



The All-in-One Real Estate Deal Management Platform

Built by investors for investors, Deal Manager AI simplifies every stage of the deal from sourcing to close.

Powering every player on the deal team, every day.



Matt Yellin, Co-founder

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As seen in CRE Daily

[Read the article](#)

“Deal Manager AI Debuts with AI-Powered Deal Tools”

The screenshot displays the Deal Manager AI interface. On the left, a financial waterfall chart shows various components of a deal, including Value, Equity, Loan, Costs, Revenues, and Net Land Sale. The total net revenue is \$26,378,800. The interface also shows a chat window with AI-powered deal tools, including Auto (Smart model selection), Opus 4.6 (Most capable, complex tasks), Sonnet 4.6 (Fast analysis & modeling), Haiku 4.5 (Fast & affordable), Perplexity (Market research, comps & live data), Research Library (Search your documents), and Manus (Documents, reports & research). The chat window indicates that all 6 waterfall checks passed, confirmed from live values.

| Value | Notes |
|-----------------|-------|
| 1,000,000.00 | |
| \$2,500,000 | |
| 1,650,000 | |
| 200,000 | |
| 450,000 | |
| 1,000,000 | |
| 9,600,000 | |
| 640,000 | |
| 30,000 | |
| 125,000 | |
| 15,545,000 | |
| 60.0% | |
| 1,500,000 | |
| 10.0% | |
| 10 | |
| 6,920,000 | |
| 32 | |
| \$1,500 | |
| 576,000.00 | |
| (190,400) | |
| (10,361) | |
| (3,200) | |
| (14,400) | |
| (162,439) | |
| 385,600.00 | |
| \$300,000 | |
| 540,000 | |
| 240,000 | |
| 213,000 | |
| 32 | |
| 16,416,000.00 | |
| 2,602,800.00 | |
| 8,000,000.00 | |
| 27,018,800.00 | |
| (16,185,000.00) | |
| 10,833,800.00 | |
| \$250,000 | |
| 8,000,000 | |
| 4.82% | |
| 385,600 | |
| 8,000,000 | |
| 5.0% | |
| 14.61% | |

| | Year 0 | Year 1 | Year 2 | Year 3 |
|------------------------------|-----------------|----------------|-------------------|----------------|
| TOTAL | | | | |
| Equity | \$ (6,920,000) | \$ (6,920,000) | | |
| Loan | \$ 1,500,000 | | | \$ 1,500,000 |
| COSTS | \$ (15,545,000) | \$ (1,038,333) | \$ (1,038,333.33) | \$ (3,713,333) |
| REVENUES | | | | |
| NET SALES | \$ 16,416,000 | | | |
| NOI | \$ 2,602,800 | | | |
| NET LAND SALE | \$ 7,360,000 | | | |
| TOTAL NET REVENUE | \$ 26,378,800 | \$ - | \$ - | \$ - |
| EQUITY | \$ (6,920,000) | | | |
| LOAN PAYBACK | | | | |
| PROCEEDS LESS LOAN | | | | |
| OTHER COSTS PAID BY REVENUES | | | | |
| RETURN OF EQUITY | | | | |
| RESERVES | | | | |
| PROFIT | | | | |
| CF | \$ 10,833,800 | \$ (6,920,000) | \$ - | \$ - |
| YIELD ON COST | | | | |
| LP | \$ (5,536,000) | \$ - | \$ - | \$ - |
| GP | \$ (1,384,000) | \$ - | \$ - | \$ - |
| RESERVES | | | | |
| LP Return | | | | |
| GP Return | | | | |

| | LP | GP |
|------------------------|---------------|--------------|
| LP ACTUAL RETURN | 2.35 | 3.41 |
| LP EQUITY % | 80.0% | 20% |
| LP EQUITY | \$ 5,536,000 | \$ 1,384,000 |
| LP IRR | 15% | 19% |
| LP TOTAL DISTRIBUTIONS | \$ 13,028,900 | \$ 4,724,900 |
| Disposition Fee | \$ | \$ 240,000 |
| Mgt Fees | \$ | \$ 100,800 |
| GP PROFIT with Fees | \$ | \$ 5,065,700 |

[Book a Live Demo](#)



Excel Add In Brochure

What's Included

Or load in your own model.

