



Commercial Property Listing Analytics

Prespectus® Group LLC

prespectus.ai

email: team@prespectus.ai

phone: 707-345-1103



Reimagining Commercial Real Estate Listings

Prespectus® AI Property Data Analytics

Traditional pre-sale property inspections often emphasize property deficiencies, creating a stressful experience for buyers, putting sellers on the defensive, and leaving agents to mediate difficult negotiations. Prespectus® AI is transforming this outdated model with cutting-edge home data analytics.

Our process starts with highly trained Certified Master Inspectors® conducting thorough assessments to precisely pinpoint a property's key quality features. These insights fuel Prespectus® AI, which compiles a DataSpec™ Listing Report that strategically showcases the quality strengths and standout characteristics of a property to enhance its marketability.

By integrating advanced AI-driven insights with expert evaluation, we offer a balanced, data-backed perspective that highlights strengths, opportunities, and solutions, helping property sellers and real estate agents maximize value.

Our DataSpec™ report is a game-changing marketing tool that streamlines the selling process, attracts more buyers, enhances property appeal, and leads to more profitable and successful property sales.

Why A Quality Property Features Assessment ?

Proven & Trusted



Powered by Prespectus® AI Software



36000 + Clients Served Since 1989



Inspected by: Certified Master Inspectors

Quality and Integrity

Data-driven and reliable property quality insights.

Establishes Value

Turns negotiations toward property value.

Prospective Insights

Establishes forward investment value.





Prespectus® Analytics - Strategy & Details

The Prespectus® AI Advantage

Overview of our Property Analytics Procedures

Prespectus® Property Analytics reimagines real estate assessment by transforming traditional inspection data into actionable insights. Our innovative AI-powered software delivers a functional, balanced, and forward thinking perspective, empowering all stakeholders in the transaction process.

How Inspectors Uncover Your Property's Best Features

Highly trained Building Analysts follow a precise, data-driven approach to evaluate your Property's key quality features:

1. Detailed Walkthrough – The inspector carefully examines the home's structure, systems, and finishes, noting standout qualities and areas of interest.
2. Advanced Assessment – Using specialized tools and expertise, they analyze energy efficiency, build quality, and unique design elements, enhancing property value.
3. Quality Feature Identification – They pinpoint and document the home's strengths, from premium materials to functional upgrades and hidden advantages.
4. Data Collection for AI Analysis – The inspector compiles findings into a structured report, feeding Prespectus® AI to generate a DataSpec™ Listing Report.

This professional discovery process ensures your properties best attributes are accurately identified and presented, helping you stand out in the market.



DataSpec™ Property Listing Analytics

DataSpec™ Listing Reports

Showcase Your Commercial Property's Best Attributes: A Quality Property Features Analysis is a powerful, data-driven tool designed to highlight the most valuable aspects of your property. Rather than focusing solely on deficiencies, this report provides an in-depth analysis of the property's quality, functionality, and long-term value, making it an essential asset for sellers and real estate agents.

What the DataSpec™ Report Covers:

- ✓ **Quality Materials & Workmanship** – Identifies high-grade construction materials, premium finishes, and expert craftsmanship that contribute to the property's durability and aesthetic appeal.
- ✓ **Structural Integrity & Longevity** – Evaluates key components such as foundation, framing, roofing, and exterior finishes, emphasizing materials and build quality that ensure long-term performance.
- ✓ **Energy Efficiency & Sustainability** – Assesses insulation, windows, HVAC efficiency, and energy-saving systems to showcase how the property minimizes costs and environmental impact.
- ✓ **Systems & Technology** – Examines advanced property systems, including smart integrations, high-performance mechanics, water efficiency, and electrical upgrades.
- ✓ **Virtually Every Component Analyzed** – From the foundation to the roof, HVAC to plumbing, windows to flooring, no detail is overlooked. The report provides precise insights into each system's quality, performance, and expected efficiencies.

DataSpec™ Property Analytics & Marketing

How the Report Helps Property Sellers and Agents:

Enhances Marketability – Provides a transparent, professional presentation of the property's best qualities, setting it apart from competing listings.

