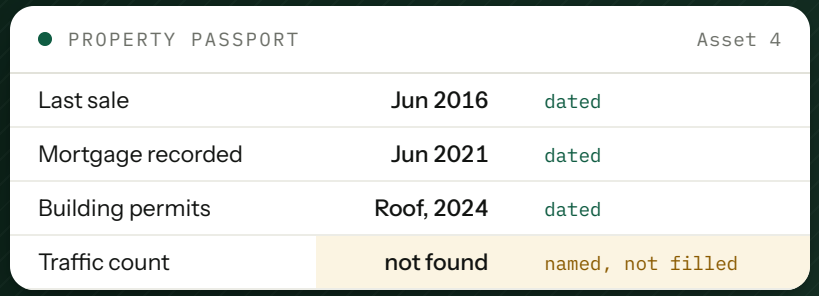
TITLEMAN

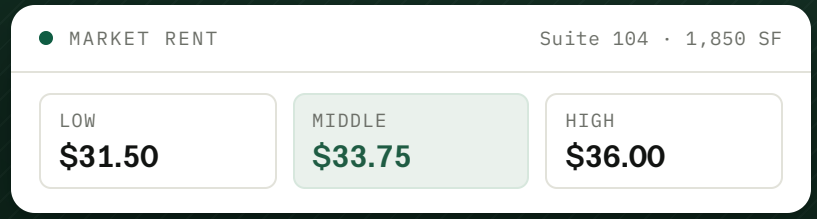
PRODUCTS

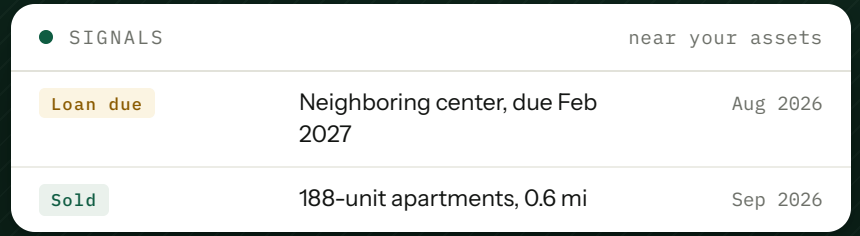
Titleman for owners and asset managers: the products.

The building blocks of your workflows: your stack, our engine, answers where you work.

Eight products, picked for owners. Each one powers a step in your workflows, starting from what you already have: an address, a rent roll, a T-12, a lease, your own model.







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.

INSIDE YOUR SETUP

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.

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

WHAT YOU ALREADY HAVE

Any stack, as it is

- Your inbox: deals, managers' packages
- Your data rooms and shared folders
- Your CRM and deal lists
- Your Excel models and rent rolls
- The territory you set around your assets

THE TITLEMAN ENGINE FOR REAL ESTATE

One step in your workflow

1. **Reads it**
   Rent rolls, T-12s, leases, OMs, models: every figure with its page or cell.
2. **Enriches it with 2,100+ sources**
   Owners, sales, loans and maturities, permits, dated events, rents nearby.
3. **Draws the conclusions**
   The memo, the live Excel model, the comps and the flags, each traced to its source or formula.

LANDS WHERE YOU LIKE

Wherever you work

- E-mail, as a reply with every file attached
- WhatsApp or Telegram, as a short digest
- Your CRM, on the record it belongs to
- Your Excel model or report book
- Your AI assistant can also ask it directly

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

Which product powers which step of your workflows.

WORKFLOW	TRIGGER, IN YOUR WORLD	ENGINE: THE PRODUCTS AT WORK	LANDS
WORKFLOW 1 Inbox: the managers' packages	A package arrives from your property manager	Underwriting · Property passport	Your report book filled, by **Excel by prompts**; the note by e-mail
WORKFLOW 2 Radar around your assets	Something changes on the ground you set	Signals · Property passport	A morning digest: e-mail, Telegram or WhatsApp
WORKFLOW 3 Refinance test	A loan comes within 18 months of maturity	Underwriting · Comps	A live Excel model and a memo, by e-mail
WORKFLOW 4 Renewal pack	A lease nears its option date	Lease abstraction · Market rent	The rate table by e-mail; the new rent into your model
WORKFLOW 5 Portfolio marks	Quarter end: your list of up to 100 addresses	BOV at scale · Value opinion · Comps	One workbook, filled row by row, by e-mail
ON DEMAND Before a sale, or when an asset stalls	You ask, by e-mail or in your AI assistant	Due diligence · Best use and feasibility	An eight-stage checklist; an options workbook

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.

