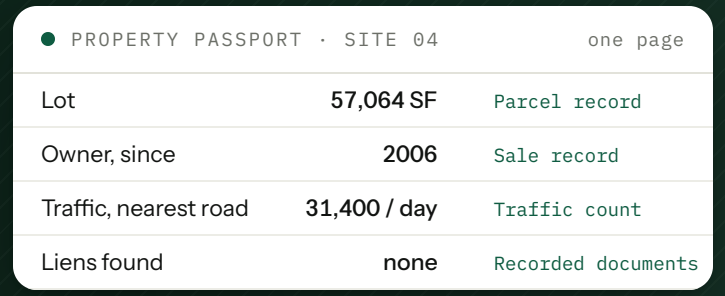
TITLEMAN

FOR CORPORATE REAL-ESTATE TEAMS

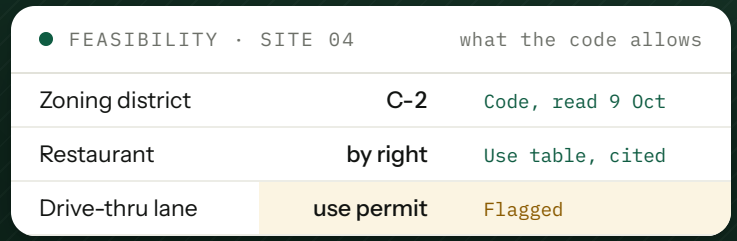
Titleman for corporate real estate

The products.

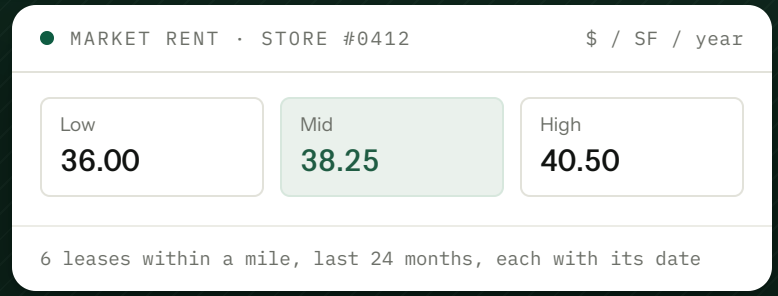
The building blocks of your workflows: what each product takes, what it returns, and which step it powers. Your stack stays yours; it runs through our engine with 2,100+ sources.



PASSPORT
ONE PAGE
PER SITE



FEASIBILITY
WHAT THE CODE
ALLOWS



MARKET RENT
THE EVIDENCE
BEFORE YOU ANSWER

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

Everything stays where it is; it runs through our engine and our property base.

WHAT STAYS YOURS

Your files	Store and site lists, leases, landlord packages, committee templates, and your own Excel models up to 40 MB.
Your AI assistant	It can ask Titleman directly (MCP) and get the report back in the conversation.
Any stack	Your inbox, data rooms, CRM and models stay as they are; the answer lands where you work: e-mail, CRM, your model.



WHAT IT MEETS

2,100+ sources

A property base of **about 6 million properties**: owners, sales, loans and maturities, permits, dated events such as tax delinquency 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 store or site list. Our team matches every row to our property base and returns it with the landlord or owner, last sale, the loan and its maturity where we hold it, permits and signals, each with its date. What we could not match is named, not guessed.

The list match is done by our team during the start. Your files stay in your team’s workspace.

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

WHAT YOU ALREADY HAVE

Inbox	site requests, landlord packages
Data rooms	sites you buy or lease
Lease files	options, rents, dates
CRM, models	brokers, landlords, Excel
Your territory	metros, corridors, pad sizes

→

THE TITLEMAN ENGINE FOR REAL ESTATE

One step in your workflow, not a place you log into.

01 Reads it

The e-mail, the flyer, the lease, the list, the change on your territory.

02 Enriches it

With 2,100+ sources: owners, sales, loans, permits, zoning, rents.

03 Draws the conclusions

Memo, Excel, comps, flags; what is missing is named.

Your AI assistant can ask the engine directly (MCP).

