TITLEMAN

FOR INVESTORS · THE PRODUCTS

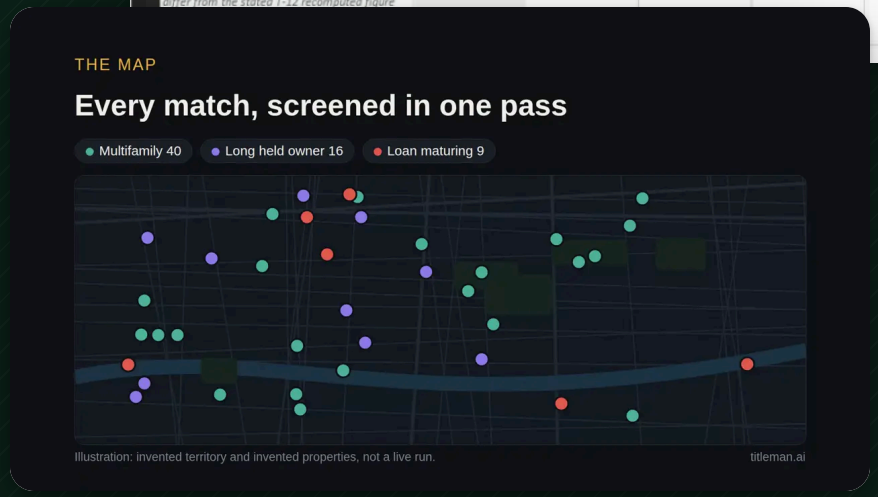
Titleman for investors: the products.

Your stack, any stack. The building blocks of your workflows.

01 Deal screen by email
02 Underwriting
03 Comps and market rent
04 BOV at scale
05 Due diligence
06 Scout and Signals
07 Your own model in Excel
08 Property passport

A1 — Income & NOI — $/SF Detail (7-Year Hold)

	A	B	C	D	E	F	G	H
1	**Income & NOI — $/SF Detail (7-Year Hold)**							
2	*All figures driven by Assumptions sheet; PSF figures divide by GLA of 33,225 SF*							
3	Line Item	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
4	**Gross Potential Rent (GPR)**							
5	GPR ($)	1,042,500	1,073,775	1,105,988	1,139,168	1,173,343	1,208,543	1,244,800
6	GPR ($/SF)	31.4 /SF	32.3 /SF	33.3 /SF	34.3 /SF	35.3 /SF	36.4 /SF	37.5 /SF
7	**Vacancy & Credit Loss**							
8	Vacancy & credit loss (% of GPR)	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%
9	Vacancy & credit loss ($)	51,083	52,615	54,193	55,819	57,494	59,219	60,995
10	Vacancy & credit loss ($/SF)	-1.5 /SF	-1.6 /SF	-1.6 /SF	-1.7 /SF	-1.7 /SF	-1.8 /SF	-1.8 /SF
11	**Effective Gross Income (EGI)**							
12	EGI ($)	991,418	1,021,160	1,051,795	1,083,349	1,115,849	1,149,325	1,183,804
13	EGI ($/SF)	29.8 /SF	30.7 /SF	31.7 /SF	32.6 /SF	33.6 /SF	34.6 /SF	35.6 /SF
14	**Operating Expenses**							
15	OpEx ratio (% of EGI)	42.5%	42.5%	42.5%	42.5%	42.5%	42.5%	42.5%
16	OpEx ($)	421,352	433,993	447,013	460,423	474,236	488,463	503,117
17	OpEx ($/SF)	-12.7 /SF	-13.1 /SF	-13.5 /SF	-13.9 /SF	-14.3 /SF	-14.7 /SF	-15.1 /SF
18	**Net Operating Income (NOI)**							
19	**NOI ($)**	570,065	587,167	604,782	622,925	641,613	660,862	680,687
20	NOI ($/SF)	17.2 /SF	17.7 /SF	18.2 /SF	18.7 /SF	19.3 /SF	19.9 /SF	20.5 /SF
21								
22	**Reconciliation to Going-In (T**	19,127						
23	Stated going-in NOI (Year-1 T-12 recomputed	516,747						
24	Modeled Year-1 NOI (above)	570,065						
25	Variance ($)	53,318						
26	Going-in cap rate (per Assumptions)	5.18%						
	Note: Year-1 modeled NOI derives from flat in-place rent/occupancy assumptions and may differ from the stated T-12 recomputed figure							



TITLEMAN.AI OCTOBER 2026

SCREENS FROM TITLEMAN.AI/DEMO · MAP: INVENTED TERRITORY, NOT A LIVE RUN

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

WHAT OF YOURS WE CONNECT

The files you already have
OMs, rent rolls, T-12s, leases, data-room PDFs, and your own Excel models up to 40 MB.

