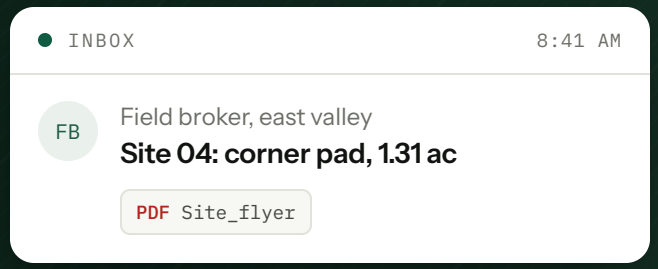
TITLEMAN

FOR CORPORATE REAL-ESTATE TEAMS

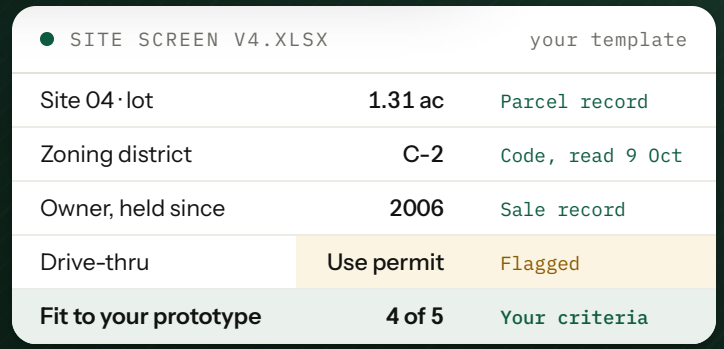
Your site pipeline, on AI.

Your workflows, on our engine.

Everything you already have, from your inbox to your lease files, runs through our engine for real estate with 2,100+ sources, and the answers land where you work. More accurate, faster, lower cost per site. The first workflow runs on your live sites 72 hours after access.



01
A BROKER
SENDS A SITE



02
THROUGH
OUR ENGINE

03
BACK IN
YOUR INBOX



Your team decides on sites. The week goes to assembling them.

What we hear from in-house real-estate teams.

01

“Every site review starts from zero.”

Parcel, owner, zoning, traffic and nearby sales are looked up again for each candidate, by hand, before anyone can say no.

02

“Committee wants it in our format by Thursday.”

The package is rebuilt for every site, and every number is checked twice before it goes in.

03

“The landlord says the renewal rent is market.”

Options and rent steps sit in PDFs. The proposal arrives before anyone has the evidence to answer it.

A TYPICAL SITE TODAY

ARRIVES	BY HAND	BY HAND	BY HAND	BY HAND
A broker sends a site flyer	Parcel, owner and zoning looked up	Sales and rents nearby, one by one	Committee package from a blank page	The owner tracked down and called

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

A broker sends a site. It comes back analysed, in the same thread.

1 TRIGGER a candidate site arrives

INBOX 8:41 AM

FB

Field broker, east valley

Site 04: corner pad, 1.31 ac

PDF Site_flyer

A rule in your mailbox forwards site e-mails to the engine. **Nobody re-keys anything.**

2 ENGINE what Titleman does

TITLEMAN ENGINE + 2,100+ SOURCES

- **Reads** the e-mail and the flyer
- **Passport:** parcel, owner, last sale, traffic
- **Zoning:** what the code allows for your prototype
- **Land sales** within a mile, 24 months
- **Title flags** on record, liens, open permits

Each fact with its date. What is missing is named, not filled in.

3 LANDS back in your inbox

INBOX · RE: SITE 04 your thread

Lot	57,064 SF, two parcels
Zoning	C-2 · restaurant by right
Drive-thru	use permit needed
Land sales, 1 mi	4 · $21 to $29 / SF
Title	easement · confirm

PDF Passport PDF Zoning XLS Site_screen XLS Comps

e-mail your site screen committee format

EXAMPLE · SYNTHETIC

A field broker sends Site 04 at 8:41. Back in the same thread: the passport, what C-2 allows (restaurant by right, drive-thru by use permit), **4 land sales at $21 to $29 per SF** against a $25.41 ask, and an access easement to confirm with your title company. Your site-screen row is filled in.

Your territory, watched. What changed arrives analysed, every morning.