→

LANDS WHERE YOU WORK

E-mail	the same thread
WhatsApp, Telegram	digest
Your CRM	on the record you keep
Your model	your Excel, your template
Your committee	in your format

> Set up once in the 72-hour start, it runs on its own: no moving files by hand, no clicking through screens.

The next pages: five of your workflows, each from where it starts in your world to where the answer lands.

THREE PROMISES

- **Yours only:** never shown to another client
- **NDA first,** before we see anything
- **Your sign-off** on every output

Five workflows, built from the same products.

WORKFLOW	SCOUT	SIGNALS	PASSPORT	FEASIBILITY, BEST USE	RENT, COMPS	UNDERWRITING	DUE DILIGENCE	LEASE ABSTRACTION	BOV AT SCALE
Inbox a candidate site from a broker			●	●	●		●		
Radar new signals on your territory	●	●	●						
Renewals rent vs market before the option date			●		●			●	
Surplus locations the closure list priced in one go				●	●				●
Committee lease, build-to-suit or buy				●	●	●	●		

HOW TO READ IT

Each row is a workflow that runs in your stack: it starts in your inbox, your lease files or your territory, and the answer lands in your inbox, your CRM or your model. **The next pages show the products that power each step.**

Find: where you could go, and who owns it.

Scout

under an hour

Powers: **Radar**

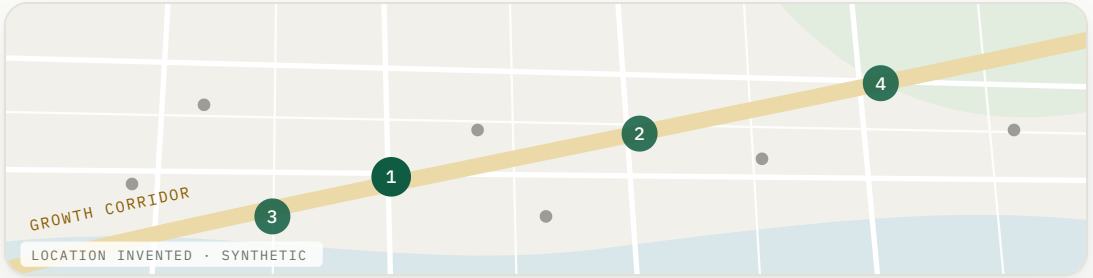
YOU GIVE

A trade area and your prototype: land or building size, use, corridor.

YOU GET BACK

A ranked shortlist on the map and as a table, with the owner behind the LLC where we find one.

- Ranked against your prototype, not a generic score
- What is still missing on each site is named
- A pick goes on to the passport, feasibility or diligence



Signals

Powers: **Radar**

YOU GIVE

Your target metros or counties.

YOU GET BACK

Every week, the properties where something just changed, each with its date and the owner.

- Who bought land near your planned stores, then filed permits
- Owners with a reason to sell: long holds, loans coming due
- Coverage differs by county: we show your count first

SIGNAL	PROPERTY	DATE
Land just bought	2.6 ac, north corridor	2 Oct 2026
New building permit	Retail shell, 12,000 SF	6 Oct 2026
Long hold	1.4 ac pad, held 24 yrs	as of 30 Sep
Anchor lease ending	Grocery-anchored center	read 7 Oct

Screen and fit: one page per site, and what the zoning allows.

Property passport

about 4 min

Powers: **Inbox · Radar · Renewals**

YOU GIVE

An address or a parcel number.

YOU GET BACK

One page from 2,100+ sources: parcel, owner and sales, traffic, permits, liens and debt, comparables, each with its date.

- No model: the same address returns the same page
- An empty category names the gap
- Conflicting records side by side, not averaged

BUILDING	3,850 SF, built 1987, bank use	Sep 2026
OWNER	Local investor LLC; bought 1998	Sep 2026
LOCATION	24,600 vehicles a day, nearest road	2025
LIENS, DEBT	One mortgage, 2014; no liens found	recorded
GAPS	Tax status not covered here	named

Illustrative: invented site.

