

The First Self Driving Acquisitions Platform for Real Estate Deal Teams





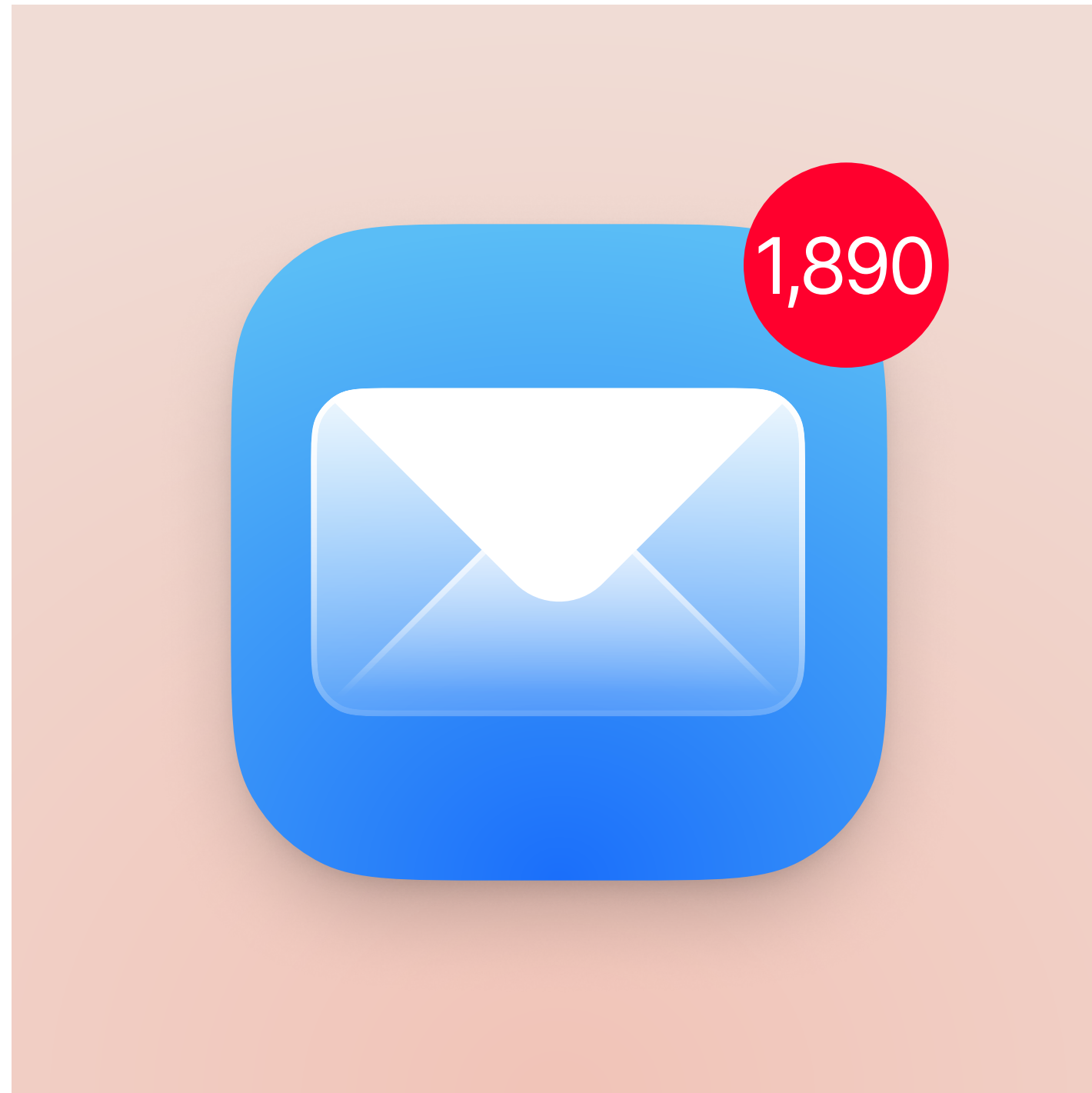
In the noise, good opportunities get lost.