1 TRIGGER a new signal on your territory

YOUR TERRITORY — set once, with you

Metros	2 target metros
Corridors	north, east valley
Pads	1 to 2 acres, commercial
Watch for	land bought, permits
	anchor leases, long holds

A new state or metro? **We add it within 24 hours of your request.**

2 ENGINE what Titleman does

TITLEMAN ENGINE + 2,100+ SOURCES

- **Spots the change** on record: a sale, a permit, a lease, a loan
- **Owner** behind the LLC, where we find one
- **Passport and zoning** of the parcel
- **Ranks it** against your prototype

Coverage differs by county: we show you the count for your territory first.

3 LANDS your morning digest

RADAR · TUESDAY 7:00 — 4 new

Land just bought	2.6 ac, north corridor
New building permit	12,000 SF retail shell
Anchor lease ending	grocery center, spring
Long hold	1.4 ac pad, 24 yrs

Each row opens to **the owner, the passport and why it fits your prototype,** each fact with its date.

e-mail · Telegram · WhatsApp

EXAMPLE · SYNTHETIC

Tuesday's digest: a developer LLC bought 2.6 acres on the north corridor on 2 Oct and filed a permit for a 12,000 SF retail shell on 6 Oct; the grocery anchor at a center you track ends its lease next spring; a 1.4-acre pad held 24 years has **a loan due March 2027**. Each with the owner and the passport attached.

Leases coming due: rent vs market, before the landlord's number. PILOT

1 TRIGGER an option date comes up

YOUR LEASE FILES — text PDFs

STORE	LEASE ENDS	OPTIONS
#0412	Jun 2027	2 × 5 yrs
#0388	Mar 2028	1 × 5 yrs
#0517	Oct 2027	3 × 5 yrs
#0233	Aug 2029	none

A store enters the workflow **18 months before its option date.** We start with ten leases.

2 ENGINE what Titleman does

TITLEMAN ENGINE + 2,100+ SOURCES

- **Abstracts the lease:** 16 fields, each with its page
- **Market rent** from leases nearby, with rate and date
- **Landlord passport:** owner, last sale, the loan where we hold it
- **Names what is missing,** never guesses

Lease evidence is thinner than sales evidence: we check what we hold around your stores first.

3 LANDS a brief per store

RENEWAL BRIEF · STORE #0412 — e-mail

Landlord proposes	$44.00 / SF
Leases within 1 mi	6 · $36.00 to 40.50
Band mid	$38.25 / SF
Option	2 × 5 yrs, +10% · p.4, 31
Landlord's loan	due 2027

Every term with its page; **what the lease does not say is named, not guessed.**

e-mail · your lease tracker

EXAMPLE · SYNTHETIC

Store #0412: the option window opens in December. The brief lands with the 16 lease terms and their pages, **six leases within a mile at $36.00 to $40.50**, and the landlord's loan maturing in 2027, against a proposal of $44.00.

Closing locations: the whole list priced, back in your workbook.

1 TRIGGER a closure list arrives

CLOSURE_PROGRAM.XLSX — from finance

LOCATION	SIZE
Store 118 · freestanding	4,800 SF
Store 305 · corner	5,100 SF
Branch 22 · drive-thru	3,400 SF
57 more rows	

Up to 100 addresses in one go, as a spreadsheet.

2 ENGINE what Titleman does

TITLEMAN ENGINE + 2,100+ SOURCES

- **Values each location** from comparable sales
- **A value range and a confidence mark** per row
- **Where sales are thin,** it says so
- **Then per site:** keep, re-let, convert or rebuild against the zoning

BOV at scale: a value range from comparable sales, not an appraisal.

3 LANDS one workbook

SURPLUS VALUES.XLSX — one workbook

LOCATION	VALUE RANGE	CONF.
Store 118	$1.10M to 1.32M	HIGH
Store 305	$0.86M to 1.04M	HIGH
Branch 22	$0.71M to 0.88M	HIGH
Store 317	$0.64M to 0.95M	LOW
Store 409	$0.92M to 1.10M	MED

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

your workbook · e-mail to your CFO

EXAMPLE · SYNTHETIC

Sixty closing stores and branches go in as one spreadsheet. Back: one workbook with a value range, its comparable sales and a confidence mark per row, and **the thin ones flagged (Store 317: 2 sales, LOW)** before the first broker call.

