AGENTIC ASSETS

agenticassets.ai

EVIDENCE-FIRST AI FOR FINANCE AND REAL ESTATE

Fast enough to matter. Solid enough to defend.

Corbis for research. EQUIRE for deals.
We hold both to a referee's standard.

CO-FOUNDERS Dr. Cayman Seagraves[1] • Dr. Stace Sirmans[2]

[1] Florida Atlantic University [2] Auburn University

PART I corbis — Research you can stand behind

PART II EQUIRE — Deals you can defend

AI capability is real. Business value is not automatic.

INDIVIDUAL

80%

of respondents who use AI say it has improved their own productivity

ORGANIZATION

37%

of respondents say AI has contributed positively to their organization's EBIT

WHAT IT MEANS

The challenge is turning useful tools into dependable ways of working.

SOURCE **McKinsey**, The state of AI in 2026: On the road to ROI, August 25, 2026.

SAMPLE 1,719 respondents in 97 nations, surveyed May 4 to June 8, 2026; results weighted by national GDP.

Most expect AI to change strategy. Few are past experimenting.

Business and real estate leaders

78% expect AI to significantly affect their real estate strategy in the next 3 to 5 years

15% have moved beyond exploring and early deployment to optimizing AI in their real estate operations

Top constraints that will limit CRE's ability to create value for the organization over the next 3-5 years

% of respondents selecting each item as their top choice (C-Suite + CRE)

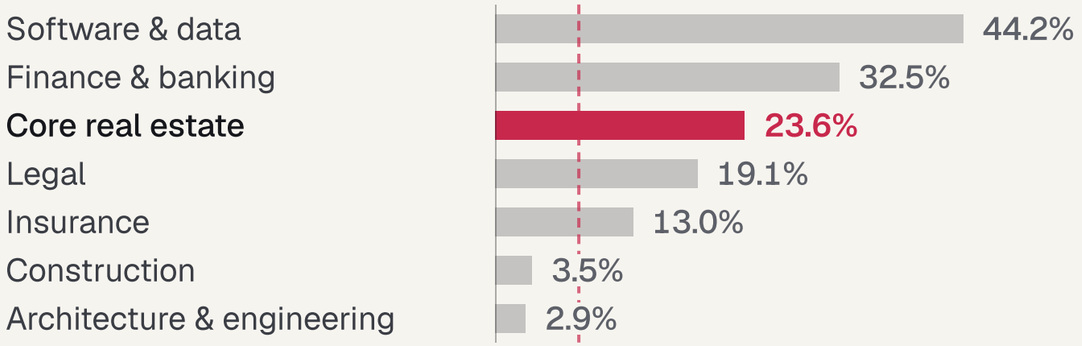


SOURCE **JLL**, *The Future of Work Survey 2026*, July 14, 2026. Six of eleven constraints shown.

SAMPLE More than 2,200 top executives and corporate real estate leaders in 21 countries, surveyed January to April 2026.

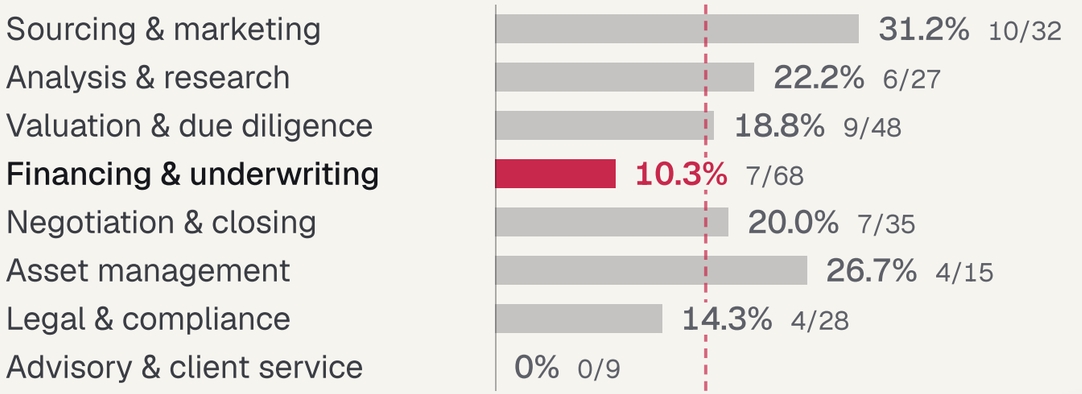
AI already reaches real estate. Underwriting lags.

