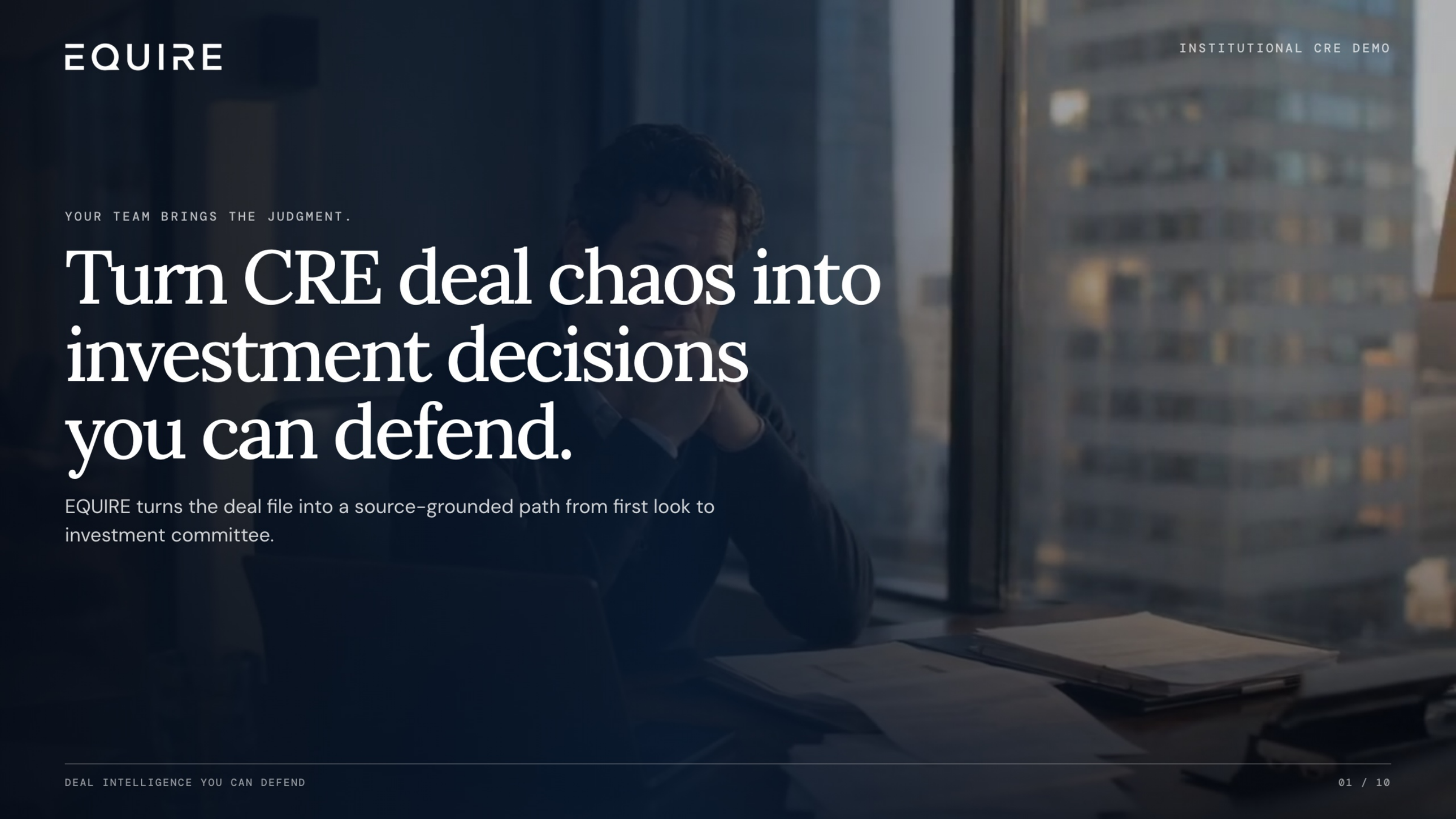


YOUR TEAM BRINGS THE JUDGMENT.