Ground lease, build-to-suit or buy: your capital-request model, filled.

1 TRIGGER a site goes to terms

SITE 04 · APPROVED FOR TERMS — your team

Prototype	4,500 SF
Ground rent offered	$105,000 / yr
Build-to-suit rent	$310,000 / yr
Asking price	$1.45M land
Term	20 years

The terms on the table, **as your team already has them.**

2 ENGINE what Titleman does

TITLEMAN ENGINE + 2,100+ SOURCES

- **What the zoning lets you build** on the parcel
- **Rent** for similar space nearby
- **Land sales** around it
- **Each path's cost** over the term at your discount rate

Numbers laid out with their formulas; your committee picks the path.

3 LANDS your model

CAPITAL_REQUEST.XLSX — your model

PRESENT VALUE AT 8%	COST
Ground lease	3,243,962
Build-to-suit	3,377,412
Buy and build	3,550,000
BTS rent vs leases nearby	above band

Each line with its formula; **zoning, land sales and nearby rents** on their own tabs.

your capital-request model · committee format

EXAMPLE · SYNTHETIC

Site 04 over 20 years at your 8%: ground lease **$3.24M**, build-to-suit $3.38M, buy and build $3.55M in present-value cost. The build-to-suit rent sits above the leases nearby. Taxes, insurance and upkeep are yours on all three paths and left out.

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.

11 WHERE TEAMS START

Pick the first workflow.

Each runs on your sites, in your formats; the same goes for convenience stores and fitness. Or name your own: we write it out first, often from one of our 330+ written workflows.

RESTAURANT CHAINS

Pad-site screening

IN A trade area and your prototype: acreage, drive-thru, corridor

OUT Ranked pads with owner, zoning and traffic; the top pick in your committee format

RETAILERS

Renewals and rent vs market

IN Ten leases coming up (a pilot, text PDFs), and the landlords' proposals

OUT Lease terms with their pages; rent from leases nearby, where we hold them

AUTO DEALER GROUPS

Land for a new rooftop

IN The market and the acreage the franchise needs

OUT Large parcels with owner, years held, zoning and land sales nearby

HEALTHCARE · CLINICS

Vet a candidate clinic building

IN The candidate addresses and the space you need

OUT Title, permit and lien flags with the page behind each; market rent for the space

BANK BRANCH NETWORKS

Branches you close or own

IN The branches closing, or every owned branch, as one list

OUT A value range with comps and confidence for each, in one workbook

YOUR TEAM

Your own process

IN The process as your team runs it today

OUT Written out as a workflow first, then built into your inbox and templates

One workflow, live on your sites in 72 hours. Then an annual agreement.

Counted from access to your inbox and template, on live sites, with your team.

Day 1

Map

We sit with the people who do the work and write the process down end to end: what comes in, what gets checked, your template, who signs.

FROM YOU

An hour with the process owner

Day 2

Build

We set the workflow up in your inbox and template, match your store or site list to our property base, then run it on one live case.

FROM YOU

Your template and one live site request

Day 3

Run and measure

Your team runs it on live sites. Together we time each one and check every figure against its source.

FROM YOU

Two or three more sites

Then

Annual agreement

It runs every week. We maintain it, tune it to your team's feedback and add the next process inside the same agreement: map, build, run.

TO START

1. NDA in place
2. One process owner
3. Your template and store list
4. One live site request
5. Access to where sites arrive

One workflow in 72 hours.

Your stack, any stack, through our engine with 2,100+ sources: more accurate, faster, lower cost per site. Or start with one hour on your own sites or leases, live. We send our NDA first.

TICK ONE

- [ ] Inbox: candidate sites from brokers
- [ ] Radar on your territory
- [ ] Renewals: rent vs market (pilot)
- [ ] Surplus locations priced in one go
- [ ] Committee: lease, build or buy
- [ ] Your store list matched to our base
- [ ] Something else: _____

Alex Galt, Founder

alexgalt@titleman.ai · titleman.ai/workflows

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