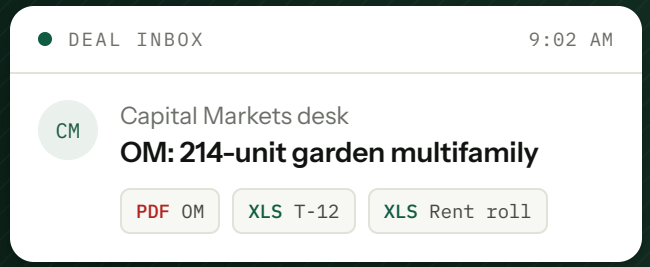
TITLEMAN

FOR INVESTORS · IMPLEMENTATION

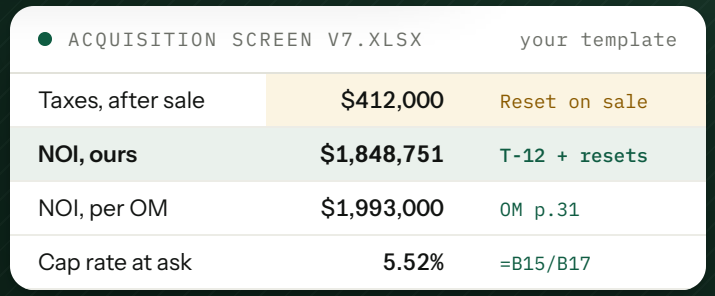
Your acquisitions process, on AI.

Your data and 2,100+ sources, working together inside your firm.

Your stack, any stack, through our engine for real estate: more accurate, faster, lower cost per deal. For acquisitions teams at funds, family offices, sponsors and REITs, one workflow live on your deals 72 hours after access.

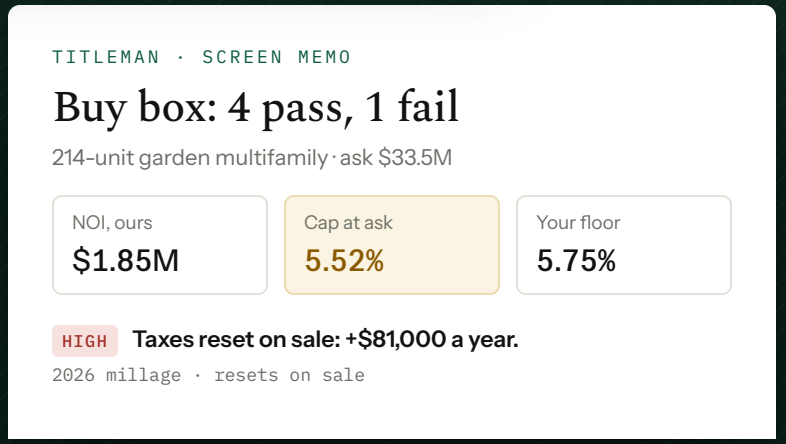


01
OM ARRIVES



02
YOUR TEMPLATE
FILLED, SOURCED

03
SCREEN BACK
IN ONE REPLY



Thirty OMs a week. Time to underwrite three.

Where an acquisitions team's hours go, in its own words.

01

"Broker numbers are always the best case."

So every OM is re-keyed and checked against the T-12 before anyone trusts the NOI.

02

"Our IC wants to see where every number came from."

The memo is rebuilt the night before committee, sources chased by hand.

03

"The good deals trade before they reach a broker."

Nobody has the hours to watch loans coming due or owners who have held for ten years.

04

"Our model lives in one person's spreadsheet."

Every change to the marks or the hold-or-sell view waits for that one analyst.

A TYPICAL WEEK TODAY

MON · BY HAND
OMs read one by one

→

TUE · BY HAND
Rent roll and T-12 re-keyed into the model

→

WED · BY HAND
Comps, taxes, loans looked up one by one

→

THU · BY HAND
IC memo from a blank page

→

FRI · BY HAND
DD trackers and LP marks rebuilt

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.

An OM lands in your inbox. It comes back fully analyzed.

1 TRIGGER · YOUR INBOX

DEAL INBOX 9:02 AM

CM

Capital Markets desk

OM: 214-unit garden multifamily

Please find the offering memorandum, T-12 and rent roll attached. Guidance is $33.5M.