Deals you forward by e-mail
The OM, rent roll and T-12 come back as one screened package.

Your pipeline list and portfolio OUR TEAM, AT THE START
Matched row by row to our property base during the 72-hour start.

Your CRM or data warehouse OUR TEAM, AT THE START
Connected read-only when we start, inside your setup.

\+

INSIDE YOUR SETUP

WHAT IT MEETS

2,100+ sources
Records, loans, sales, permits and rents, read into every run.

A property base of about 6 million properties
Owners, sales, loans and maturities, permits, dated events and signals. Deepest in FL, TX, NC, CA, NJ, NY, MA and WA.

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

DONE BY OUR TEAM IN THE 72-HOUR START

Your pipeline list, matched to our property base

Send the list. Our team matches every row and returns it with owner, last sale, debt and maturity, permits, events and signals, each dated. What we could not match is named, not guessed. Our team does it for you.

YOUR LIST	OWNER BEHIND THE LLC	LAST SALE	LOAN MATURES	SIGNAL	AS OF
Property 01 · 168 units	Single-asset LLC, one individual	2015	Mar 2027	maturing	Sep 2026
Property 02 · 212 units	LLC of a family partnership	2014	Jan 2028	weak coverage	Jun 2025
Property 03 · 144 units	Family trust	2012	none found	long hold	Sep 2026
Property 04 · 96 units	Not matched to a parcel: named as a gap, not guessed				

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

WHAT YOU ALREADY HAVE

- Your inbox
- Your data rooms
- Your CRM
- Your Excel models
- The territory you set
  counties, asset types, size band

THE TITLEMAN ENGINE FOR REAL ESTATE

1. **Reads it**
   OMs, rent rolls, T-12s, leases, your models, every new signal.
2. **Enriches it with 2,100+ sources**
   Owners, sales, loans, permits, events, comps and rents, each dated.
3. **Draws the conclusions**
   Your buy box, the model, the flags, the value range.

LANDS WHERE YOU WORK

- E-mail
- WhatsApp
- Telegram
- Your CRM
- Your model or deal folder

Set up once, it runs on its own: no moving files by hand. Your AI assistant can ask the engine directly, too.

YOURS ONLY
Your files and your work stay yours, never shown to another client.

NDA FIRST
We sign it before we open a single file or deal.

YOUR SIGN-OFF
Every output stays a draft until your team signs it.

Five investor workflows. The products are the steps inside them.

WORKFLOW · TRIGGER → LANDS	DEAL SCREEN	UNDERWRITING	COMPS, RENT	BOV AT SCALE	DUE DILIGENCE	SCOUT, SIGNALS	PASSPORT	EXCEL BY PROMPTS
1 · Inbox An OM arrives → back in your inbox fully analyzed	●	●	●		○		●	
2 · Radar A new signal in your territory → morning digest			●			●	●	
3 · Pipeline priced Your pipeline sheet → back priced in one go			●	●				
4 · Data room The room opens → eight-stage checklist					●		○	
5 · IC memo Deal moves to IC → memo in Word		●	●		●			●

● MAIN STEP ○ ADDS TO IT

AROUND EVERY WORKFLOW

Your stack, any stack: answers land by e-mail, WhatsApp, Telegram, in your CRM or your model. Set up once, it runs on its own.

Start from one of 330+ written workflows at titleman.ai/workflows, by role and stage.

Every report can come as an editable PowerPoint, a PDF and a share link, in one of 26 styles, with your logo and your own cover page, and with location, comps and drive-time maps built in.

Forward the OM. The screen comes back in one reply.

YOU GIVE

- The OM, rent roll and T-12, forwarded to one email
- Your buy box, once

YOU GET BACK

- The documents checked against each other
- Your buy box: pass, fail or no data
- Comps, a cash-flow model and a deck

WHAT MATTERS TO AN ACQUISITIONS TEAM

Your criteria, not our score
The only pass or fail is your own buy box, test by test.