Turn CRE deal chaos into investment decisions you can defend.

EQUIRE turns the deal file into a source-grounded path from first look to investment committee.

EQUIRE

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

The work still has to withstand questions about its evidence, assumptions, and conclusions.

INVESTMENT COMMITTEE MEMO · DRAFT

AI-GENERATED DRAFT

Southpoint Industrial Park

Executive summary

The property totals 183,000 rentable square feet across eight tenants.

Going-in cap rate of 6.8% on in-place NOI.

Base-case levered IRR of 14.8% over a seven-year hold.

Recommendation: advance to IC, subject to conditions.

Illustrative draft. Fictional Southpoint example; not a client recommendation.

REVIEWER NOTES

01 *Which document supports this input?*

02 *Which assumptions have been reviewed?*

03 *What remains unresolved before IC?*

> Measure time to reviewed output, not time to first draft.

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.

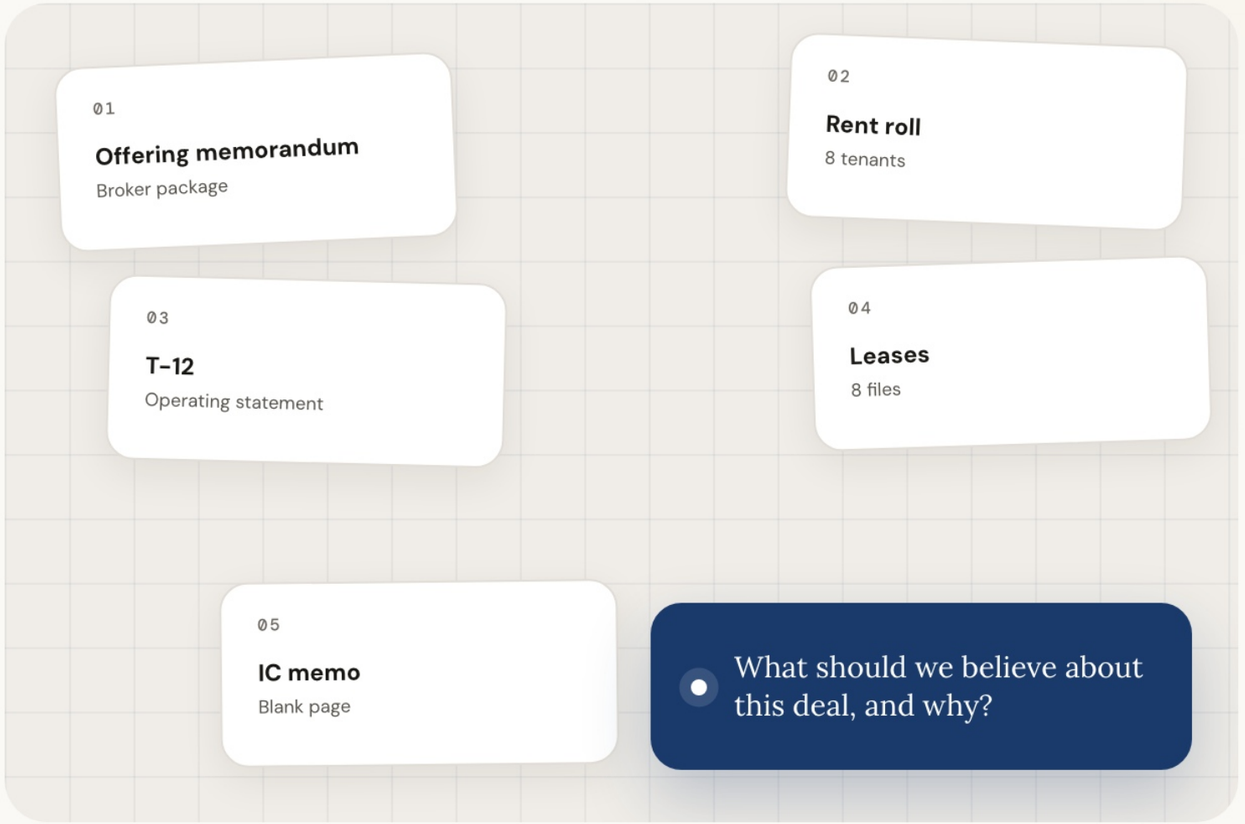
The committee asks what to believe.