PDF Offering_Memorandum.pdf

XLS T-12_Sep-2026.xlsx

XLS Rent_Roll.xlsx

Your mailbox forwards it to the engine on its own.

2 ENGINE · READ, ENRICHED

WORKFLOW running

- Rent roll tied to the T-12
- OM claims checked line by line
- Taxes, loan and owner on record
- Sales and rent comps nearby
- Your buy box applied: pass, fail or no data

2,100+ sources, each record dated. Our team checks the package before it goes back.

3 LANDS · YOUR TEMPLATE

ACQUISITION SCREEN V7.XLSX

	A	B	D · Source
4	Gross potential rent	3,556,680	Rent roll
9	Taxes, after sale	(412,000)	Reset on sale
10	Insurance	(268,000)	No bound quote
15	**NOI, ours**	**1,848,751**	T-12 + resets
16	NOI, per OM	1,993,000	OM p.31
17	Asking price	33,500,000	OM p.2
18	Cap rate at ask	5.52%	=B15/B17
19	Your cap floor	5.75%	Your buy box

Your file, tabs and formulas. Blue cells are inputs; amber cells are flagged.

4 LANDS · THE MEMO

Buy box: 4 pass, 1 fail, 0 no data

Type Size Market Price Cap rate

Our NOI is $144K below the OM's: taxes +$81K and insurance +$80K, partly offset elsewhere.

HIGH **Taxes reset on sale: +$81,000 a year.**

2026 millage · resets on sale

MED **Insurance $1,252 a unit; the OM uses $880.**

T-12 acct 6300 · OM p.24

UPSIDE **Rents 4.1% under 6 nearby rent comps.**

Listings read 9 Oct 2026

TRIGGER · IN YOUR WORLD

An OM, T-12 and rent roll arrive by e-mail; your mailbox forwards them on its own

ENGINE · TITLEMAN

Ties the documents, adds taxes, loan, owner, comps and rents from 2,100+ sources, applies your buy box

LANDS · WHERE YOU WORK

Back in your inbox: the memo, your screen and Excel model filled, comps, passport, flags

EXAMPLE · SYNTHETIC

Monday 9:02, 214 units at $33.5M: buy box 4 pass, 1 fail; NOI $144K below the OM's

Your model, with the source next to every input.

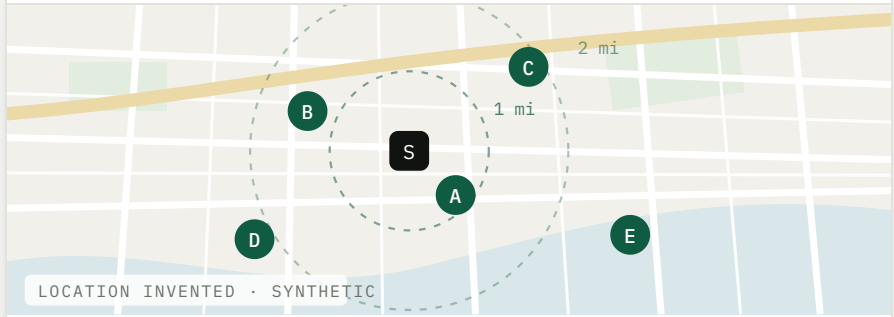
Acquisition Model v7.xlsx YOUR TEMPLATE

B15 | *fx* | =B7+SUM(B9:B14)

	A	B	C · per unit	D · Source
4	Gross potential rent	3,556,680	16,620	Rent roll · 214 units · 30 Sep 2026
5	Vacancy and credit loss, 6.5%	(231,184)	(1,080)	T-12 average · 6 rent comps
6	Other income	186,000	869	T-12 · accts 4500–4700
7	**Effective gross income**	**3,511,496**	**16,409**	=SUM(B4:B6)
9	Taxes, after sale	(412,000)	(1,925)	2026 millage · resets on sale
10	Insurance	(268,000)	(1,252)	T-12 · no bound quote
11	Repairs and maintenance	(192,600)	(900)	T-12 · acct 6100
12	Payroll and utilities	(567,100)	(2,650)	T-12 · accts 6400, 6600
13	Management, 3.0% of EGI	(105,345)	(492)	Your assumption
14	Admin, marketing, reserves	(117,700)	(550)	T-12 + $250/unit reserve
15	**Net operating income**	**1,848,751**	**8,639**	=B7+SUM(B9:B14)
16	NOI, per OM	1,993,000	9,313	OM p.31
17	Asking price	33,500,000	156,542	OM p.2
18	Going-in cap rate	5.52%		=B15/B17