And let our AI learn it over time.



| Value | | | | | | | | | | | |
|-----------------|--|----------------------------------|--|--|--|--|--|--|--|--|--|
| 1,000,000.00 | | | | | | | | | | | |
| \$2,500,000 | | | | | | | | | | | |
| 1,650,000 | | | | | | | | | | | |
| 200,000 | | 12 at a time every 5 months | | | | | | | | | |
| 450,000 | | \$ 20,000 /door | | | | | | | | | |
| 1,000,000 | | | | | | | | | | | |
| 9,600,000 | | | | | | | | | | | |
| 640,000 | | | | | | | | | | | |
| 30,000 | | | | | | | | | | | |
| 125,000 | | | | | | | | | | | |
| 15,545,000 | | 60.0% | | | | | | | | | |
| 1,500,000 | | | | | | | | | | | |
| 10.0% | | | | | | | | | | | |
| 10 | | | | | | | | | | | |
| 6,920,000 | | | | | | | | | | | |
| 32 | | \$690,744 current assessed value | | | | | | | | | |
| \$1,500 | | | | | | | | | | | |
| 576,000.00 | | 2.5% | | | | | | | | | |
| (190,400) | | 30.0% opex | | | | | | | | | |
| (10,361) | | | | | | | | | | | |
| (3,200) | | | | | | | | | | | |
| (14,400) | | | | | | | | | | | |
| (162,439) | | | | | | | | | | | |
| 385,600.00 | | 2 markup | | | | | | | | | |
| \$300,000 | | 5.0% | | | | | | | | | |
| 540,000 | | 2 sold per month | | | | | | | | | |
| 240,000 | | | | | | | | | | | |
| 213,000 | | | | | | | | | | | |
| 32 | | 7 years of cf | | | | | | | | | |
| 16,416,000.00 | | | | | | | | | | | |
| 2,602,800.00 | | | | | | | | | | | |
| 8,000,000.00 | | | | | | | | | | | |
| 27,018,800.00 | | | | | | | | | | | |
| (16,185,000.00) | | based on current today comps | | | | | | | | | |
| 10,833,800.00 | | | | | | | | | | | |
| \$250,000 | | | | | | | | | | | |
| 8,000,000 | | | | | | | | | | | |
| 4.82% | | | | | | | | | | | |
| 385,600 | | 3.0% | | | | | | | | | |
| 8,000,000 | | 5.0% | | | | | | | | | |
| - | | | | | | | | | | | |
| 11.61% | | | | | | | | | | | |

| | LP | GP |
|------------------------|---------------------|-------------------------------------|
| LP ACTUAL RETURN | 2.35 | GP ACTUAL RETURN 3.41 |
| LP EQUITY % | 80.0% | GP EQUITY % 20% |
| LP EQUITY | \$ 5,536,000 | GP EQUITY \$ 1,384,000 |
| LP IRR | 15% | GP IRR 19% |
| LP TOTAL DISTRIBUTIONS | \$ 13,028,900 | GP TOTAL DISTRIBUTIONS \$ 4,724,900 |
| | Disposition Fee | \$ 240,000 |
| | Mgt Fees | \$ 100,800 |
| | GP PROFIT with Fees | \$ 5,065,700 |

Have AI populate your excel models.

Deal Manager AI 121 credits

CRE Underwriting Assistant

Deals | **Chat** | Files (3) | Library | Settings

← Deals | 3 files in Deal Room →

All 6 waterfall checks **PASS** — confirmed from live values:

- Auto** Smart model selection ~0.1 ✓
- Opus 4.6** Most capable, complex tasks ~0.5
- Sonnet 4.6** Fast analysis & modeling ~0.1
- Haiku 4.5** Fast & affordable ~0.02
- Perplexity** Market research, comps & live data ~0.01-0.08
- Research Library** Search your documents 0.15
- Manus** Documents, reports & research 0.5-2

Model | Review | Research | Build | Auto-apply

Tell me what to change... (/ for skills)

Auto Rules & Skills Save

Pre-programmed models.

