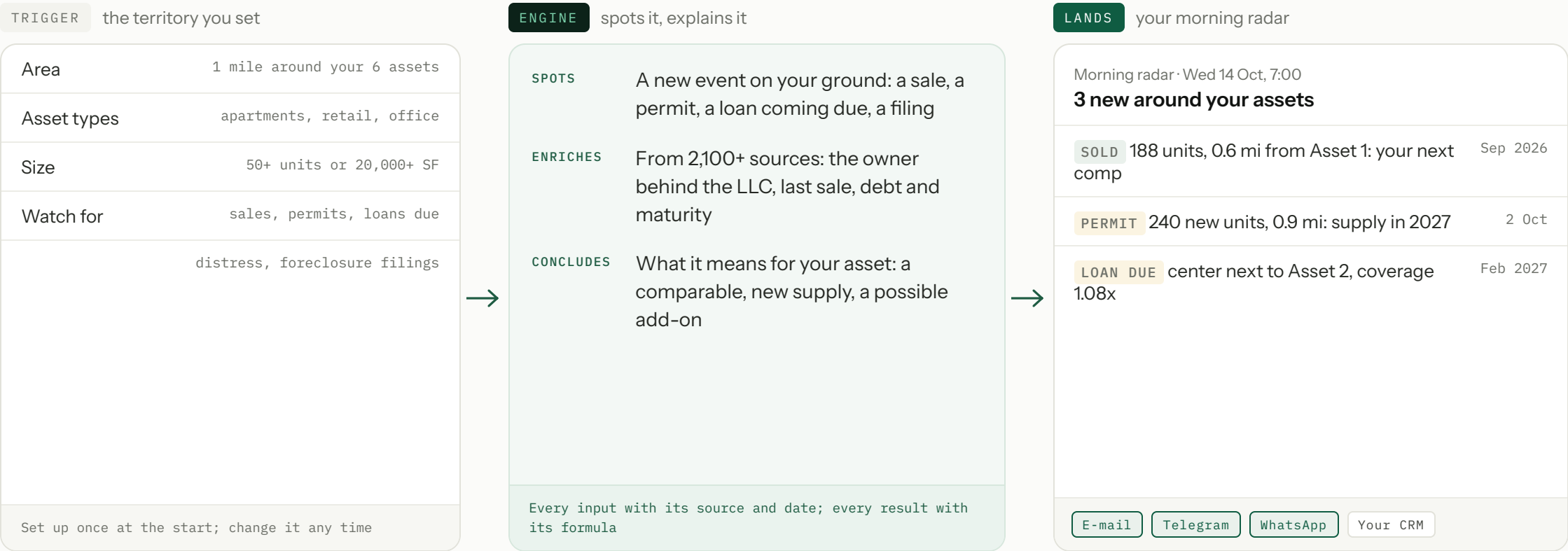
EXAMPLE

Asset 4, Q3: NOI \$612,400 against a \$636,600 budget (−3.8%). The two lines that explain the whole \$24,200 gap come back flagged, each with its T-12 account.