Keeping your deal funnel current and sorting through emails are tedious and time-consuming tasks.

Real estate teams waste hours sorting emails and updating spreadsheets instead of analyzing deals.

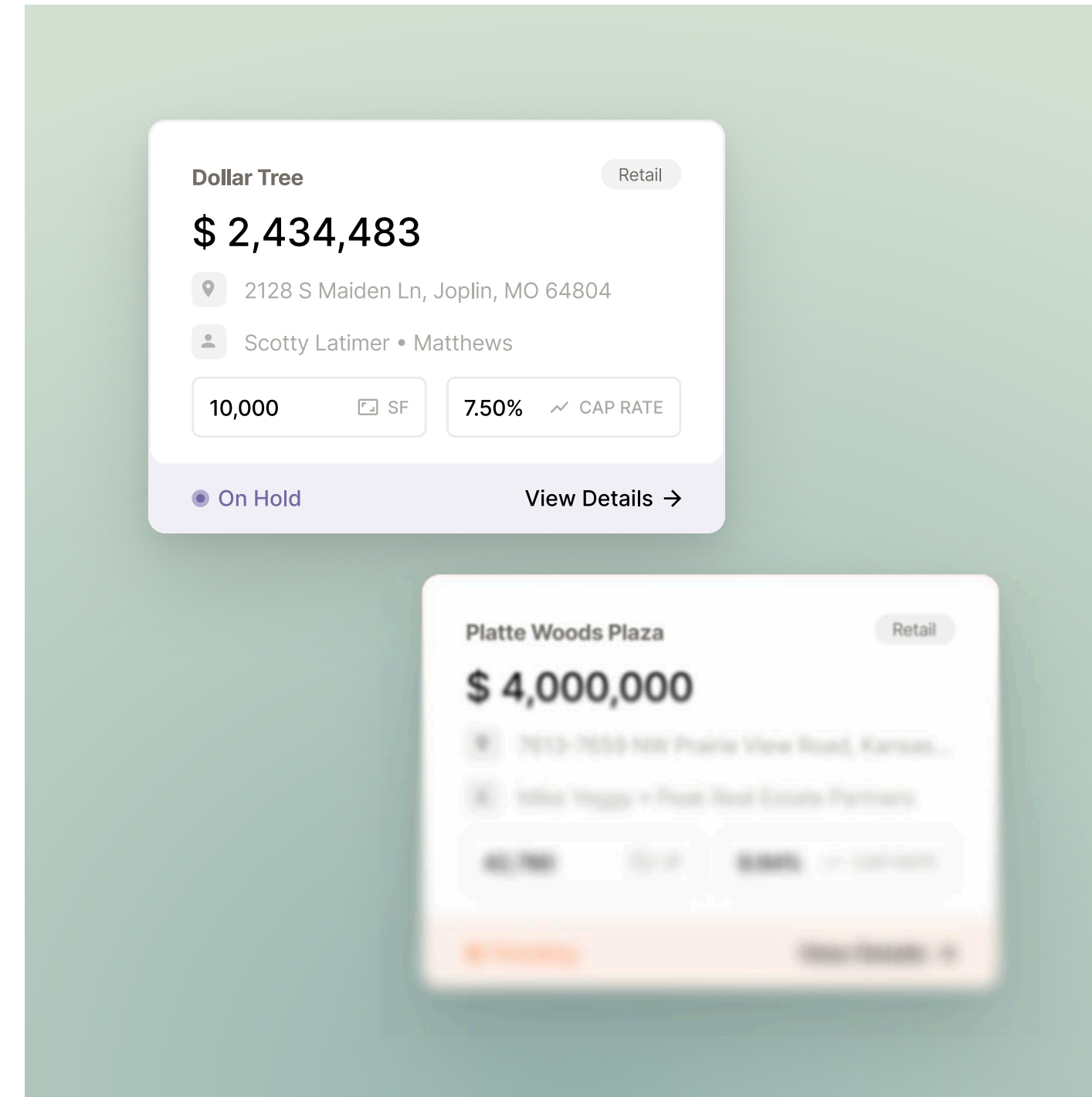
Deals are missed, lost, or otherwise passed on when they shouldn't be.