Vetted institutional and industry specific.



| A | B | C | D | E | F | G | H | I | J | K |
|---|---------------|---|--------------------|------------|------------|------------|------------|------------|---|---|
| Data Center Acquisition — Back of the Napkin | | | | | | | | | | |
| Deal Assumptions | | Sensitivity: Equity Multiple — Exit Cap Rate vs. Utilization | | | | | | | | |
| Total IT Capacity (MW) | 20.0 | ↘ Exit Cap Rate | Utilization Rate → | | | | | | | |
| Occupied IT Capacity (MW) | 16.0 | Equity Multiple | 50% | 60% | 65% | 70% | 75% | 80% | | |
| Utilization Rate | 80.0% | 5.0% | 1.27x | 2.38x | 2.93x | 3.49x | 4.04x | 4.60x | | |
| Power Usage Effectiveness (PUE) | 1.35 | 5.5% | 0.99x | 2.02x | 2.53x | 3.05x | 3.56x | 4.07x | | |
| Purchase Price (\$mm) | \$250 | 6.0% | 0.77x | 1.72x | 2.20x | 2.68x | 3.16x | 3.64x | | |
| Price per kW (IT Load) | \$13 | 6.5% | 0.57x | 1.47x | 1.92x | 2.37x | 2.82x | 3.27x | | |
| Going-In Cap Rate | 8.7% | 7.0% | 0.41x | 1.26x | 1.68x | 2.10x | 2.53x | 2.95x | | |
| Gross Building SF | 150,000 | 7.5% | 0.26x | 1.07x | 1.47x | 1.87x | 2.28x | 2.68x | | |
| Price per SF | \$1,667 | 8.0% | 0.14x | 0.91x | 1.29x | 1.67x | 2.06x | 2.44x | | |
| Land Area (Acres) | 12.0 | 8.5% | 0.03x | 0.76x | 1.13x | 1.50x | 1.86x | 2.23x | | |
| Year Built / Renovated | 2018 | 9.0% | -0.07x | 0.63x | 0.99x | 1.34x | 1.69x | 2.04x | | |
| Revenue Build | | Quick Metrics Summary | | | | | | | | |
| Colocation Rate (\$/kW/month) | \$150 | Going-In Cap Rate | 8.7% | | | | | | | |
| Annual Revenue per Occupied kW | \$1,800 | NOI Margin | 49.8% | | | | | | | |
| Gross Colocation Revenue (\$mm) | \$28.8 | Cash-on-Cash Return | 10.3% | | | | | | | |
| Power Rate (\$/kWh) | \$0.070 | DSCR | 1.71x | | | | | | | |
| Power Revenue - Pass Through (\$mm) | \$13.2 | Equity Multiple | | | | | | | | |
| Other Revenue (\$mm) | \$1.5 | Price / kW | | | | | | | | |
| Total Revenue (\$mm) | \$43.5 | Levered Cash Flow (\$mm) | | | | | | | | |
| Operating Expenses | | | | | | | | | | |
| Power Cost (\$mm) | \$13.2 | | | | | | | | | |
| Staffing & Labor (\$mm) | \$3.5 | | | | | | | | | |
| Maintenance & Repairs (\$mm) | \$2.0 | | | | | | | | | |
| Insurance & Property Tax (\$mm) | \$1.8 | | | | | | | | | |
| Management Fee (% of Revenue) | 3.0% | | | | | | | | | |
| Management Fee (\$mm) | \$1.3 | | | | | | | | | |
| Total Operating Expenses (\$mm) | \$21.9 | | | | | | | | | |
| NOI & Returns | | | | | | | | | | |
| Net Operating Income (\$mm) | \$21.7 | | | | | | | | | |
| NOI Margin | 49.8% | | | | | | | | | |
| Unlevered Yield (Cap Rate) | 8.7% | | | | | | | | | |
| Annual Debt Service (\$mm) | \$12.7 | | | | | | | | | |
| Levered Cash Flow (\$mm) | \$9.0 | | | | | | | | | |
| Cash-on-Cash Return | 10.3% | | | | | | | | | |
| Financing | | | | | | | | | | |
| Loan-to-Value (LTV) | 65.0% | | | | | | | | | |
| Loan Amount (\$mm) | \$162.5 | | | | | | | | | |

Have AI populate our excel models.