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.

EQUIRE

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



CO-FOUNDER · AGENTIC ASSETS

Dr. Cayman Seagraves

Assistant Professor of Real Estate and Finance
Florida Atlantic University

SELECTED INSTITUTIONAL ENGAGEMENTS

Federal Reserve Bank of Philadelphia

Both founders: AI workshop · Stace: FTSE Russell (LSEG) webcast



CO-FOUNDER · AGENTIC ASSETS

Dr. Stace Sirmans

Associate Professor of Finance
Auburn University

REAL ESTATE LEADERSHIP

American Real Estate Society

Vice President & Program Chair

Helping organize the 2026 Fall Research and Leadership Symposium at Harvard

SELECTED COMBINED JOURNAL RECORD

The Journal of Finance · Journal of Law and Economics

Journal of Portfolio Management · Review of Asset Pricing Studies

CRE + AI RESEARCH

The Agentic Frontier

Seagraves · Seiler · Sirmans

Published online in JRER, 2026 · Selected for the MIT AI + Real Estate Special Issue

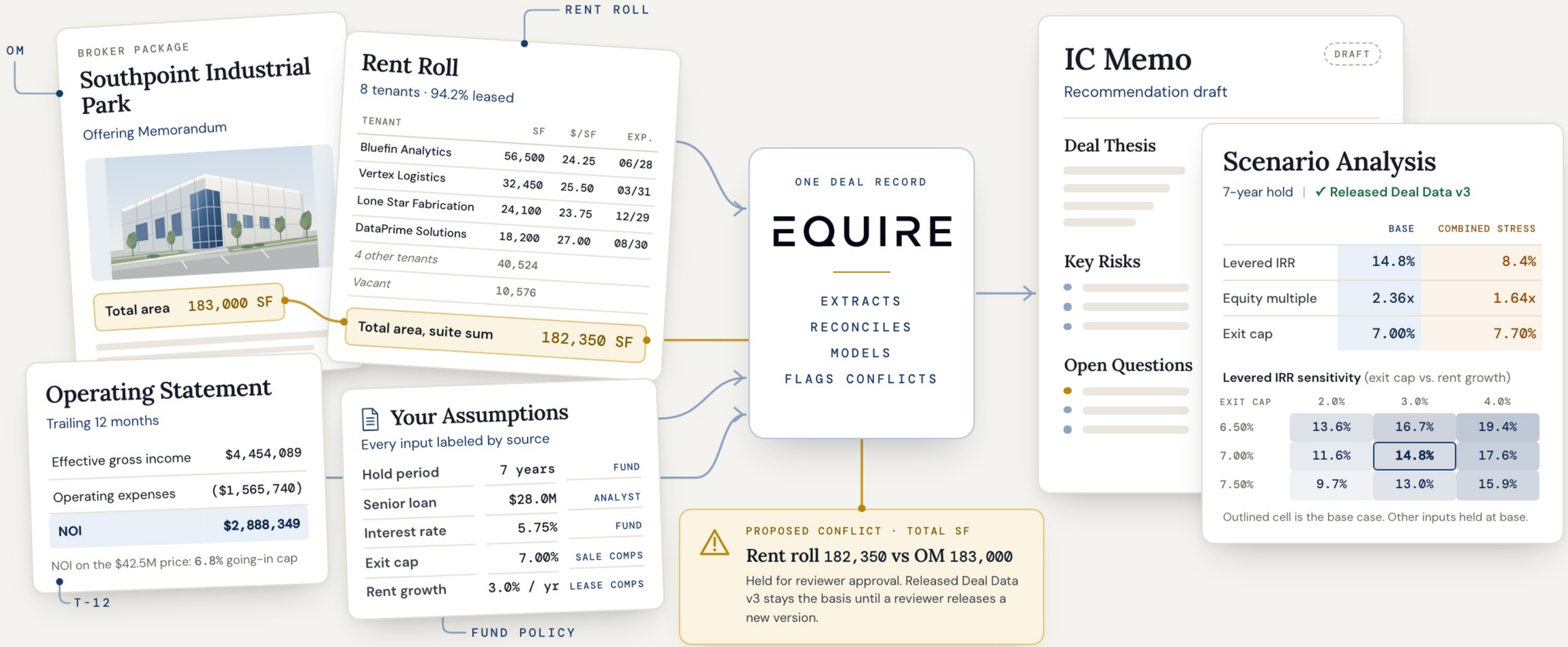
INSTITUTIONAL CONNECTION

IREI Editorial Advisory Boards

Both founders serve

FROM DEAL FILES TO DECISIONS

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



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

EQUIRE

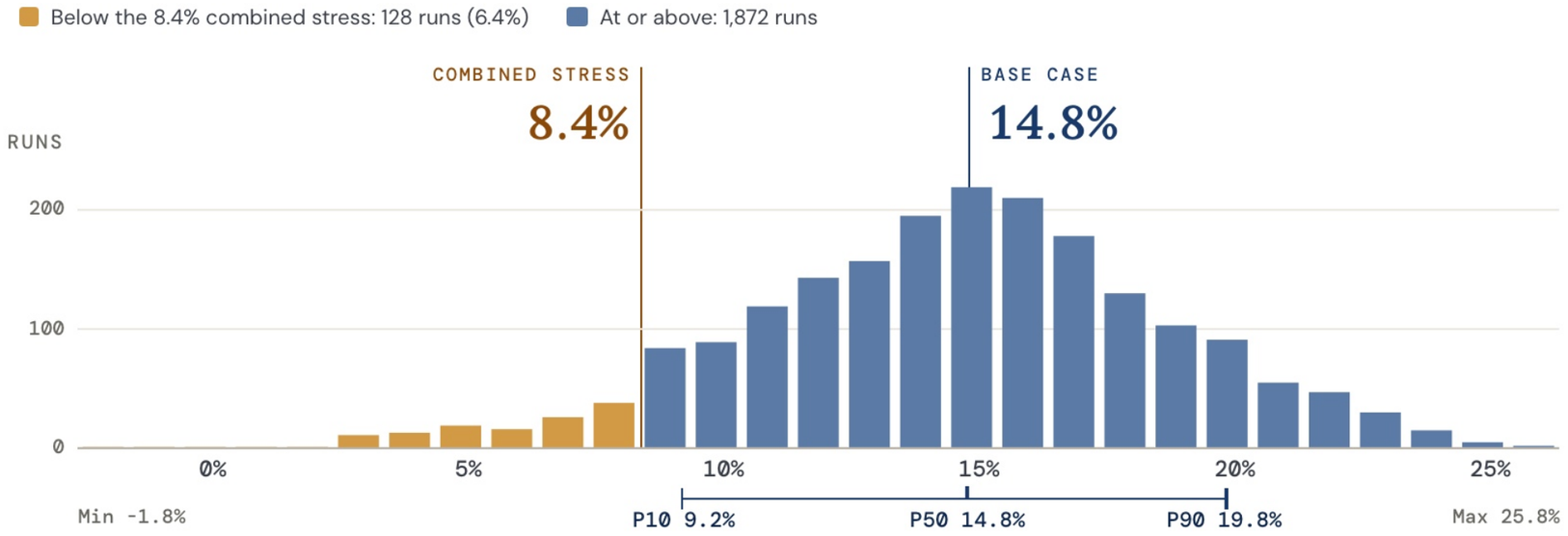
Stress the case before the committee does.

SOUTHPOINT INDUSTRIAL PARK · MONTE CARLO

Levered IRR across 2,000 simulated outcomes

✓ Released Deal Data v3

2,000 RUNS · SEEDED



	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.