Three Problems Every Acquisitions Team Faces



Time Wasted

Wasted hours sorting inbound deal flow, logging on to deal rooms and filling out underwriting models.



Data and Organization Loss

Relying on manual entry leads to lost deals and missing key data like closing prices.



Speed of Execution

Faster firms gain in reputation and deal flow over their peers.

Solution

Planisphere: the first AI-native acquisitions platform that works for you.

Planisphere connects to your inbox, filters and extracts key deal data, disqualifies deals that don't match your buy-box, manages CAs and data rooms, and auto-fills your underwriting models, all while tracking broker performance and ensuring compliance.

The screenshot displays a user interface for a property named "Dunham Pointe West" located in Cypress, TX. A prominent red banner indicates the property is "Disqualified" and lists two reasons: "LP equity request of \$42.9MM exceeds \$40MM target range maximum" and "Untrended return on cost/YOC of 8.3% is below 8.5% minimum for non-core asset classes". Below this, the interface is divided into two sections: "Property Details" and "Broker Information".

Property Details		Broker Information	
Status	Disqualified	Adrian Mendoza	Marcus & Millichap adrian.mendoza@marcusmillichap.com (630) 570-2163
Property Name	Dunham Pointe West	Austin Weisenbeck	Marcus & Millichap austin.weisenbeck@marcusmillichap.co...

From Manual Steps to Automated Flow

Inbox triage

Brokerage login & CA screening

Data-room downloads and file management

Manual Excel data entry

Spreadsheet pipeline updates

Broker follow-ups for pricing/closings

Auto-ingest emails and attachments

One-click CA routing + e-signature (Auto NDA)

Auto data-room fetch and organization

Auto-fill investment review and underwriting
Excel templates

Central pipeline and analytics

✘ Manual

✔ Automated

One Platform That Does the Work for You

From inbox to investment memo. Fully automated. Securely managed.

Emails
Attachments
Data Rooms
Your Investment Criteria
Your Proprietary Data +
Subscriptions

Applies your investment criteria
and triages deals

Automates CA redlining + data-
room download

Enriches deals with external
data (Reonomy, HelloData, etc.)