Feasibility and best use

about 30 min

Powers: **Inbox · Surplus · Committee**

YOU GIVE

An address or parcel, and your prototype's use and size.

YOU GET BACK

District, FAR, height, maximum buildable area, the schemes that fit, a live Excel, a memo and a zoning report.

- Every zoning figure with its source
- The same request returns the same study for 30 days
- For a building you own: keep, convert, rebuild or build up

RULE	THIS LOT
District	A commercial district.
Floor area ratio	1.5 for all uses. The district's bonus to 2.0 does not apply on this street.
Height	55 ft, measured from the required flood elevation. The district's general limit of 50 ft does not apply on this street.

From the sample "A fire-damaged retail lot" at titleman.ai/samples.

Terms: the rent, the sales, and the model for buying.

Market rent and comps

rent about 15 min · comps about 20

Powers: **Inbox · Renewals · Committee**

YOU GIVE

An address, the size and use; the landlord's number if you have one.

YOU GET BACK

Comparable leases with rate and date and a low, mid and high band; same-type sales within a mile in 24 months.

- Non-comparable rows flagged as reference only, with why
- Comps: the same request returns the same set
- Leases are thinner than sales: we check your area first

MARKET RENT · STORE #0412 — $ / SF / year

Low	Mid	High
36.00	38.25	40.50

Inline retail, same center	38.00	Mar 2026
Medical office suite	31.00	reference only

Illustrative: invented store.

Underwriting and Excel

about 1 hour

Powers: **Committee**

YOU GIVE

The address, the price, T-12 and rent roll or leaseback terms. Or your own workbook, up to 40 MB.

YOU GET BACK

A memo and a live Excel: pro forma, debt, DSCR, IRR, sensitivities. In your own file: type the change, see it first.

- Inputs show source and date; results their formula
- A sale-leaseback seen through the buyer's eyes
- Numbers laid out; the decision stays with your committee

	A	B	C	D	E
3	Line Item	Year 1	Year 2	Year 3	Year 4
4	**Gross Potential Rent (GPR)**				
5	GPR ($)	1,042,500	1,073,775	1,105,988	1,139,168
6	GPR ($/SF)	31.4 /SF	32.3 /SF	33.3 /SF	34.3 /SF
7	**Vacancy & Credit Loss**				
8	Vacancy & credit loss (% of GPR)	4.9%	4.9%	4.9%	4.9%
9	Vacancy & credit loss ($)	51,083	52,615	54,193	55,819
10	Vacancy & credit loss ($/SF)	-1.5 /SF	-1.6 /SF	-1.6 /SF	-1.7 /SF
11	**Effective Gross Income (EGI)**				
12	EGI ($)	991,418	1,021,160	1,051,795	1,083,349
13	EGI ($/SF)	29.8 /SF	30.7 /SF	31.7 /SF	32.6 /SF

A crop from "the Excel model in 32 seconds" at titleman.ai/demo.

Before you sign: title, permits, liens, and the lease itself.

Due diligence

Powers: **Inbox · Committee**

YOU GIVE

An address, or the data room for a site you will buy or lease.

YOU GET BACK

A checklist in eight stages, title to litigation; every item ok, issue or missing, with the document and page.

- No documents for a stage: marked missing, never skipped
- Risks rated high, medium or low, with the reason
- Title flags on record, to confirm with your title company

1	Title and survey	ISSUE	Deed p.2 · easement
4	Permits and zoning	ISSUE	use permit
5	Environmental	MISSING	no report in the room
8	Litigation and liens	OK	none recorded

Illustrative: invented site. Not legal advice.

Lease abstraction · pilot

Powers: **Renewals**

YOU GIVE

Your lease PDFs (text PDFs), starting with ten.

YOU GET BACK

Each lease as 16 fields (rent, term, options, escalations and more), each with its page, in one rent roll.

- A term with no page reference is shown as a gap, never guessed
- Then market rent against the landlord's number
- You can start with ten; scanned leases need a text layer first

STORE	LEASE ENDS	OPTIONS	RENT / SF	PAGES
#0412	Jun 30, 2027	2 × 5 yrs	38.50	p.4, 31
#0388	Mar 31, 2028	1 × 5 yrs	41.00	p.6, 28
#0517	Oct 31, 2027	3 × 5 yrs	29.75	p.3, 22

Illustrative: invented stores.