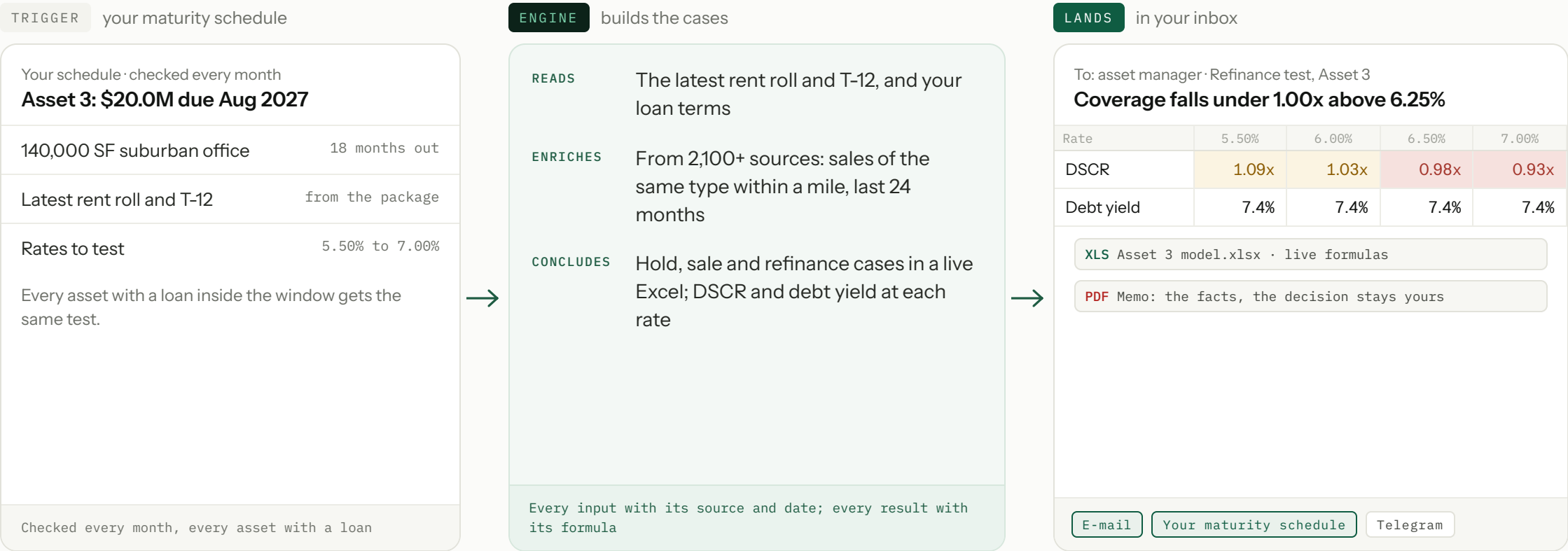
WHAT IT REPLACES

Re-keying each manager’s package and writing the variance note from a blank page.

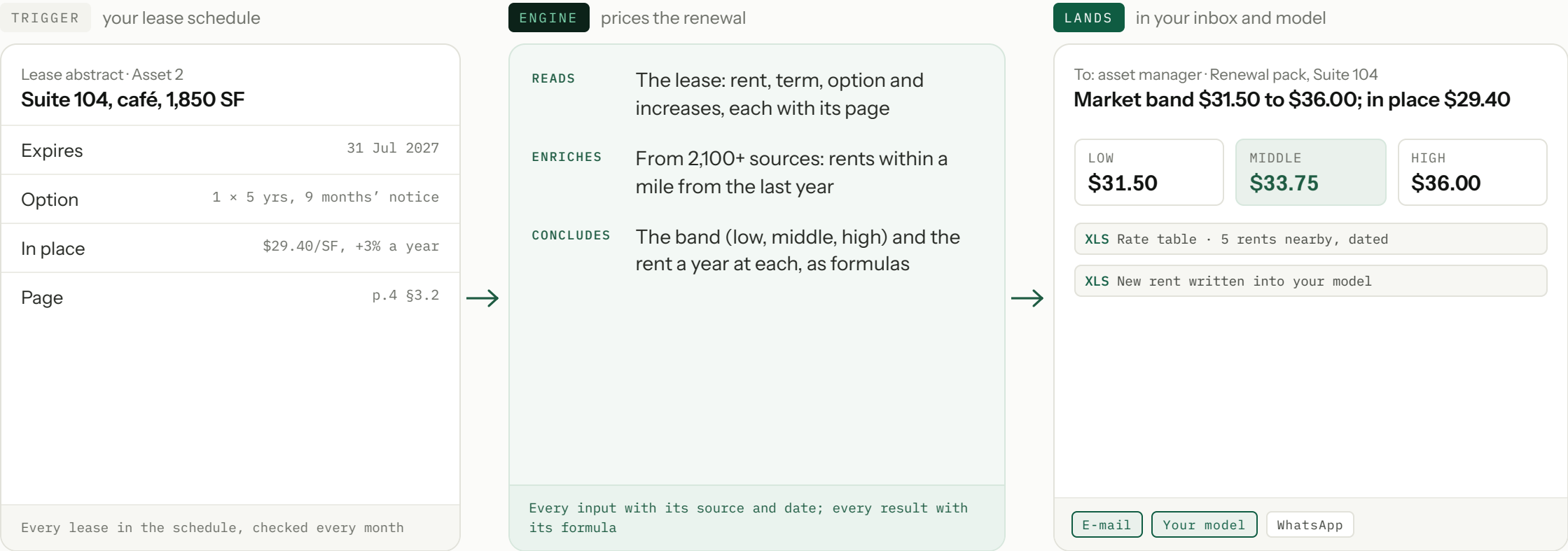
Something changes nearby. You get it analysed by morning.