Highlights good opportunities as
they come in

Your entire deal pipeline
cataloged and organized

Individual deals + pipeline are
exportable to Excel

Analytics on everything you
receive

A user friendly interface

Inputs

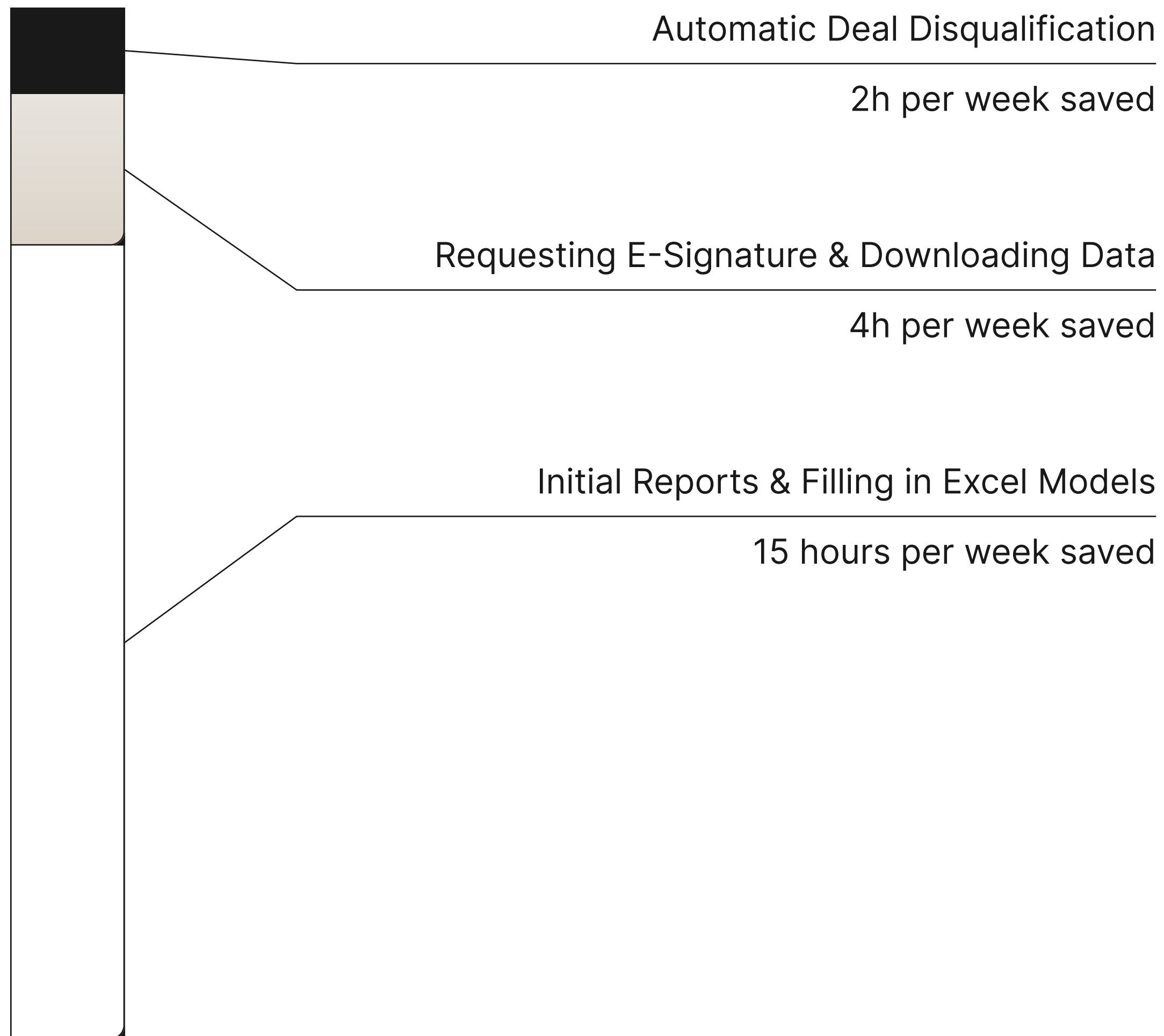


AI Core



Outputs

Outcomes That Matter



Time Saved: 20-30 hours per week back to sourcing and analysis

Deal Management: One system of record across inboxes, docs, and Excel

See More Deals: 100% of inbound logged; rated by fit

Automatic Organization: Every deal, doc, broker, and closing price captured

Everything in One Place

Upload OM
Filters
Analytics 3
Compare
Excel

Processing 0
Missing Info 0
Active 7
Flagged 7
Disqualified 4
Closed 0
Under Review 0
On Hold 0
Not Interested 0