PANEL A Mean AI exposure of occupations, by industry



Dashed line: average across all 756 occupations, 7.7%

PANEL B Share of deal tasks with any observed AI use, by stage



Counts: tasks with use over tasks in the stage. Dashed line: stage average, 18%.

SOURCE **Seagraves, Seiler & Sirmans (2026)**, The Agentic Frontier: Artificial Intelligence in Commercial Real Estate, Journal of Real Estate Research.

DATA Claude usage (Anthropic Economic Index) merged with O*NET tasks; 262 of 324 tasks put into stages by keyword matching. Observed use, not adoption.

ACCESS Free to read at doi.org/10.1080/08965803.2026.2665905

Check the work before anyone relies on it.

THREE QUESTIONS A REFEREE OR A COMMITTEE WOULD ASK

01 • DATA

Where did this figure come from?

Each cited claim traces to its source, so your team can check it first.

02 • ASSUMPTIONS

Is this a fact or an assumption?

Sources, assumptions and open questions stay visible for review.

03 • ROBUSTNESS

What would change the call?

Counterevidence and stress cases come before the memo. Your team decides.

AGENTIC ASSETS

Your research and your deals, one standard.

PART I • RESEARCH

corbis.ai

- Published research
- Market data
- Your question
  How has remote work affected office values? Where do studies disagree?

corbis

- RETRIEVES
- COMPARES
- SYNTHESIZES

Research brief

Findings

Linked source — Matsuo et al. (2024)

Counterevidence

PART II • DEALS

equire.ai

- Offering memo
- Rent roll
- T-12
- Your criteria

EQUIRE

- EXTRACTS
- MODELS
- FLAGS CONFLICTS

IC draft

Southpoint Industrial Park, illustrative sample

Underwriting

Total area: 182,350 SF (rent roll) vs 183,000 SF (OM)

UNRESOLVED • REVIEWER DECIDES

SHARED STANDARD

- Sources stay visible
- Review before reliance
- Your team makes the call

PROFESSIONAL-GRADE AI FOR FINANCE AND REAL ESTATE

Research you can stand behind.

Cited answers from finance, real estate, and economics research, with each cited paper open to check before you put your name on it.

QUESTION What drives multifamily rent growth, and how strong is the evidence?

FROM THE ANSWER

Howard & Liebersohn (2021) decompose the 17.4 log-point increase in U.S. real CPI rents from 2000 to 2018 in a spatial equilibrium framework.

LINKED SOURCE

Why is the rent so darn high? The role of growing demand to live in housing-supply-inelastic cities

Journal of Urban Economics (2021)
Greg Howard, Jack Liebersohn

> *Real rents measured in the United States CPI increased 17.4 log-points from 2000 to 2018. We present a spatial equilibrium framework to decompose the increase…*

Illustrative. Question, cited sentence and linked source from one corbis.ai chat, captured 22 September 2026.

corbis

The evidence sits in journals. Your committee meets Monday.

AI can draft the memo. Your name is on it.

FRI 4:30 PM

The question

What drives multifamily rent growth, and how strong is the evidence?



MON 9:00 AM

The committee asks

Which studies support this? Where do they disagree? What is still unproven?

Illustrative scenario.

One fabricated citation is enough to put the rest of the memo in question.

From evidence to insight

Source-grounded research for real estate and finance.



corbis
AI RESEARCH

Research Brief

Office-to-Residential Conversions: Opportunities and Risks in U.S. Markets

April 24, 2024

Findings

1. Conversions can deliver attractive risk-adjusted returns in select sunbelt markets.

Linked source
Lee (2024)
Journal of Real Estate Finance
p. 12

Feasibility improves where basis is low and local housing demand remains strong, especially in supply-constrained markets.