The OM against its own T-12
Expense cuts and rent claims checked line by line, with the page.

Checked by a person
Our team reviews each package before it reaches you. Debt is sized at benchmark terms, not your lender's quote.

Powers the Inbox workflow
Your mailbox forwards the OM; the screen and your template come back filled.

EXAMPLE · SYNTHETIC

A 214-unit garden deal lands on Monday. The reply shows the OM's NOI $144K above what the T-12 supports, driven by taxes (+$81K) and insurance (+$80K), and the cap rate at ask failing your 5.75% floor.

REPLY · DEAL SCREEN — synthetic example

Titleman deals desk

Re: OM, 214-unit garden multifamily

Buy box: Type · Size · Market · Price · Cap rate
Our NOI $1,848,751 against the OM's $1,993,000. Cap at ask 5.52%; your floor is 5.75%.

XLS Screen.xlsx · XLS Cash_flow.xlsx · PDF Comps.pdf · PPTX Deck

REAL OUTPUT · SAMPLE — 50-unit loft conversion

Findings

HIGH

1. The expense cuts are not in the T-12

The OM halves maintenance and contract services ($100,098 to $56,550), saying February–May were inflated by renovating vacant units. In the T-12, repairs, turnover and contract lines average **$8,242** a month in Feb–May and **$9,286** a month in Jun–Jan. The months after the renovation cost more.

T-12 accounts 60000–63000, 65100 · OM p.31 note on electric, p.33

HIGH

2. Insurance is underwritten at a quote nobody has shown

Actual premium is $98,583 ($1,972 per unit). The OM uses $60,907. Until a bound quote says otherwise, the actual premium is the number to underwrite.

T-12 account 70000 · OM p.31 insurance summary

A different deal: sample at titleman.ai/samples, names removed, figures scaled.

A memo and a live Excel model, sourced line by line.

YOU GIVE

- The OM, rent roll and T-12
- Your hold period and target returns

YOU GET BACK

- A memo (PDF) and an Excel model in live formulas
- 10-year pro forma, debt, IRR, equity multiple, DSCR, debt yield

WHAT MATTERS TO AN ACQUISITIONS TEAM

Sources on inputs, formulas on results
Every input shows its source and date; every result shows its formula.

The sensitivities IC asks for
Cap × NOI, exit cap × rent growth, price × exit cap, DSCR at rate × LTV.

Nothing filled in
A figure we could not find is named as missing, not guessed. The price call stays yours.

Powers the Inbox and IC memo workflows
The model lands in your own template, with your assumptions.

EXAMPLE · FROM THE WORKFLOW LIBRARY

Test a marketed deal against your fund's return target: the 214-unit deal at its $33.5M ask, with returns against your target and the OM's aggressive assumptions flagged.

TIME · **ABOUT AN HOUR** WITH ITS LIVE EXCEL MODEL

A1 — Income & NOI — $/SF Detail (7-Year Hold)

	A	B	C	D	E
1	**Income & NOI — $/SF Detail (7-Year Hold)**				
2	*All figures driven by Assumptions sheet; PSF figures divide by GLA of 33,225 SF*				
3	Line Item	Year 1	Year 2	Year 3	Year 4
4	**Gross Potential Rent (GPR)**				
5	GPR ($)	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 ($/SF)	29.8 /SF	30.7 /SF	31.7 /SF	32.6 /SF
14	**Operating Expenses**				
15	OpEx ratio (% of EGI)	42.5%	42.5%	42.5%	42.5%
16	OpEx ($)	421,352	433,993	447,013	460,423
17	OpEx ($/SF)	-12.7 /SF	-13.1 /SF	-13.5 /SF	-13.9 /SF
18	**Net Operating Income (NOI)**				
19	**NOI ($)**	570,065	587,167	604,782	622,925
20	NOI ($/SF)	17.2 /SF	17.7 /SF	18.2 /SF	18.7 /SF

Real product, from titleman.ai/demo: the Income & NOI tab of an underwriting model on a different property. The tabs behind it: Cover, Property, Rent Roll to Stabilized NOI, Comparable Sales, Debt & Financing, Cash Flow, Returns.

The evidence under your price and your rents.