Every asset on one page, and what changes around it.

PROPERTY PASSPORT

about 4 minutes

What a buyer, lender or tenant's broker already sees

YOU GIVE An address.

YOU GET One page for that property, every fact with its date.

- Parcel, building, owner, last sales and assessed value, permits, zoning and sales nearby.
- With the full sweep: mortgages, liens, court records and tax delinquency.
- What could not be found is named as missing. No language model on this path: the same records give the same page.

ASSET 4 · 180-UNIT GARDEN APARTMENTS	READ 30 SEP 2026
Last sale, recorded	Jun 2016
Mortgage recorded	Jun 2021
Roof replacement permit	Apr 2024
Sales nearby, same type, 24 months	3, each dated
Traffic count	not found, named

SIGNALS

every week

What changed within a mile of each asset

YOU GIVE Your counties and your asset addresses.

YOU GET A weekly list we pull for you: what changed, when, and the owner behind the LLC.

- Sales nearby: your next comparables. New permits: next year's competition.
- Neighbors' loans coming due, weak coverage, loan distress, tax delinquency: possible add-ons.
- Coverage differs by county; we pull yours first and show what we hold.

NEW ON THE LIST THIS WEEK		EVENT DATE
Sold	188-unit apartments, 0.6 mi from Asset 1	Sep 2026
New permit	240 new units, 0.9 mi from Asset 1	2 Oct 2026
Loan due	Center next to Asset 2, matures Feb 2027	Aug 2026
Tax delinquent	Pad site by Asset 2's entrance	Sep 2026
Loan distress	Office, 1.0 mi from Asset 3	Aug 2026

Hold, sell or refinance, on this quarter's rent roll and T-12.

YOU GIVE — The rent roll, the T-12 and your loan terms.

YOU GET — A memo and a live Excel model: rent roll to stabilized NOI, debt, returns, sensitivities.

- The rent roll tied to the T-12, and the gaps between them listed.
- DSCR and debt yield at the rates you choose, before the lender's call.
- Sensitivity grids: exit cap × rent growth, DSCR at rate × leverage.
- Every input shows its source and date, every result its formula, and what is missing is named.

EXAMPLE

Asset 3's loan comes due in 2027. The model shows coverage at four rates and which expense lines move it. The memo lays out the facts; the decision stays yours.

About an hour, with its live Excel model

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

Real output: sample at titleman.ai/samples, a lender's check of a 50-unit building (names removed, figures scaled): what a lender checks in a borrower's file.

ASSET 3 · DEBT TAB — $20.0M balance · 30-year amortization · NOI $1,480,000

Rate	5.50%	6.00%	6.50%	7.00%
DSCR	1.09x	1.03x	0.98x	0.93x
Debt yield	7.4%	7.4%	7.4%	7.4%

Your own portfolio model, changed by typing. Formulas stay intact.

YOU GIVE — Your workbook as it is, up to 40 MB per file.

YOU GET — The same file back, with the cells you asked to change.

- Each change is shown cell by cell before you apply it.
- Formulas are never overwritten silently.
- Every version is kept; undo any step.
- Works on the file your team already uses; nothing to rebuild.

Portfolio Model FY27.xlsx YOUR FILE

	A · Asset 2 rent roll	B · SF	C · $/SF now	D · $/SF, Aug 2027	E · Rent a year
21	126 · Dental	2,600	28.00	28.84	74,984
22	104 · Café	1,850	29.40	33.75	62,438
23	110 · Fitness	12,400	18.50	18.50	229,400
24	118 · Pharmacy	14,200	24.00	24.00	340,800
25	122 · Salon	1,200	31.00	31.78	38,136
26	**Base rent, these suites**				**745,758**

Assets | **Rent** | Budget | Debt | Cash flow | Returns | Sources

ASK Set Suite 104's renewal rent to $33.75 from August 2027.

BEFORE YOU APPLY — 3 cells, outlined above

Rent!D22	~~30.28~~ **33.75**	the input you asked for
Rent!E22	~~56,018~~ **62,438**	formula kept, recalculated
Rent!E26	~~739,338~~ **745,758**	formula kept, recalculated

EXAMPLE

"Set Suite 104's renewal rent to $33.75 from August 2027." The suite's rent and the center's total change; you see both before they land.