Counterevidence

2. Higher construction costs can erode returns in some markets.

Linked source
Chen (2023)
Real Estate Economics
p. 87

Implications

- Prioritize markets with strong housing demand and supportive policy.
- Screen for low acquisition basis, manageable construction costs, and supportive local policy.

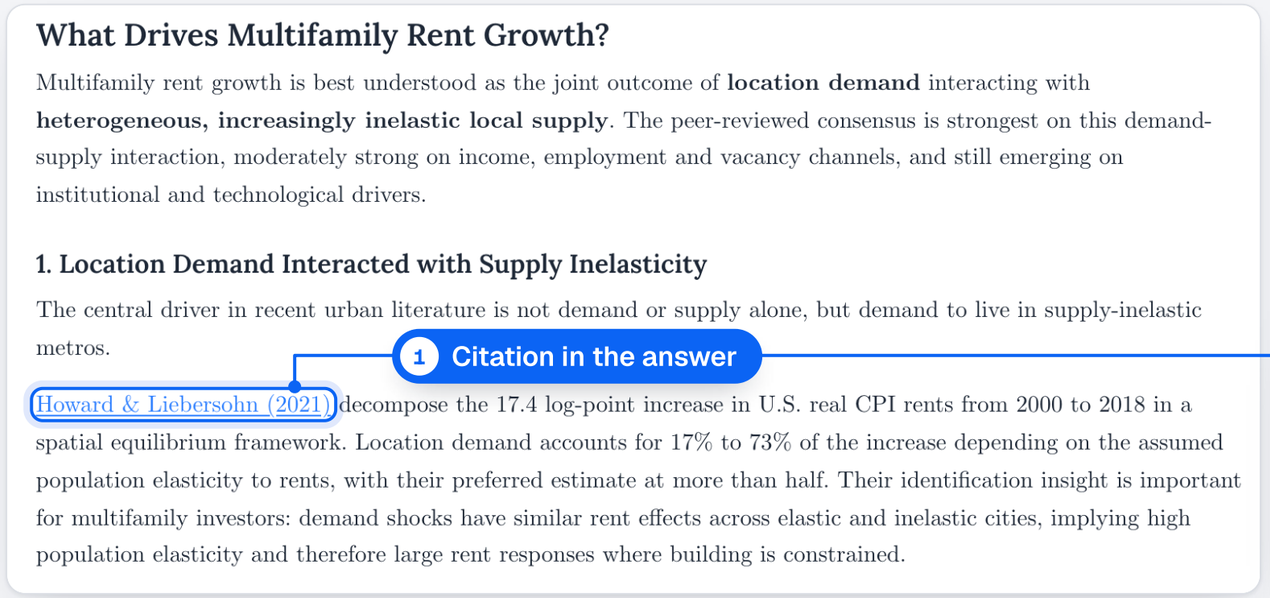
Illustrative workflow. Source labels and chart values follow the supplied concept; not independently verified research.

corbis

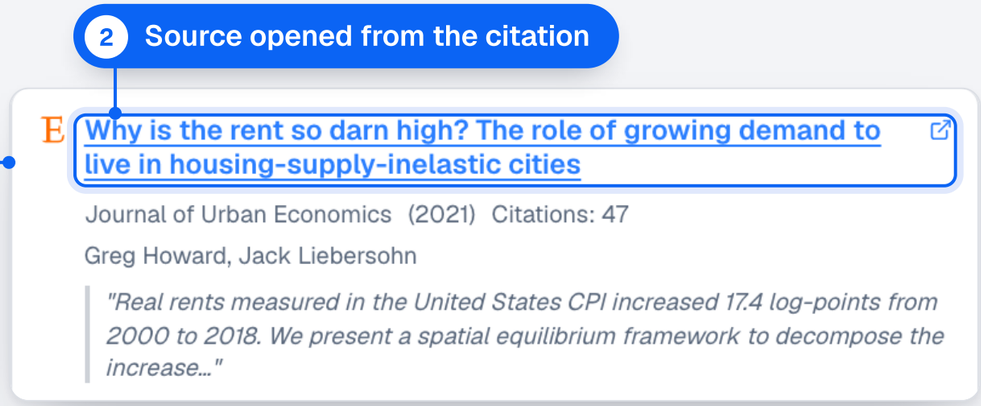
You can trace each cited claim to its source.