18 months before maturity, the refinance test is in your inbox.



Before the option date, the renewal pack is in your inbox.



EXAMPLE

Suite 104 pays \$54,390 a year today. At the middle of the band it would pay \$62,438. The pack lands with the five rents behind the band, each dated.

WHAT IT REPLACES

Finding the option date in a PDF, and a renewal rent set by feel.

Quarter end: the whole portfolio, marked in one go.

TRIGGER

Quarter end, or any day you choose: your list of up to 100 addresses, as a spreadsheet. The credit quote shows first; nothing starts until you confirm.

ENGINE

Values each address against its comparable sales from 2,100+ sources and marks its confidence, row by row.

LANDS

One workbook in your inbox, filling in as each property is valued: a value range, the comps and a confidence mark per row.

Portfolio marks, 2026.xlsx

YOUR LIST

63 of 100 valued filling in

	Asset	Value range	Comps	Confidence
1	212-unit garden apartments	\$31.4M-\$34.3M	7	HIGH
2	96,000 SF neighborhood retail	\$23.2M-\$24.9M	3	MEDIUM
3	140,000 SF suburban office	\$15.6M-\$17.4M	2	LOW
4	180-unit garden apartments	\$41.6M-\$43.9M	3	MEDIUM
5	310,000 SF warehouse	\$36.6M-\$40.6M	4	HIGH
6	64-unit mid-rise apartments	\$10.9M-\$11.9M	6	HIGH
7	48-unit walk-up apartments	valuing...		
8	22,000 SF strip center	queued		

Credit quote shown first

Nothing starts until you confirm.

For the yearly marks to partners, a cross-check before the quarter’s own marks, or every asset with a loan coming due. A second look, not an appraisal: each value shows the sales behind it.

Change your own model by typing. Every change is shown before it lands.

Portfolio Model FY27.xlsxYOUR FILE

	A · Debt	B · Asset 1	C · Asset 2	D · Asset 3	E · Asset 4
12	Loan balance	24,800,000	15,600,000	20,000,000	25,500,000
13	Matures	Mar 2027	Nov 2027	Aug 2027	Jun 2028
14	Refinance rate	6.00%	6.00%	6.50%	6.00%
15	Amortization, years	30	30	30	30
16	Annual debt service	1,784,262	1,122,359	1,516,963	1,834,625
17	DSCR after refinance	1.24x	1.50x	0.98x	1.34x

AssetsRentBudgetDebtCash flowReturnsSources

ASKSet the refinance rate on Asset 3 to 6.5% and show what moves.

BEFORE YOU APPLY3 cells, outlined

Debt!D146.00%6.50%the input you asked for

Debt!D161,438,9211,516,963formula kept, recalculated

Debt!D171.03x0.98xformula kept, recalculated

Apply

Discard

Version 14 saved · undo any step

Export: your same file, with the changed cells

WHAT COMES IN

Your own workbook as it is, up to 40 MB per file: portfolio model, rent rolls, budgets.