Your whole portfolio, marked 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.

WHAT OWNERS USE IT FOR

01 The yearly marks for your partners or investors

02 A cross-check before the quarter's own marks

03 Every asset with a loan coming due, valued together

04 Evidence beside a tax assessment notice

05 A pool of properties priced for a bulk sale

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*		

Review your request first Nothing starts until you confirm.

VALUE OPINION · ABOUT 40 MINUTES

One asset in depth: approaches and cases in a memo and a live workbook you can move.

COMPS · ABOUT 20 MINUTES

Same type, within a mile, last 24 months; the same request returns the same set.

> A second look, not an appraisal. Each value shows the sales behind it, so your team can check every row before it goes into your marks.

Leases out of PDFs, and renewal rents set against the market.

LEASE ABSTRACTION

text PDFs

Every lease as one row, each term with its page

YOU GIVE Lease PDFs with a text layer.

YOU GET 16 fields per lease, rolled into one rent-roll spreadsheet.

- Rent, term, options and increases, each with the page it came from.
- A term with no page is shown as a gap, never guessed.
- Scanned copies are not read yet. Drafts for your team and counsel, not legal advice.

Suite	Expires	Option	Page
102 · Mattress store	31 May 2027	None, per lease	p.2 §1.6
104 · Café	31 Jul 2027	1 × 5 yrs, 9 mo notice	p.4 §3.2
110 · Fitness	30 Nov 2028	2 × 5 yrs, 12 mo notice	p.6 §4.1
122 · Salon	31 Aug 2027	No option found	gap: p.1–9 read

MARKET RENT

about 15 minutes

A renewal or asking rent, with the rents behind it

YOU GIVE The address and the space: a suite, a unit type, a warehouse bay.

YOU GET An Excel rate table: each rate nearby with its date, the low, middle and high, and the method.

- A renewal offer ready before the tenant's broker calls; an asking rent for an empty suite.
- Under-market units in your rent roll, set against the band.
- Your area is an input; totals are formulas. Evidence is thinner in some markets.

SUITE 104 · 1,850 SF · 5 RENTS WITHIN A MILE — IN PLACE $29.40

LOW	MIDDLE	HIGH
$31.50	$33.75	$36.00

Rent a year at the middle (=area × rate)	$62,438
In place today	$54,390

Before a sale or a refinance, and when an asset stalls.

DUE DILIGENCE

8 stages

One building checked, document by document

YOU GIVE The data room for one building.

YOU GET A checklist in eight stages, title to litigation; the risks as an Excel sheet if you want one.

- Each item marked ok, issue or missing, with the document and page.
- A stage with no documents is reported missing, never skipped.
- Title flags on record, to confirm with your title company. Not legal advice.

ASSET 2 · BEFORE SALE — 5 OF 8 STAGES SHOWN

Title and survey: sign easement, title report p.4	OK
Leases and estoppels: 2 of 8 estoppels not in the room	MISSING
Permits and zoning: 2019 HVAC permit not closed	ISSUE
Environmental: no report in the room	MISSING
Litigation and liens: contractor's lien, 2025	ISSUE

BEST USE AND FEASIBILITY

feasibility about half an hour

Keep, convert, rebuild, or build on the land you own

YOU GIVE An address, or the parcel of excess land.

YOU GET A memo and one workbook comparing the options; for land, what the zoning allows and the schemes that fit.

- The options side by side as formulas: which the zoning allows, how the returns compare.
- District, FAR, height and maximum buildable area, each with its source.
- The same feasibility request returns the same study.

ASSET 2 · DARK ANCHOR BOX — YIELD ON COST

Keep	Convert	Rebuild	Build up
Allowed	Allowed	Site plan	Height limit
Re-lease as one	Medical and fitness	Three pads	Homes above
6.4%	8.1%	7.2%	–

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.

See it on one of your own assets.

Your stack, any stack: our engine in the middle, answers where you work. See it in one hour on one of your own assets: its passport, the radar around it and a refinance test. Send the address, plus its rent roll and T-12.

IN THE HOUR

- [ ] The passport of your building
- [ ] Signals within a mile of it
- [ ] A refinance test on its rent roll and T-12
- [ ] One change to your model, by prompt
- [ ] The owner workflows that fit your week
- [ ] Your question: _____

Alex Galt, Founder

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Workflows for owners and asset managers: titleman.ai/workflows. 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.