A paper citation shows its title, journal, year, and authors, and links to the publisher's record.

QUERY What drives multifamily rent growth, and how strong is the evidence?



Captured from corbis.ai on 22 September 2026.



Captured from corbis.ai on 22 September 2026.

corbis

See where the evidence disagrees, and where it runs thin.

Ask for it, and the answer can say where studies disagree and what is still unproven.

1 Where studies disagree

Query: remote work and office values

b. Aggregate decline versus flight to quality segmentation. Matsuo et al. (2024) use propensity score methods in Tokyo to show amenity rich, lifestyle oriented buildings command higher rents and lower vacancy than comparable buildings, with the vacancy gap widening after 2020. Bergeaud et al. (2023) document actual reductions in corporate footprint coupled with more flexible lease structures in France, consistent with less space but better space. The disagreement is interpretive: one strand reads this as a two tier market where prime is resilient, the other reads quality upgrading as defensive downsizing that still implies lower aggregate absorption.

Captured from corbis.ai on 22 September 2026.

2 Key gaps named

Query: multifamily rent growth

Key gaps: metro-level multifamily-specific elasticities by class, direct estimates of algorithmic pricing markups controlling for occupancy, and longer-run filtering from Class A deliveries to Class B/C rents.

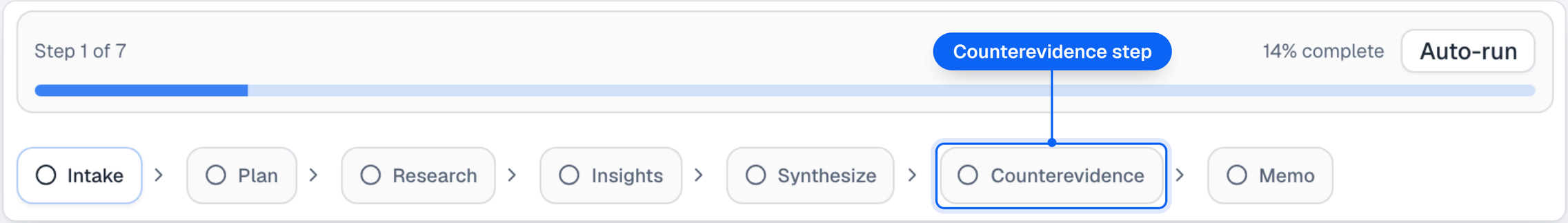
Captured from corbis.ai on 22 September 2026.

> Open the source before you use it.

corbis

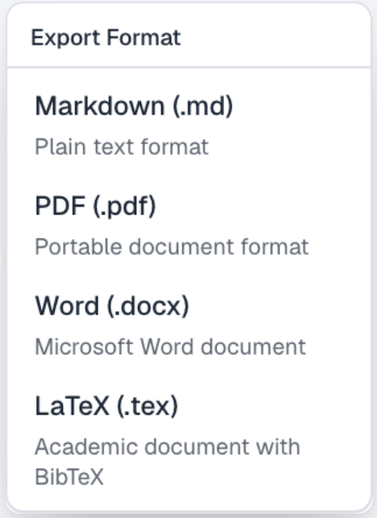
From question to a memo your team can review.

The IC Memo workflow sets out seven steps, with counterevidence before the memo.



Captured from corbis.ai on 22 September 2026.

Export to PDF or Word.



Captured from corbis.ai on 22 September 2026.

Workflow runs depend on your plan.

II

PART II • DEALS

EQUIRE

The same standard, applied to your deal.

From what the literature says to what to believe about this asset.