Not Available 0
Human Review 0

STATUS	NAME	BROKER	BROKERAGE	DATE CREATED	PRICE	ADDRESS
Active	85 Harristown Road	Clare Duan	CD Healthcare Infrast...	10/6/2025	\$11,000,000	85 Harristown Road, Glen Rock, NJ 07
Active	UPMC Anchored Medical Retail ...	Clare Duan	CD Healthcare Infrast...	10/6/2025	\$8,750,000	9365 McKnight Rd, Pittsburgh, PA 152
Active	New York Infill Industrial Portfolio	Tyler Peck	JLL Capital Markets	10/6/2025	\$155,000,000	Long Island, NY
Active	Philadelphia Multifamily Portfolio			10/3/2025	\$7,200,000	Philadelphia, PA
Active	Boston Infill Two-Pack	Daniel P. Conna...	Reclamation Partners	10/3/2025	\$17,625,000	Avon and Stoughton, MA
Active	88 University Place			10/3/2025	\$46,000,000	88 University Place, New York, NY
Flagged	Hudson View Park			9/25/2025	\$103,000,000	29 Hudson View Drive, Beacon, NY 12
Flagged	Washington Square II + Develo...	Todd Gooding	ScanlanKemperBard	9/25/2025	\$36,500,000	Tigard, OR
Flagged	Fremont Advanced Manufacturi...	Jae Yi	Miramar Capital	9/25/2025	\$30,100,000	Fremont, CA
Flagged	Dunham Pointe West	Rex Cruz	JLL	9/22/2025	\$112,792,000	Mason Rd & Hwy 290, Cypress, TX 77
Flagged	Grocery-Anchored Southlake M...	Chris Gerard	JLL	9/22/2025	—	White Chapel & 114, Southlake, TX

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Holly Knight Shopping Center

Under Review

2110 Holly Hall St, Houston, TX 77054 • #EMAIL-A6E9B8B1

Details Notes & Research Documents Emails Chat History

PROPERTY DETAILS		LOCATION	
NAME	Holly Knight Shopping Center	MSA	Houston-Pasadena-The Woodlands, TX
STATUS	Under Review		
PRICE	\$5,545,001		
ADDRESS	2110 Holly Hall St, Houston, TX 77054		
CAP RATE	7.25%		
SQUARE FOOTAGE	20,015		
NOI	\$401,831		
PRICE PER SF	\$277		
PRO FORMA CAP RATE	8.84%		
VACANT SPACE	2,163 SF (10.8%)		
OCCUPANCY RATE	89.20%		
LEASE TYPE	Triple Net (NNN) + management fee + 15% CAM admin		
ANNUAL RENT INCOME	\$415,057		
TOTAL REIMBURSEMENTS	\$259,115		
EFFECTIVE GROSS INCOME	\$674,172		
TOTAL OPERATING EXPENSES	\$272,342		
YEAR BUILT	1984		

BROKER INFORMATION

Drew Reinking	CBRE drew.reinking@cbre.com +17132350895
Matt Berry	CBRE matt.berry@cbre.com +18323265371
Jack Carbo	CBRE jack.carbo@cbre.com +17135691143
Robbie Kilcrease	CBRE robbie.kilcrease@cbre.com +17137264596

REONOMY DATA

STATUS	SUCCESS Updated Oct 14 (2w ago)
NORMALIZED ADDRESS	2110 Holly Hall St, Houston, TX 77054, USA
SITE ADDRESS	2110 Holly Hall St, Houston, TX, 77054
LOT	LOT AREA (SF) 58,688
PROPERTY TYPES	Retail, Shopping Center
LOT AREA (ACRES)	1.35
FRONTAGE	—
OPPORTUNITY ZONE	Yes
BUILDING	YEAR RENOVATED 1,997
YEAR BUILT	1,981
STORIES	1
UNITS	—
COMMERCIAL UNITS	—
EXISTING FAR	—
LOCATION	COUNTY Harris County
MSA	Houston-Pasadena-The Woodlands, TX
MUNICIPALITY	Houston
LEGAL	TR 7 ABST 645 P W ROSE
NEIGHBORHOOD	Inner Loop
TOWNSHIP	Houston
BUILDINGS	1
RESIDENTIAL UNITS	—
BUILDING AREA (SF)	22,540