Deal Manager AI - CRE Underwriting

Deal Manager AI
CRE Underwriting Assistant

17 credits

Deals Chat Files Library Settings

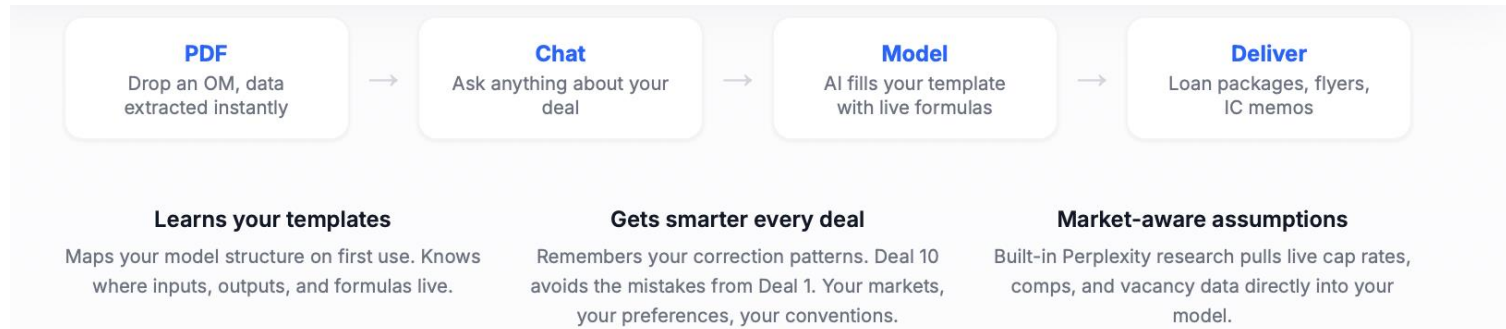
← Deals

How do you want to get started?

- Use Current Spreadsheet**
Work with the file already open in Excel
- Start from Template**
Load a pre-built model into your workbook
 - Self Storage
Storage facility quick screen
 - Condo Development
For-sale residential quick screen
 - Data Center**
Data center model
 - REIT Model
Public REIT valuation model
- FULL MODEL**
 - Multifamily Purchase
Full institutional MF underwriting
- Open from Computer**
Load an .xlsx or .xslm file