EQUIRE

The timeline compresses. The evidence does not.

THU 4:18 PM — MON 9:00 AM

The broker sends the deal.

OM, rent roll, T-12, leases, market reports, debt assumptions, and a compressed review window.

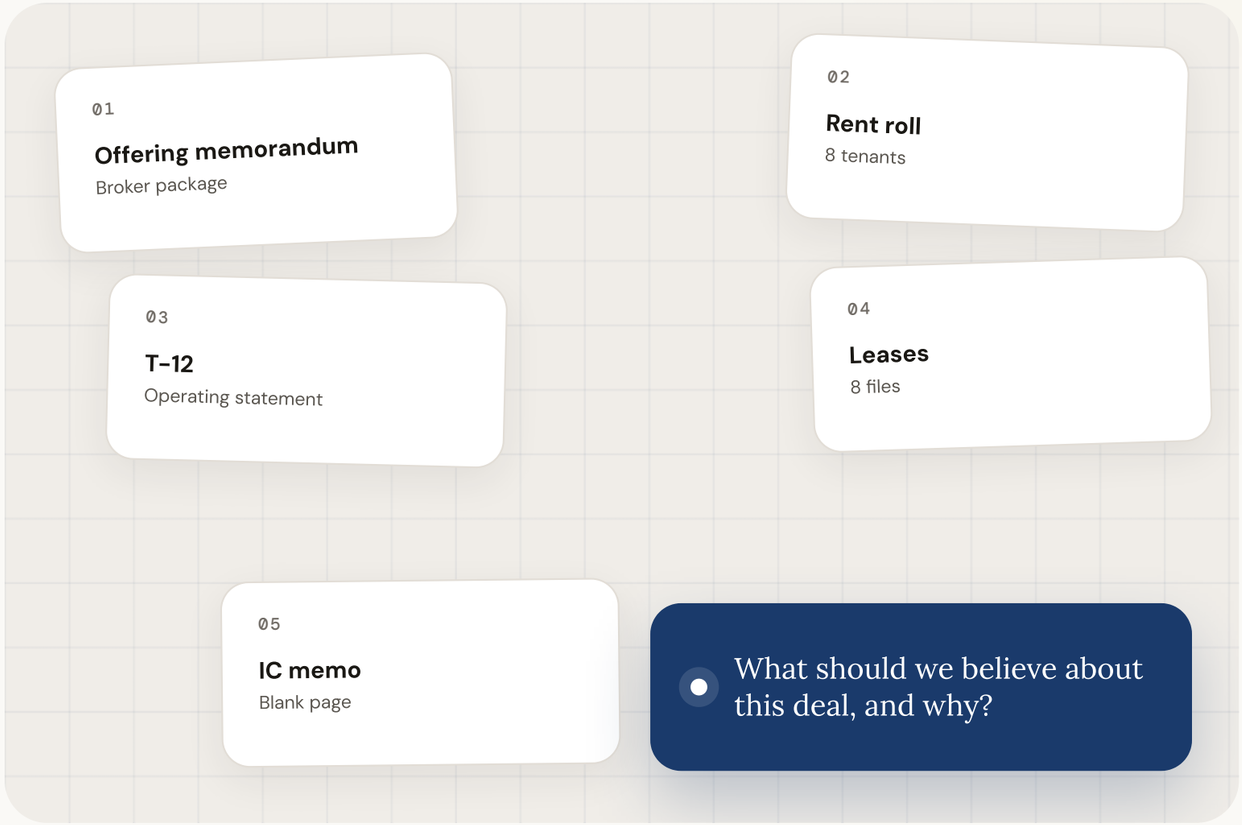
The committee asks what to believe.

Where did this assumption come from? What is unresolved? What changes the investment case?

THE REVIEW WINDOW

Weekend included





Fragmented evidence makes speed expensive. Repeated entry, inconsistent assumptions, late risk, and lost decision context.

FROM DEAL FILES TO DECISIONS

Keep the deal's evidence connected as the work moves forward.