TENANTS

Tenant	Desdi Adda Indian Grocer
Area (SF)	1,333 SF
% GLA	6.70%
Lease End	—
Lease Time	2
Current Rent PSF	\$19
Current Tenant Status	K
Current Monthly Rent	\$2,111
Current Annual Rent	25327
% Rent	—
Current Annual TICAM	—
Tenant	The Liquor Store
Area (SF)	2,712 SF
% GLA	13.50%
Lease End	—
Lease Time	1
Current Rent PSF	\$25
Current Tenant Status	K
Current Monthly Rent	\$5,618
Current Annual Rent	67420

Property details include broker and tenant overviews, Reonomy data, and potential follow-up emails for missing information. The platform is fully adaptable, tracking whatever data your firm considers most important.

AI Forward Features

Deep Research

Demographics & Population

- **Population:** City of Houston had 2,304,580 residents at the 2020 Census (www.census.gov). The U.S. Census Bureau estimates about 2,390,125 in mid-2024 (houston.innovationmap.com). (This implies ~3.9% growth from 2020 to 2024 (www.census.gov)).
- **Age:** The median age in Houston is about 34.3 years (2023 data) (datausa.io). (Age distribution details by cohort are not listed in available quick facts.)
- **Household Income:** 2023 data report a median household income of around \$62,894 in Houston (datausa.io). (Average income data not readily found.)
- **Education:** 80.3% of Houston adults 25+ have at least a high school diploma, and 36.0% hold a bachelor's degree or higher (www.census.gov).
- **Employment:** About 67.0% of Houston's population age 16+ participates in the civilian labor force (www.census.gov) (60.4% for females). The Houston-area unemployment rate was roughly 4.9% as of August 2025 (ycharts.com).

Market Data

- **Rental Rates:** Houston neighborhood retail rents average around **\$24.00/SF (NNN)** as of late 2024 (www.matthews.com). (The offering memorandum for this center notes its in-place average rent of ~\$22.73/SF, below the market.)
- **Vacancy Rates:** Houston retail space availability is low – vacancy (availability) was ~5.5–5.8% in 2024 (www.cbre.com) (www.matthews.com) (implying ~94% occupied). No specific vacancy rate for this center's submarket could be independently verified.

Area Infrastructure & Development

- **Major Employers (≈5 mi):** The Texas Medical Center (major medical/hospital complex, immediately south of the property) and NRG Park (sports/convention complex two blocks west) are the dominant local activity centers. Houston's economy is led by **health care** and **energy** sectors (www.chron.com); these sectors (e.g. Houston's major hospitals and oil/gas firms) are among the largest employers.
- **Planned Developments:** No specific new developments or approved projects were identified in the immediate vicinity from public planning sources.

Deep research automatically triggered for every deal

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Holly Knight Shopping Center

Under Review

2110 Holly Hall St, Houston, TX 77054

#EMAIL-A6E9B8B1

Details Notes & Research Documents Emails Chat History

Thread #58

2 of 2 attached National Flood Hazard Layer FIRMette Holly Knight Shopping Center OM (email).pdf

Emiliano (internal)

Find comparable rents for this property

gpt5-planisphere

Here are current market rent comps for small-shop retail near 2110 Holly Hall St, Houston (NRG/Med Center). I focused on 800–3,500 SF inline spaces within ~2 miles, quoted on a \$/SF/year NNN basis when available.

Rent comps (asking)