WHAT COMES BACK

The same file with the cells you asked to change. Formulas are never overwritten silently.

IN WHOSE TEMPLATE

Yours. Your tabs, your formulas, your layout.

WHAT IT REPLACES

Waiting for the one analyst who dares to touch the file.

Your portfolio on AI: faster work, and a lower cost per asset.

FASTER

Measured, not promised

Medians of our production runs, last 30 days, from request to delivered files

Property passport	about 4 min
Market rent table	about 15 min
Comps	about 20 min
Up to ten properties valued at once	about 30 min
Value opinion	about 40 min
Underwriting with its live Excel model	about 1 hour

MORE ACCURATE

How it works

- ✓ 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.

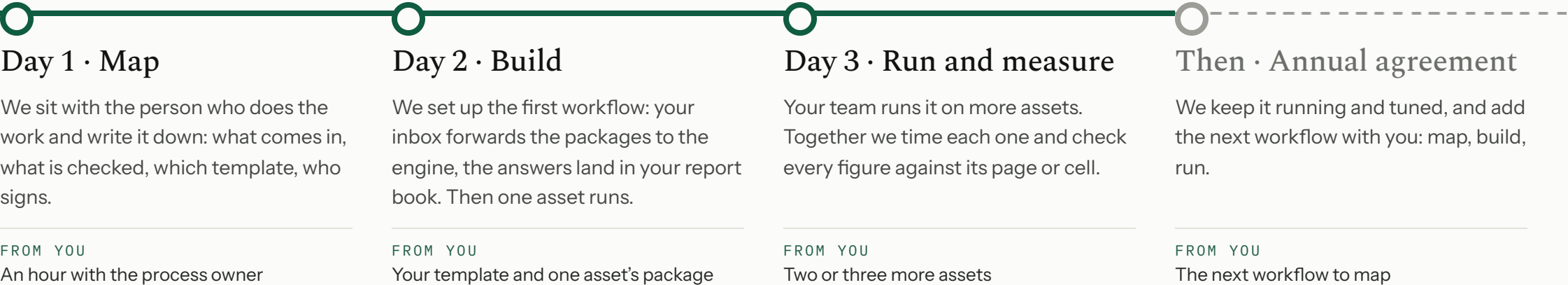
LOWER COST PER ASSET

Check, don't collect

- ✓ One request returns the finished package: the memo, the live Excel, and a deck if you want one.
- ✓ An underwriting carries about 1,000 data points, each marked as found with its source, computed by formula, or missing.
- ✓ Your team checks and decides instead of collecting.

START Your first workflow runs on your own assets 72 hours after we get access.

One workflow, live on your assets in 72 hours.



TO START

- 1 NDA in place
- 2 One process owner
- 3 Your current template
- 4 One asset's package and your portfolio list
- 5 Access to where the packages arrive

WHERE OWNERS START

Apartments	Workflow 1: the managers' packages, back analysed
Shopping centers	Workflow 4: a renewal pack before each option date
Office	Workflow 3: the refinance test before each maturity
Industrial	Workflow 4: warehouse renewals against today's rents
Family office	Workflows 1 and 2: the managers' packages, and the radar

Which workflow first?

Your stack, any stack: our engine in the middle, answers where you work. More accurate, faster, at a lower cost per asset. Tell us the workflow, or take one hour with us on one of your own assets. We send our NDA; 72 hours after access, the first one runs.

Alex Galt, Founder

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TICK ONE WORKFLOW

- ☐ 1·Inbox: the managers' packages, back analysed
- ☐ 2·Radar around our assets, every morning
- ☐ 3·Refinance test before each maturity
- ☐ 4·Renewal pack before each option date
- ☐ 5·Portfolio marks at quarter end
- ☐ One hour on one of our own assets first
- ☐ Something else:

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