OM

BROKER PACKAGE

Southpoint Industrial Park

Offering Memorandum



Total area 183,000 SF

RENT ROLL

Rent Roll

8 tenants · 94.2% leased

TENANT	SF	$/SF	EXP.
Bluefin Analytics	56,500	24.25	06/28
Vertex Logistics	32,450	25.50	03/31
Lone Star Fabrication	24,100	23.75	12/29
DataPrime Solutions	18,200	27.00	08/30
4 other tenants	40,524		
Vacant	10,576		

Total area, suite sum 182,350 SF

Operating Statement

Trailing 12 months

Effective gross income	$4,454,089
Operating expenses	($1,565,740)
NOI	**$2,888,349**

NOI on the $42.5M price: 6.8% going-in cap

T-12

Your Assumptions

Every input labeled by source

Hold period	7 years	FUND
Senior loan	$28.0M	ANALYST
Interest rate	5.75%	FUND
Exit cap	7.00%	SALE COMPS
Rent growth	3.0% / yr	LEASE COMPS

FUND POLICY

ONE DEAL RECORD

EQUIRE

EXTRACTS
RECONCILES
MODELS
FLAGS CONFLICTS

PROPOSED CONFLICT · TOTAL SF

Rent roll 182,350 vs OM 183,000

Held for reviewer approval. Released Deal Data v3 stays the basis until a reviewer releases a new version.

IC Memo

DRAFT

Recommendation draft

Deal Thesis

Key Risks

Open Questions

Scenario Analysis

7-year hold | ✓ Released Deal Data v3

	BASE	COMBINED STRESS
Levered IRR	14.8%	8.4%
Equity multiple	2.36x	1.64x
Exit cap	7.00%	7.70%

Levered IRR sensitivity (exit cap vs. rent growth)

EXIT CAP	2.0%	3.0%	4.0%
6.50%	13.6%	16.7%	19.4%
7.00%	11.6%	**14.8%**	17.6%
7.50%	9.7%	13.0%	15.9%

Outlined cell is the base case. Other inputs held at base.

EQUIRE

Two documents. Two numbers. Which one goes into your model?

SOURCE DOCUMENT

Rent Roll

8 tenants · 94.2% leased

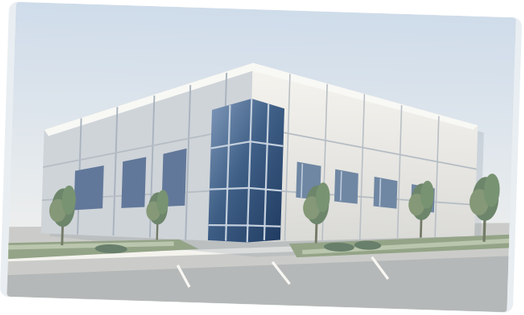
SUITE	TENANT	SF
100	Bluefin Analytics	56,500
200	Vertex Logistics	32,450
300	Lone Star Fabrication	24,100
400	DataPrime Solutions	18,200
520	Austin Cold Storage	16,900
600	Nova Components	9,800
700	Red River Distribution	8,200
800	Hill Country Supply	5,624
	Vacant	10,576

Total area, suite sum 182,350 SF

BROKER PACKAGE

Offering Memorandum

Property summary · Page 12



Property type	**Industrial / Warehouse**
Year built	2019

Total area 183,000 SF

⚠ PROPOSED CONFLICT · TOTAL SF

Held for reviewer approval

EQUIRE proposes **182,350 SF**: the suite-level rent roll sums to it and is the more granular source. The reviewer makes the call.

REVIEWER OPTIONS

Use **182,350** from Rent Roll — PROPOSED

Use **183,000** from Offering Memorandum

Enter a different value

● PROPOSED – ○ REVIEWER APPROVES – ○ NEW VERSION RELEASED

✓ Model basis: Released Deal Data v3

Released by the Sample acquisitions team. It stays the basis until a reviewer releases a new version.

ALSO HELD Year built: Appraisal **2018** vs OM **2019**

ONE GOVERNED PATH

EQUIRE

One deal. A connected path from evidence to IC preparation.