Model | Rent roll | T-12 | Comps | Debt | Returns | Sources

SALES COMPS — 2.5 mi · 18 months



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

Same type, closed sales only; each row with its sale date and size.

TRIGGER · IN YOUR WORLD
The same OM, or a deal your analyst sends on

ENGINE · TITLEMAN
Rent roll to NOI, the tax reset on sale, insurance checked, closed sales nearby

LANDS · WHERE YOU WORK
Your own model template, with the source and date beside every input

EXAMPLE · SYNTHETIC
NOI $1,848,751 against the OM's $1,993,000; five closed sales within 2.5 miles

A new signal in your territory. The analysis lands by morning.

YOUR TERRITORY	you set it
COUNTIES	**Your two counties**
ASSET TYPE	**Multifamily**
SIZE BAND	**100–250 units**
SIGNALS	loan coming due · distress · new owner · foreclosure filing · permit
DELIVERY	**7:00 every morning**

Coverage varies by county: we show what your territory holds before we start.

ENGINE

Morning radar 7:00 · 3 new in your territory — E-MAIL · TELEGRAM · WHATSAPP

- **Property A · 168 units** — Loan matures Mar 2027
  Owner: single-asset LLC, one individual · last sale 2015 · 4 sales nearby, $148K–$162K a unit · passport attached
- **Property D · 236 units** — Foreclosure filing recorded
  Owner: LLC, one individual · taxes 2 years delinquent · loan on record since 2016 · passport attached
- **Property G · 120 units** — New owner since Sep 2026
  Bought by a serial buyer, third purchase this year · price $14.1M · 3 sales nearby · passport attached

Each row also lands in your CRM, with its date.

TRIGGER · IN YOUR WORLD
A new signal on the territory you set: loan coming due, distress, new owner, foreclosure filing, permit

ENGINE · TITLEMAN
Passport of the property, owner behind the LLC, loan and last sale, sales nearby, each dated

LANDS · WHERE YOU WORK
A morning digest by e-mail, Telegram or WhatsApp; each row into your CRM

EXAMPLE · SYNTHETIC
Two counties, 100–250 units: three new signals this morning

Your whole pipeline, 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.