YOU GIVE

- An address and the asset type
- Optional: radius and time window

YOU GET BACK

- Closed sales of the same type, each with date, price and size
- Market rent for the space, with the rent comps it rests on

WHAT MATTERS TO AN ACQUISITIONS TEAM

Like for like
One asset class; within a mile and 24 months by default, up to 10 miles.

Non-comps flagged, not hidden
Rows that don't compare come back as reference only, with the reason.

Repeatable
The same request returns the same set of comps.

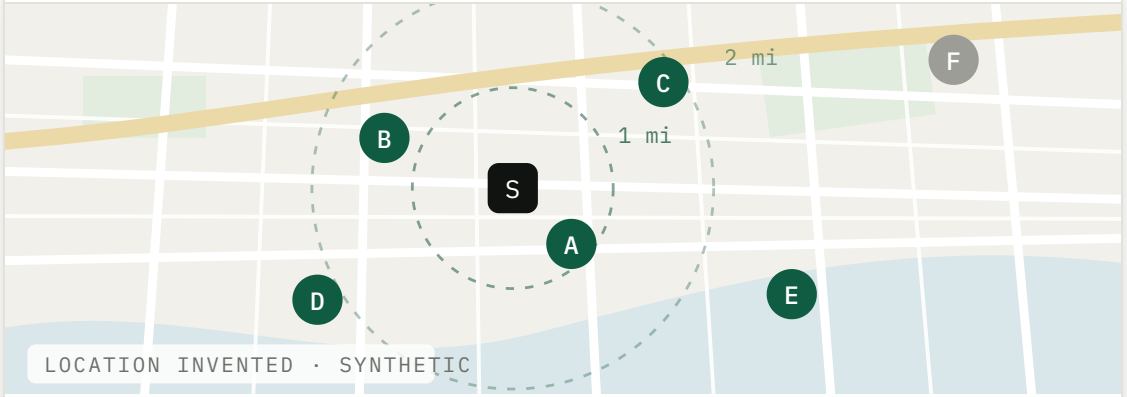
Powers the Inbox and Radar workflows
Sales and rents behind every first read, each dated.

FROM THE WORKFLOW LIBRARY

Check the broker's price guidance against real sales: closed sales nearby, the subject's own sale left out, each row with its date.

TIME · **ABOUT 20 MINUTES** FOR COMPS · **ABOUT 15** FOR MARKET RENT

SALES COMPS — 2.5 mi · 18 months, as you set it · synthetic



COMP · NOI BASIS	UNITS	$ / UNIT	CAP	SOLD	DIST.
S **Subject, at ask**	**214**	**156,542**	**5.52%**	**ask**	
A Reported NOI	188	151,000	5.70%	Jun 26	0.6 mi
B Listing NOI	240	162,500	5.45%	Mar 26	1.1 mi
C Listing NOI	156	148,700	5.85%	Jan 26	1.4 mi
D Reported NOI	264	158,300	5.60%	Aug 25	1.8 mi
E Listing NOI	202	153,900	5.65%	May 25	2.3 mi
F Reference only	New build, 2025: not priced from older stock				

Side by side with a general chat, on one address: titleman.ai/demo#compare-comps

Your whole pipeline, priced in one go.

YOU GIVE

- Your pipeline or portfolio list, up to 100 addresses, as a spreadsheet

YOU GET BACK

- A request review before anything starts
- One workbook: a value range, its comparable sales and a confidence mark per row

WHAT MATTERS TO AN ACQUISITIONS TEAM

Review your request first
Nothing starts until you confirm it.

Watch it fill in
Each row lands as its property is valued.

Comps behind every range
Each value range comes with its comparable sales and a confidence mark.

Powers the Pipeline workflow
Your pipeline sheet or LP workbook comes back priced.

FROM THE WORKFLOW LIBRARY

Price every building in a portfolio offering before you bid on the package: the whole offering in one workbook, each building with its range and comps.