- Domain at Kirby (1333 Old Spanish Trail, 0.5 mi W) — 3,063 SF. Base \$30; NNN est. \$15; all-in ≈ \$45; NNN lease. (crexi.com)
- Trail Shopping Plaza (3636 Old Spanish Trail, ~1.6 mi E) — 1,850 SF. Base \$28; NNN: not posted; NNN lease. (cbre.com)
- Old Spanish Trail Plaza (3922–3966 OST, ~1.9 mi E) — 900–2,187 SF. Base \$20; NNN ≈ \$8.80; all-in ≈ \$28.80; NNN lease. (commercialcafe.com)
- 5925 Almeda Rd (1.6 mi NE) — 2,296 SF. Base \$23; NNN ≈ \$12; all-in ≈ \$35; NNN lease. (commercialcafe.com)
- 8200–8330 S Main St (≈1.2 mi NW) — 1,200 SF. Base \$35; NNN lease. (showcase.com)
- Almeda Service Center (8403 Almeda Rd at Holly Hall, ~0.2 mi E) — 2,348 SF. \$10.20 modified gross (flex/retail hybrid; not true inline NNN). (showcase.com)
- South Main Center (14603 S Main, ~2.7 mi SW) — 1,200 SF. Base \$12–\$15; NNN ≈ \$5; older flex retail/industrial. (commercialcafe.com)

What this says about “market” for Holly Knight Shopping Center

- Market range (inline retail, 900–2,700 SF): roughly \$20–35 NNN base, with most true inline comps clustering \$23–30. NNN charges in the area commonly run about \$9–15/SF/yr (examples above). (commercialcafe.com)
- Subject's current economics (from the deal file):
 - In-place base rent averages ≈ \$23.3/SF (= \$415,057 annual base ÷ ~17,852 occupied SF).
 - Subject NNNs (reimbursements) run ≈ \$12.95/SF (= \$259,115 ÷ 20,015 SF), consistent with nearby comps.
 - Resulting current all-in occupancy cost for many tenants is near ~\$36/SF, toward the low end of the comp set's \$35–45 all-in for comparable locations.
- CREXi marketing notes for the subject reference in-place weighted average rent ≈ \$22.73/SF and “~35% below market,” implying a market near ~\$35/SF base. Independent comps above support a market in the

ChatGPT within Planisphere with your deal's context

Everything the platform tracks is *instantly* exportable to your Excel sheets and underwriting models.

Tenant	Unit	Area (SF)	% GLA	Lease Start	Lease End	Lease Time/ WALT	Current Rent PSF	Current Tenant Status	Current Monthly Rent	Current Annual Rent	% Rent	Current TICAM PSF	Current Annual TICAM
Fung Locs Barbershop		600	2.40%		9/30/27		\$16.47		\$824	\$9,882			
Big Man's Café		2,950	11.60%		5/31/28		\$15.11		\$3,715	\$44,583			
Wheel Collective Salon		1,300	5.10%		7/31/30		\$12.00		\$1,300	\$15,600			\$480
Enter and Playtime Consultants		950	3.70%		8/31/26		\$15.16		\$1,200	\$14,400			
Ace Bail Bonds		950	3.70%		11/3/29		\$16.42		\$1,300	\$15,600			\$420
Kingdom Kuts & Styles		1,100	4.30%		2/28/27		\$14.45		\$1,325	\$15,900			
By Sarafin		1,175	4.60%		4/30/26		\$13.58		\$1,330	\$15,960			\$360
Tax World		1,600	6.30%		11/30/25		\$10.82		\$1,442	\$17,304			\$540
Floral Designs of Ocala		2,300	9.00%		5/31/27		\$10.96		\$2,100	\$25,200			\$720
Ciera Bail Bonds		495	1.90%		1/31/26		\$16.23		\$670	\$8,034			
The Glam Spot		550	2.20%		10/31/29		\$13.23		\$606	\$7,277			
Liquor Store		2,400	9.40%		8/31/27		\$13.11		\$2,623	\$31,471			
The Tattoo Gallery		1,850	7.30%		12/31/29		\$13.32		\$2,054	\$24,648			
Let The Smoke Out		1,850	7.30%		4/30/28		\$10.43		\$1,608	\$19,297			
Hair & Nail Salon		2,400	9.40%		9/30/29		\$12.50		\$2,500	\$30,000			
Armaggio Pizza & Italian		3,000	11.80%		8/31/28		\$15.01		\$3,753	\$45,031			

Property Name: **The Shops at Morton Ranch** Date: **2025-08-09**

Before starting steps below, do a quick review of the OM for any material issues/red flags. In any step of the OM review, if you find a deal killer, stop and log it.