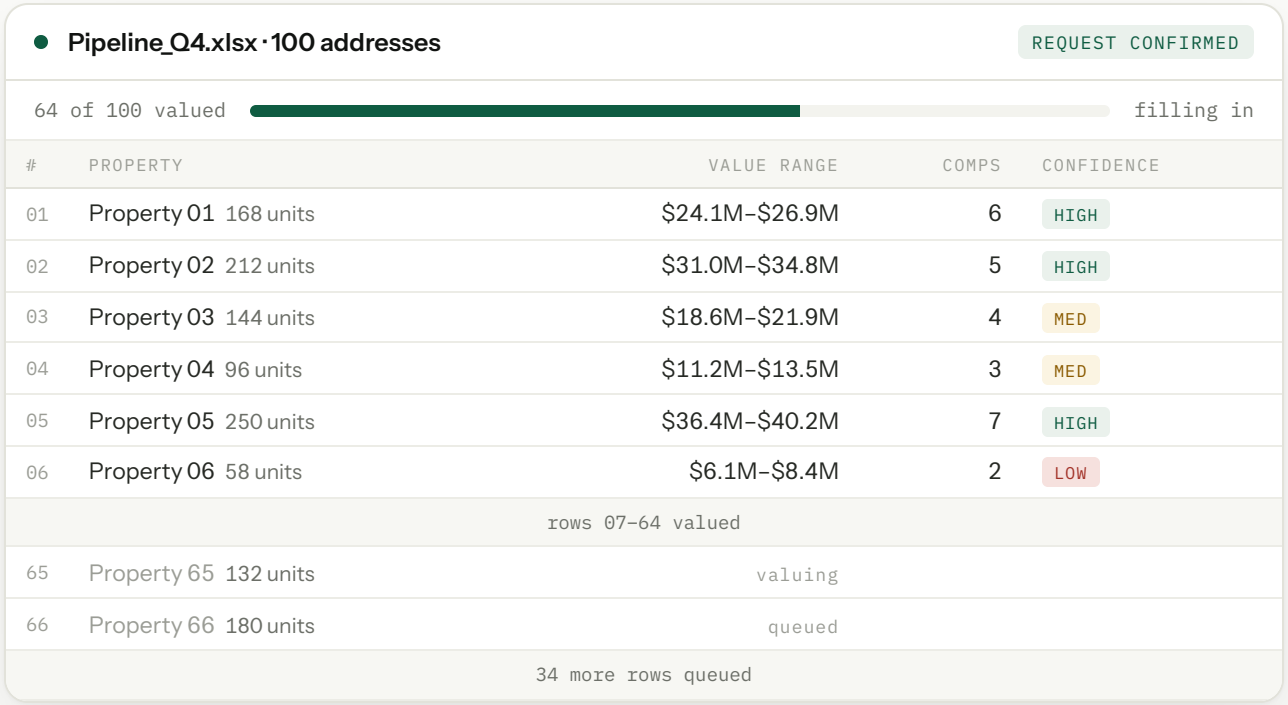
INVESTORS USE IT TO

Screen the week's deal pipeline in one batch of values

Price every building in a portfolio offering before you bid on the package

Mark the fund's assets for the quarterly LP report

From the workflow library. A value range per property, with its comps; not an appraisal.



TRIGGER · IN YOUR WORLD

Your pipeline or portfolio sheet, up to 100 addresses, sent as a spreadsheet

ENGINE · TITLEMAN

A value range per property, its comparable sales and a confidence mark

LANDS · WHERE YOU WORK

One workbook, back in your inbox or your pipeline sheet

EXAMPLE · SYNTHETIC

100 addresses; the request confirmed before anything starts

From the data room to an eight-stage checklist, every item with its document and page.

DD CHECKLIST · 214-UNIT GARDEN MULTIFAMILY — 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**

ITEMS, WITH THEIR EVIDENCE — Risks sheet in Excel

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

MED — **No bound insurance quote; the T-12 premium is $1,252 a unit.**
Stage 7 · T-12 acct 6300 · OM p.24

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

OK — **Tax bills tie to the T-12 for 2024 and 2025.**
Stage 3 · Tax bills p.1–2 · T-12 acct 6200

Not legal advice. Title flags on record, to confirm with your title company.

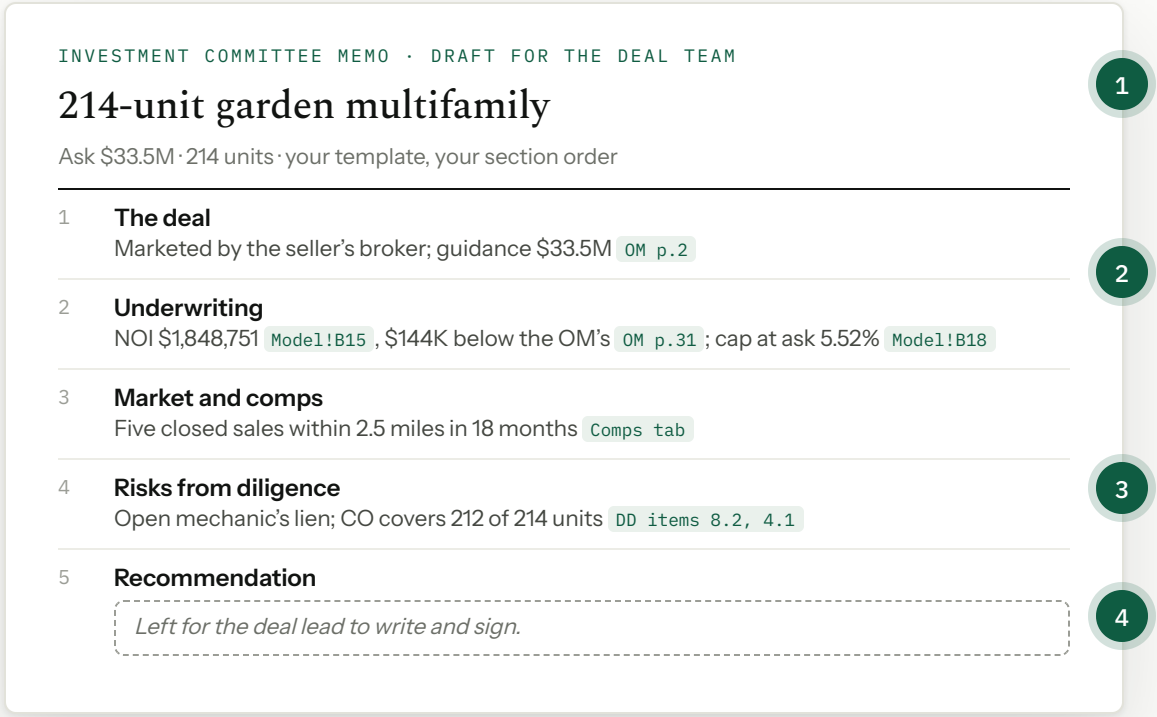
TRIGGER · IN YOUR WORLD
The seller opens the data room, or you go under contract