The work stays connected as your team reviews, underwrites, and prepares for IC.

01 DEAL EVIDENCE

Extract & review

Structure the facts and reconcile what the documents disagree about.

OM · Rent roll · T-12 · Leases

02 MARKET CONTEXT

Research evidence

Test the deal story against market support, source dates, and comparability.

Comps · Rents · Submarket context

03 ECONOMIC CONSEQUENCE

Stress valuation

Translate reviewed assumptions into base and combined-stress economics.

Cash flow · Debt · Sensitivities

04 DECISION PREPARATION

Draft the IC record

Carry sources, conditions, and open items into a recommendation draft.

Basis · Owners · Rationale

AT CONSEQUENTIAL HANDOFFS

Source evidence • Review state • Human approval

PRESSURE-TEST THE INVESTMENT

Stress the case before the committee does.

EQUIRE

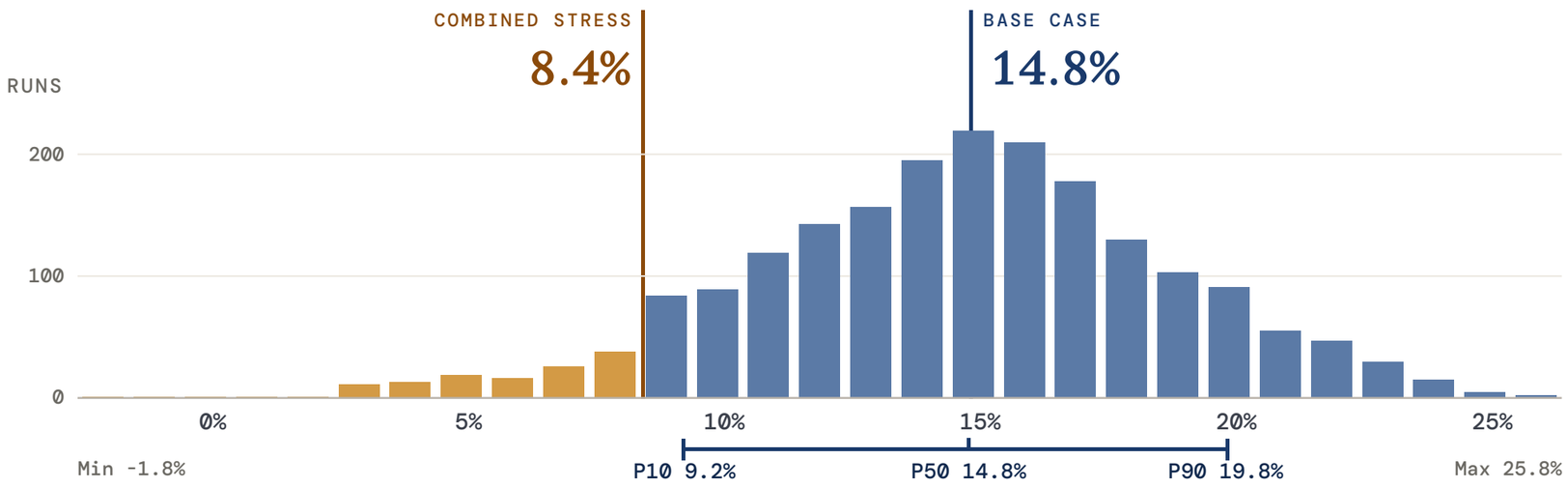
SOUTHPOINT INDUSTRIAL PARK · MONTE CARLO

Levered IRR across 2,000 simulated outcomes

✓ Released Deal Data v3

2,000 RUNS · SEEDED

Below the 8.4% combined stress: 128 runs (6.4%) At or above: 1,872 runs



	P10	P25	P50	P75	P90	Mean
Levered IRR	9.2%	11.9%	14.8%	17.3%	19.8%	14.6%
Equity multiple	1.72x	2.01x	2.35x	2.68x	3.08x	2.38x

WHERE THE STRESS CASE SITS

6.4%

of runs finish below the team's 8.4% combined stress. The median run matches the 14.8% base case.