Property Address:	2533 W Grand Pkwy N, Katy, TX 77449			
Square Footage:	26,222			
Broker:	Firm: CBRE	Broker: Brock Hudson		
Offer Process/Timing:	Rolling Offers			
Key OM Info:	PP:	\$11,728,855	NOI:	\$850,342
	PP \$/SF:	\$447	Cap Rate:	7.25%
	PP src/note:			
	Yr Built/Renovated:	2004	Acreage:	3.08
Occupancy:		100.00%		
Occupied Units:		4		
Vacant Units:		0		
Total Units:		4		
Demographics:	County Name: Tarrant			
	City Pops:	25,320	City Pop Growth:	+75.4%
	2019 Pop: 18,412	2029 Pop: 41,120	2019 Pop Growth:	+120.4%

Automatically draft and manage communications with brokers.

715 - 731 West Main Street Property Retail • Charlottesville, VA

Suggested Follow-up

Follow-up: 715 - 731 West Main Street Property, Charlottesville

Hi Bill,

I hope you're doing well. Following up on the materials for the 715 - 731 West Main Street Property, Charlottesville. When you have a moment, could you please share the cap rate so we can complete our underwriting at Prudent Growth?

Thanks in advance, and please let me know if you need anything from our side.

Jordan Bell,
Senior Associate | Prudent Growth Partners

[Send Message](#)

And identify which brokers consistently send high-quality deals versus those that don't.

Brokers

Top Brokerages

- CBRE 186
- Cushman & Wakefield 104
- Marcus & Millichap 91
- Sands Investment G... 90
- JLL 84

798
total

Top Brokers

- Brian Brockman — Bang Realty, Inc 48
- Michael Yuras — Cushman & Wakefield 30
- David Hoppe — Atlantic Capital Partners 28
- Eric Carlton — Colliers 27

Name	Company	Email	Deal Composition
Aaron Bergland	CBRE	—	<div style="width: 100%; height: 10px; background-color: #E67E22;"></div>
Aaron Graves	Cushman & Wakefield	aaron.graves@cushwake.com	<div style="width: 100%; height: 10px; background-color: #2ECC71; background-image: linear-gradient(to right, #2ECC71, #3498DB, #E67E22);"></div>
Abdul Sabha	Hunington Properties, Inc.	abdul@hpiproperties.com	<div style="width: 100%; height: 10px; background-color: #F39C12; background-image: linear-gradient(to right, #F39C12, #95A5A6);"></div>
Adam Bimbrey	The Shopping Center Group	adam.bimbrey@tscg.com	<div style="width: 100%; height: 10px; background-color: #2ECC71;"></div>

Case Study:

Prudent Growth Partners

Prudent Growth Partners is a high-volume fund specializing in Class B retail properties.

Using Planisphere to automate key acquisition workflows—such as CA routing, data-room downloads, and initial report and Excel template generation—the firm reallocated roughly 20 hours per week away from manual tasks.

Of the 1,000 deal emails received weekly, about 95% are now automatically disqualified, streamlining the evaluation process.



“Planisphere streamlines our deal flow by reading broker emails and surfacing only the opportunities that match our buy box—making our acquisitions team far more efficient.”

Tom Hahn | President & Founder of Prudent Growth Partners

New software shouldn't take a year to adopt.

Here's what you can get done with Planisphere on day one:

Connect your inbox + define your buy box

Planisphere instantly integrates with your team's existing email environment.

Provide your Excel templates and models

Our team sets up your models, automations, and workflows in hours.

Ask why you didn't switch sooner.

Your acquisitions pipeline starts running itself.



Day 1

Enterprise-grade security: least-privilege email access, encryption in transit and at rest, full audit logs, client-controlled retention.

Start Automating Today

Get Started

sales@planisphere.ai