Your whole list of surplus locations, priced in one go.

> Upload up to 100 addresses as a spreadsheet. Review the request before anything starts, confirm it, and watch the table fill in as each property is valued: a value range, its comparable sales and a confidence mark per row, all in one workbook.

FOR YOUR TEAM

- A store or branch closure program, priced before the first broker call
- Every owned location, for your CFO
- Then, per location: keep, re-let, convert or rebuild against what the zoning allows, and owners who recently bought similar property nearby
- A value range from comparable sales, not an appraisal. Where sales are thin, it says so

BOV AT SCALE · CLOSURE PROGRAM — one workbook

41 of 100 valued — filling in

LOCATION	SIZE	VALUE RANGE	COMPS	CONFIDENCE
Store 118 · freestanding	4,800 SF	$1.10M to 1.32M	5	HIGH
Store 305 · corner	5,100 SF	$0.86M to 1.04M	4	HIGH
Branch 22 · drive-thru	3,400 SF	$0.71M to 0.88M	6	HIGH
Store 317 · freestanding	4,400 SF	$0.64M to 0.95M	2	LOW
Store 409 · pad	3,900 SF	$0.92M to 1.10M	3	MED
Branch 31 · inline	2,800 SF	$0.38M to 0.47M	5	HIGH
Store 422 · freestanding	4,600 SF	valuing		
Branch 47 · corner	3,200 SF	queued		

Each range opens to its comparable sales, each with date, price and size.

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

FASTER

Measured, not promised

Property passport	about 4 min
Market rent	about 15 min
Comps	about 20 min
Feasibility study	about 30 min
Value opinion	about 40 min
Underwriting with its live Excel	about 1 hour

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

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 for 30 days

LOWER COST PER SITE

What one request returns

- The finished package: the memo, the live Excel, and a deck on request
- An underwriting carries about 1,000 data points, each marked found with its source, computed by formula, or missing
- A passport per candidate site in about 4 minutes; you can put your leases into one rent roll
- Your team checks and decides instead of collecting

START **Start with one of your workflows.** It runs on your live sites 72 hours after we get access to your inbox and templates.

Your implementation, in the order your team works.

1 FIND

Where could we go?

Signals

Scout

Sites and owners in the trade area, ranked by your prototype.

2 SCREEN

Is this site worth a visit?

Property passport

One page per site, gaps named.

3 FIT

Does our prototype fit?

Feasibility

What the zoning allows on the parcel.

4 TERMS

Lease, build or buy?

Market rent, comps

Underwriting

Rent and sales nearby; the model for buying.

5 CHECK

Anything that stops us?

Due diligence

Title, permits and liens, page by page.

6 DECIDE

Committee

Your template

The package in your committee's format.

LATER · RENEWALS

A lease coming up

Leases into one sheet (pilot), then market rent against the landlord's number.

LATER · CLOSING LOCATIONS

Stores or branches to exit

BOV at scale prices the whole list; best use weighs the options per site.

UNDERNEATH · ANY STACK

Your stack stays yours

Whatever you use runs through our engine; answers land in your inbox, CRM or model.

OR ONE REQUEST

"Find pads of one to two acres on this corridor, read the zoning on the top three and pull title flags on the best one."

The assistant plans the steps and runs the products in order.

One hour on your own sites or leases.

Your stack, any stack, through our engine with 2,100+ sources: more accurate, faster, lower cost per site. Bring one address, a trade area or a lease, and in one hour we walk through what comes back, live.

BRING ONE OF THESE

01 **A site you are looking at**
passport, feasibility and comps on it

02 **A trade area and your prototype**
the ranked sites in it, with owners

03 **A lease coming up for renewal**
its terms with pages (pilot), and rent nearby

04 **Your list of surplus locations**
priced as one list, with comps per row

Every workflow for corporate real-estate teams:
titleman.ai/workflows

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