RANDOMIZED IN EVERY RUN

- Market rent, rent growth, downtime
- Exit cap rate
- Interest rate, expense growth
- Each of 8 tenants renews or vacates

Draws are correlated. Ranges come from the deal's upside and downside scenarios.

YOUR TEAM DECIDES

Which case is credible, and what evidence would change the view.

EQUIRE

IC is tomorrow. What is still missing?

The draft recommends advancing, subject to conditions. Those conditions are the work left to do.

PUBLIC SAMPLE · DRAFT

✓ Released Deal Data v3

IC Recommendation Draft

PROPOSED RECOMMENDATION

Advance to IC, subject to conditions.

- ✓ Sources linked
- ✓ Conditions stated
- ! Two unresolved conflicts disclosed

14.8%	2.36x	6.8%
LEVERED IRR, BASE	EQUITY MULTIPLE	GOING-IN CAP

CONDITIONS BEFORE IC

1. Approve the total SF and year-built conflict resolutions
2. Validate the Austin Cold Storage rollover plan
3. Review the stress case and exit-cap support
4. Complete the remaining memo sections and team signoff

Human review required. This is preparation for a decision, not an IC decision.

FROM CONDITION TO OWNER

Each condition in the draft gets a proposed owner and a date.

AUTHENTICATED WORKSPACE

Owners + deadlines

Proposed follow-ups

	FOLLOW-UP	PROPOSED OWNER	DUE
01	**Resolve the two open data conflicts**	Deal lead	TODAY
02	**Confirm Austin Cold Storage renewal**	Leasing	TODAY
03	**Test the exit cap against sale comps**	Underwriting	BEFORE IC
04	**Finish the memo and collect signoff**	Deal lead	BEFORE IC

✓ Tasks the assistant proposes are saved only after user approval.

EQUIRE

YOUR TEAM KEEPS CONTROL.

More time on the investment case.

Less time rebuilding its basis.

- Keep supporting documents close to the analysis.
- Surface unresolved issues before the meeting.
- Carry reviewed work into the next stage.

Start with the public example | **equire.ai/sample**

Then evaluate an approved deal package.



AGENTIC ASSETS

CO-FOUNDERS

Built by finance professors for the decisions your team must defend.



Dr. Cayman Seagraves

CO-FOUNDER

Assistant Professor of Real Estate and Finance,
Florida Atlantic University

Published in the Journal of Portfolio Management



Dr. Stace Sirmans

CO-FOUNDER

Associate Professor of Finance,
Auburn University

Published in the Journal of Finance

SELECTED INSTITUTIONAL ENGAGEMENTS

Federal Reserve Bank of Philadelphia

AI workshop, both founders

FTSE Russell (LSEG) webcast, Dr. Sirmans

REAL ESTATE LEADERSHIP

American Real Estate Society

Dr. Sirmans, Vice President and Program Chair

Leading the 2026 Fall Research and Leadership Symposium at Harvard

CRE AND AI RESEARCH

The Agentic Frontier

Seagraves • Seiler • Sirmans

Published online in the Journal of Real Estate Research, 2026

Selected for the MIT AI + Real Estate Special Issue

STRATEGIC PARTNERSHIP

INSTITUTIONAL REAL ESTATE, INC.

Agentic Assets and IREI announced
a strategic partnership in June 2026.

AGENTIC ASSETS

agenticassets.ai

Research you can stand behind. Deals you can defend.

01 CORBIS

Put a real question to Corbis.

Then check the citations.

corbis.ai →

02 EQUIRE

Explore the EQUIRE sample deal.

A public, read-only example of a governed deal record.

equire.ai/sample →

03 AGENTIC ASSETS

Join the AI Roundtable.

A monthly virtual discussion on current AI trends and adoption.

agenticassets.ai/ai-roundtable →

agenticassets.ai →

QUESTIONS

team@agenticassets.ai

Corbis and EQUIRE prepare evidence and analysis for your review. Your team makes the investment call.