Pipeline_Q4.xlsx · 100 addresses REQUEST CONFIRMED

64 of 100 valued — filling in

#	PROPERTY	VALUE RANGE	COMPS	CONFIDENCE
01	Property 01 168 units	$24.1M–$26.9M	6	HIGH
02	Property 02 212 units	$31.0M–$34.8M	5	HIGH
03	Property 03 144 units	$18.6M–$21.9M	4	MED
04	Property 04 96 units	$11.2M–$13.5M	3	MED
05	Property 05 250 units	$36.4M–$40.2M	7	HIGH
06	Property 06 58 units	$6.1M–$8.4M	2	LOW
	rows 07–64 valued			
65	Property 65 132 units	valuing		
66	Property 66 180 units	queued		
	34 more rows queued			

Illustrative: invented properties, synthetic figures. A value range per property, not an appraisal.

The data room as an eight-stage checklist.

YOU GIVE

- The address
- The data room: leases, title, survey, reports

YOU GET BACK

- Eight stages, title and survey to litigation and liens
- Each item ok, issue, missing or n/a, with document and page
- On request, Excel with Risks and Reconciliation sheets

WHAT MATTERS TO AN ACQUISITIONS TEAM

Missing is reported, not skipped
A stage with no documents shows as missing; issues are rated low, medium or high.

Powers the Data room workflow
The checklist lands as the seller opens the room.

Leases abstracted
Each lease as 16 fields with its page, rolled into one rent-roll spreadsheet.

Title flags on record
Liens, permits and title facts, to confirm with your title company.

FROM THE WORKFLOW LIBRARY

Clear title, liens and permits before your deposit goes hard: the open lien and the unit-count gap surface early in the DD period, each with its page.

DD CHECKLIST · SYNTHETIC EXAMPLE — under contract

STAGE	OK	ISSUE	MISSING
1 Title and survey	5	0	1
2 Leases and estoppels	9	0	2
3 Financial and tax	7	0	0
4 Permits and zoning	4	1	0
5 Environmental	0	0	1
6 Physical and PCA	3	0	1
7 Insurance	2	1	0
8 Litigation and liens	3	1	0
All stages	**33**	**3**	**5**

HIGH — **Mechanic's lien recorded after the roof work, still open.**
Stage 8 · recorded Mar 2026 · confirm with your title company

MED — **Certificate of occupancy covers 212 units; the rent roll shows 214.**
Stage 4 · CO p.1 · Rent roll rows 213–214

MISSING — **No Phase I environmental report in the data room.**
Stage 5 · reported as missing, not skipped

Not legal advice, and not a title-commitment review. Text PDFs only, no scans.

Off-market targets, each with a dated reason to call.

YOU GIVE

- Your mandate: area, asset type, size, budget
- Your markets, for Signals

YOU GET BACK

- A shortlist ranked against the mandate, with owners
- Each week, properties where something just changed, with the date and the owner behind the LLC

WHAT MATTERS TO AN ACQUISITIONS TEAM

Reasons to call now
Loans maturing within 24 months, weak coverage, loan distress, tax delinquency, long holds.

Every fact dated, with the owner
Each fact marked as found with its date, and the owner behind the LLC.

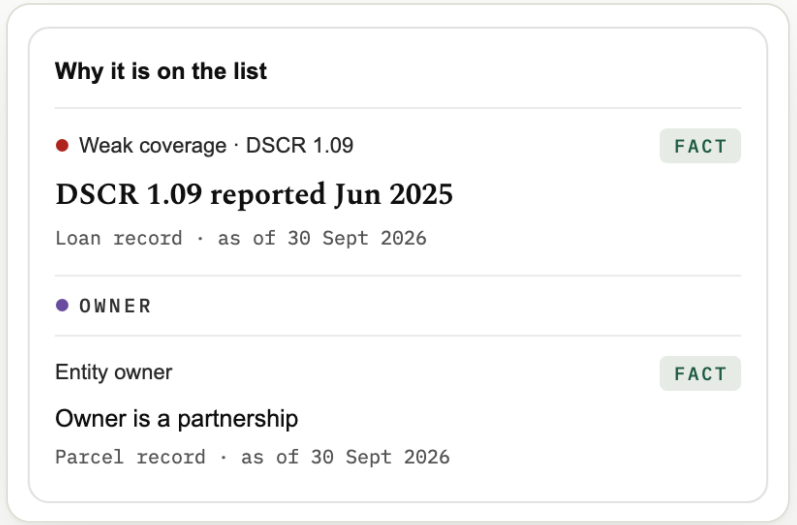
Powers the Radar workflow
New signals in your territory, analyzed, in your morning digest and your CRM.