ENGINE · TITLEMAN
Reads every file; title flags on record, liens and permits added

LANDS · WHERE YOU WORK
An eight-stage checklist and a risks sheet in Excel, in your deal folder

EXAMPLE · SYNTHETIC
33 ok, 3 issues, 5 missing; the open lien flagged with its record

The IC memo in your committee's order, tied to your model cell by cell.



1 Your order, your headings
The sections your committee reads, in the order it reads them.

2 Every figure points to its cell
Each number names the model cell or the document page behind it.

3 Risks straight from diligence
Issues from the DD checklist land in the memo with their page.

4 The call stays with you
We draft the facts and the math. The recommendation and the signature are your team's.

TRIGGER · IN YOUR WORLD
The deal moves to IC in your tracker or CRM

ENGINE · TITLEMAN
Pulls your model, the DD log and the comps; ties every figure to its cell

LANDS · WHERE YOU WORK
The memo in Word, in your committee's order, in your deal folder

EXAMPLE · SYNTHETIC
Five sections; the recommendation left for the deal lead

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 process, live on your deals in 72 hours.

72 hours from access to your files, list and template, after the NDA. Then an annual agreement covers the next processes.

Day 1

Map

We write one process down with your deal team: what comes in, what gets checked, your template, who signs.

Day 2

Build

We set the workflow up on your stack: inbox, template, territory, and run it on one live deal.

Day 3

Run and measure

Your team runs it on live deals; together we time each one and check figures against sources.

Then

An annual agreement

The process keeps running, and the next one is mapped, built and measured the same way.

WHERE INVESTORS START

PE FUND ACQUISITIONS

Inbox: every OM back analyzed

The most OMs and the fewest analyst hours.

FAMILY OFFICE

Inbox, then the data room

A second read on sponsor deals, then the checklist.

SYNDICATOR · SPONSOR

Inbox, then the IC memo

Your model and your memo from the same numbers.

REIT ACQUISITIONS

Radar and the priced pipeline

Add-ons where you own; offerings priced in one go.

PRIVATE INVESTOR

Inbox and data room

No analyst bench: the model and the checklist do the first pass.

TO START

1. NDA in place
2. One process owner
3. Your current template
4. One live deal
5. Your territory

Which workflow first?

Your deals, your models and 2,100+ sources, working together inside your firm: more accurate, faster, lower cost per deal. Reply with the workflow you would start with; we send our NDA, set it up on your stack, and 72 hours after access it runs on your deals.

Or start with one hour on one of your own deals: we open it in Titleman, live, with your team.

TICK ONE

- [ ] Inbox: every OM back analyzed
- [ ] Radar: new signals in your territory
- [ ] Pipeline priced in one go
- [ ] Data room to DD checklist
- [ ] IC memo from your model
- [ ] Something else: _____

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