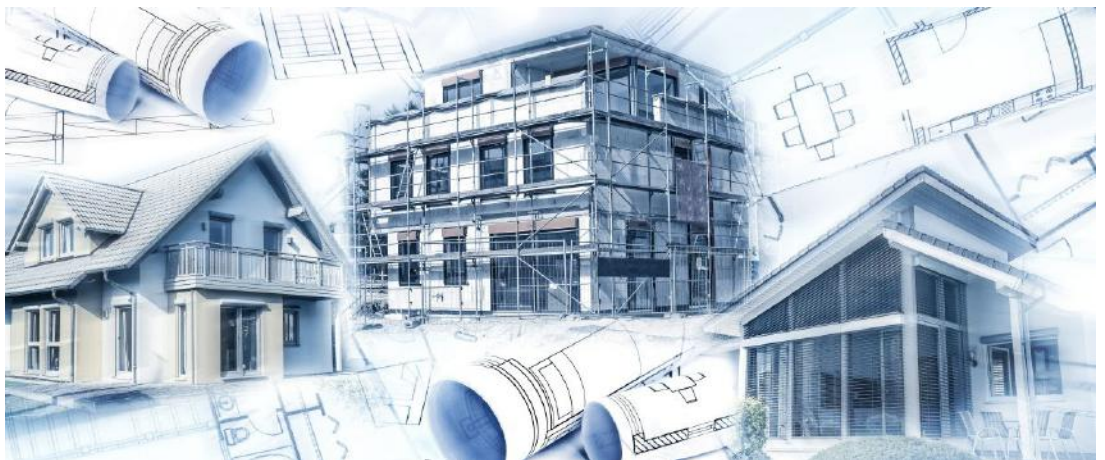
Increases Buyer Confidence – Helps buyers see the value in quality materials, workmanship, and efficiency, reducing uncertainty and encouraging stronger offers.

Empowers Sellers & Agents – Equips them with fact-based insights to confidently highlight the property strengths and justify its price point.

By providing fine-detail explanations of every key aspect, the DataSpec™ Report transforms the way property's are marketed, ensuring buyers see not just a building—but a well-built, high-value property with lasting appeal and functionality.

WE SERVE ALL COMMERCIAL PROPERTY ASSESTS

**Our services apply to a variety of commercial properties including:
Multi-Unit Residential, Office, Retail, Shopping Centers / Malls,
Industrial, and Manufacturing. Call us today for more information.**



Property Owners - Let's Get Started

Getting Started with Prespectus® AI – Maximize Your Property's Value with Ease

Selling your Property? **Prespectus® AI** makes it simple to showcase its best features and attract the right buyers. Follow these easy steps to get started:

1. Book an appointment with Tennessee Building Inspections Inc.—as your local inspection provider, their trusted professionals will conduct a thorough evaluation for quality, strengths, and standout features.

Call **(865) 970-4363** to schedule directly or coordinate through your real estate agent.

2. Expert Inspection & Data Collection

Our highly trained Building Analysts will assess your home, identifying quality materials, workmanship, energy efficiency, and key selling points. Every component is analyzed to ensure a complete and accurate picture.

3. Receive Your DataSpec Quality Features Report

Using **Prespectus® AI**, we transform your inspection data into a comprehensive Property Highlight Report, detailing the features that make your property stand out in the market. This report serves as a powerful marketing tool to help you attract buyers and maximize your sale price.

4. Leverage the Report for a More Profitable Sale

Your **DataSpec™ Quality Features Report** equips you with fact-based insights that enhance your listing, strengthen negotiations, and build buyer confidence.

Start Today – Make Your Property Listing Stand Out!

Call Tennessee Building Inspections at :
(865) 970-4363



Payments & Terms

- **Inspection Fee** – Pricing varies based on home size and scope of inspection. Contact us for a quote.
- **Analytics Included** – Your inspection fee covers both the on-site evaluation by Certified Master Inspectors and the advanced property analytics powered by Prespectus® AI generates your DataSpec™ Report.
- **Payment Methods** – We accept major credit cards, checks, and electronic payments.
- **Payment Due** – Full payment is required prior to service.
- **Report Delivery** – The listing report is provided in both a professional PDF copy and an interactive digital format .



Real Estate Agents

Unlock What's Possible for You and Your Clients

For real estate agents, the **DataSpec™ Listing Report** goes beyond market data—it's a strategic advantage that enhances your service and deepens client relationships.

More Substantial Negotiations

With clear, data-driven insights, you can confidently advocate for your clients, whether they are buying or selling. Understanding market trends and property values allows you to negotiate effectively, ensuring the best possible terms for your clients.

Building Client Trust

Trust is the foundation of every successful transaction. By offering transparency, expertise, and well-researched insights, you reassure your clients—both buyers and sellers—that they are making informed, confident decisions with a professional who has their best interests at heart.

Strengthening the Buyer-Agent Relationship

For buyers, having an agent who provides clear market insights creates confidence throughout the home search. This service fosters a smoother experience, helping buyers navigate their options with clarity and trust in their agent's guidance.

Streamlined Transactions

By reducing uncertainties and setting realistic expectations from the start, this service minimizes objections, fosters collaboration between all parties, and accelerates the path to closing.

With our Property Listing Report Service, you're not just facilitating transactions—you're cultivating trust, building long-term relationships, and delivering an elevated real estate experience for every client you serve.

HAVE QUESTIONS FOR PRESPECTUS AI ?

Call us at : 707-345-1108

email: team@prespectus.ai

Your Local Inspection / Assessment Provider:

Tennessee Building Inspections Inc.

Certified Master Inspectors ®

tnbuildinginspections.com

865-970-4363