Honest coverage
Coverage varies by county; we show it for your markets first.

FROM THE WORKFLOW LIBRARY

Rank off-market targets against your fund mandate: multifamily of 100–250 units in two counties, ranked, each with the reason it is on the list.

FROM THE PRODUCT TODAY



Why a property made the list: each fact marked as found, with the date its record was read.

Signals opens for the counties you choose; coverage varies by county.

Debt	Distress	Owner	Deals	Income
maturing, IO ending, weak coverage, loan distress	tax delinquent, foreclosure filed	long hold, absentee, portfolio	just sold, serial seller	occupancy or NOI down

Your model, by typing. Any address, on one page.

EXCEL BY PROMPTS

YOUR WORKBOOK, UP TO 40 MB

Fund Model Q3.xlsx YOUR FILE

	A · Assumptions	2026	2027	2028
12	Asset 1 · Dallas · vacancy	6.5%	**7.0%**	**7.0%**
13	Asset 2 · Austin · vacancy	6.0%	**7.0%**	**7.0%**
16	Asset 5 · Phoenix · vacancy	6.0%	6.0%	6.0%

YOU
Set vacancy to 7% from 2027 on every Texas asset.

TITLEMAN · BEFORE YOU APPLY
12 input cells change; no formulas change; Phoenix is left as is.

POWERS THE IC MEMO WORKFLOW: LAST EDITS TO YOUR MODEL

- Each change shown cell by cell before you apply it
- Formulas never overwritten silently
- Every step versioned and undoable; your workbook back

PROPERTY PASSPORT

ABOUT 4 MINUTES

TITLEMAN · PROPERTY PASSPORT · SYNTHETIC EXAMPLE

Property 02 · 212-unit multifamily

OWNER
LLC of a family partnership
entity record · 30 Sep 2026

LAST SALE
Mar 2014 · $21.2M
deed · recorded Mar 2014

DEBT
Matures Jan 2028 · DSCR 1.09
loan record · reported Jun 2025

LIENS AND COURT
No open liens found
on record · 30 Sep 2026

BUILDING
212 units · built 1998
parcel record · 30 Sep 2026

VACANCY
Not found · named as a gap
no dated source

POWERS THE RADAR AND INBOX WORKFLOWS: ONE PAGE PER PROPERTY

- Every fact dated; gaps named, nothing filled in
- No AI model on this path: the same address returns the same page
- The loan, liens and last sale before you call the owner

Your firm on AI: faster deals, lower cost per deal.

FASTER

Property passport	about 4 min
Market rent	about 15 min
Comps, workbook delivered	about 20 min
Up to ten properties valued at once	about 30 min
Value opinion	about 40 min
Off-market search	under an hour
Underwriting with its live Excel model	about an hour

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

MORE ACCURATE

Sources on inputs
Every input shows its source and date.

Formulas on results
Every result shows its formula in live Excel.

Gaps named
What we could not find is named as missing.

Repeatable where it matters
The same comps request returns the same set of comps.

How it works, not a promise of a number.

LOWER COST PER DEAL

about 1,000

data points in one underwriting, each marked as found with its source, computed by formula, or missing.

One request, the whole package
The memo and the live Excel model; a deck on request.

Your analysts check and decide
Instead of collecting tax bills, comps and loans by hand.

Start with one of your processes. **It runs on your live deals 72 hours after we get access.**

YOUR DATA + 2,100+ SOURCES

One hour on one of your own deals.

Your deals, your models and 2,100+ sources, working together inside your firm: more accurate, faster, lower cost per deal. Bring a property you own or a deal on your desk; we open it in these products, live, with your team.

Every workflow, by role and stage: titleman.ai/workflows

BRING ONE OF THESE

01 **An OM you are screening**
With the rent roll and T-12, as the broker sent them

02 **A deal under contract**
The data room, for the eight-stage checklist

03 **Your territory**
Counties, asset type and size band, for the morning radar

04 **Your own model**
One change by typing, shown before it lands

05 **Your pipeline list**
Priced in one go, and matched to our property base

Alex Galt, Founder

alexgalt@titleman.ai · titleman.ai

Titleman, Inc. · 150 Ascan Avenue, Forest Hills, NY 11375. Titleman is not a broker, appraiser or law firm; outputs are drafts for a licensed professional to review and sign.