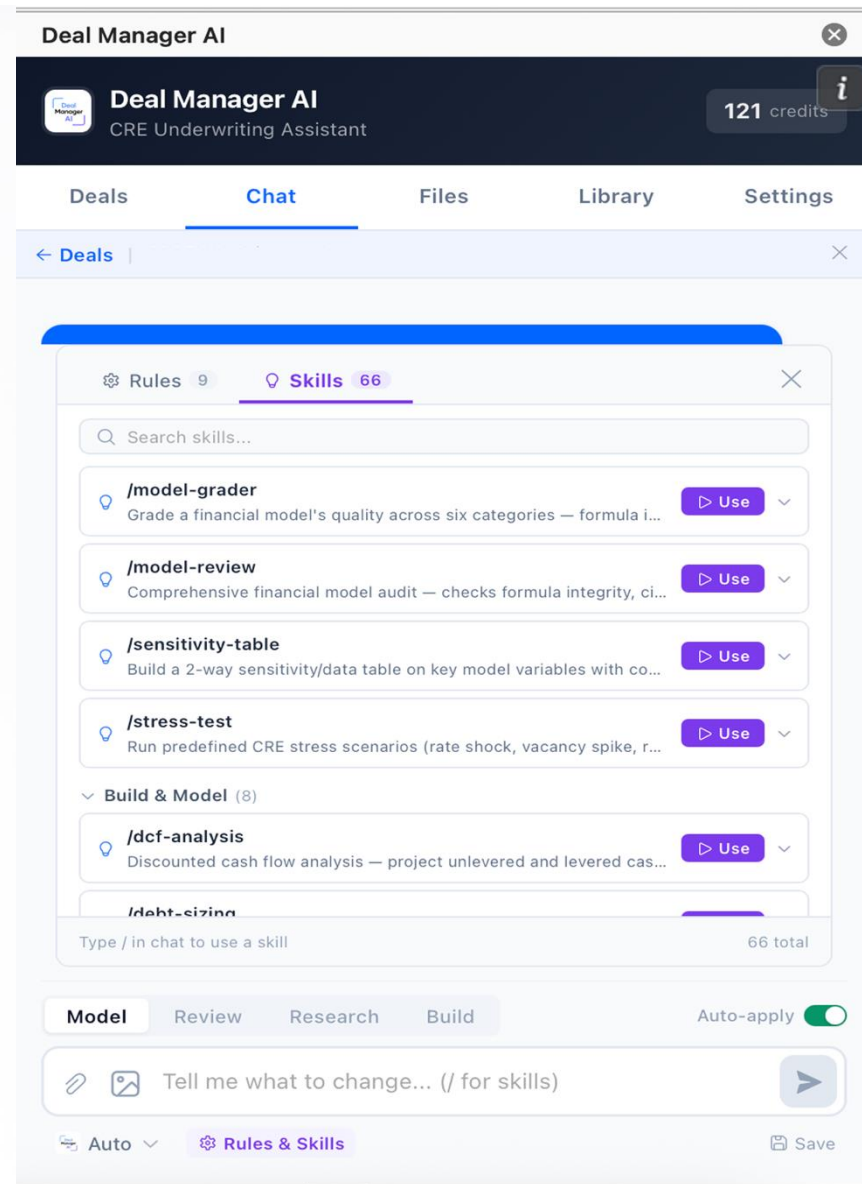
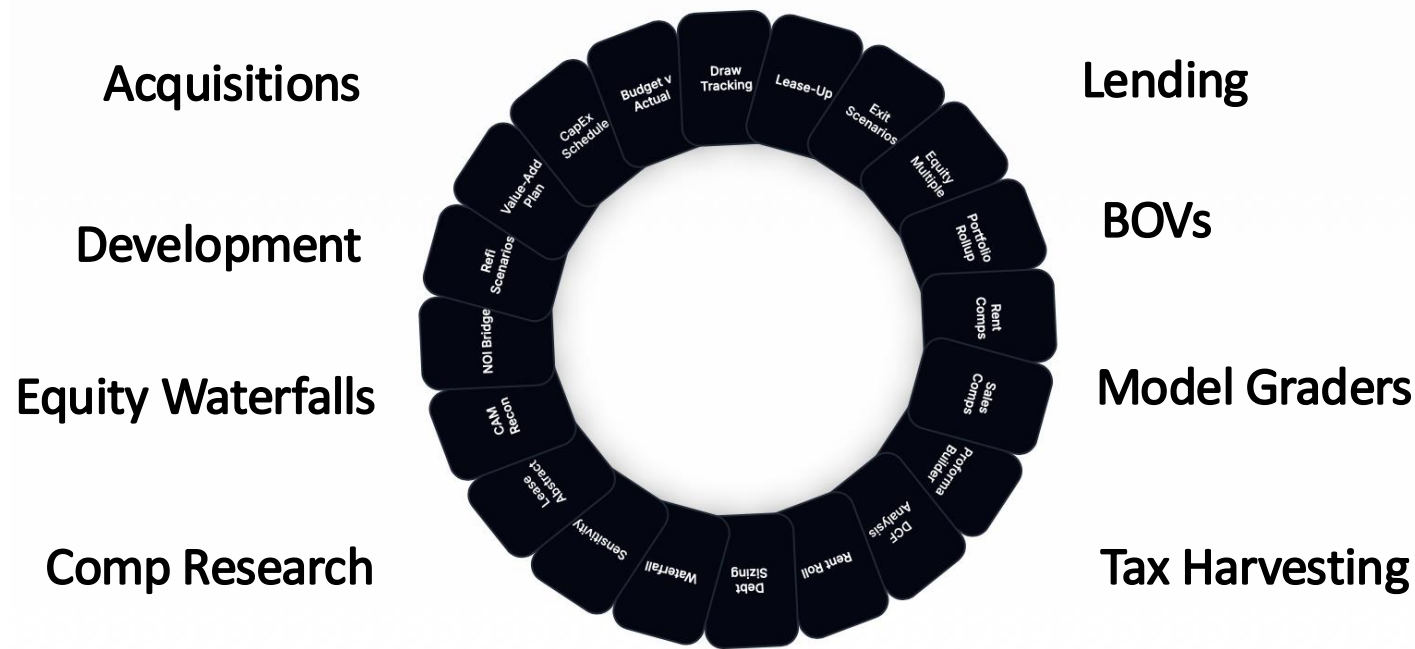
67 CRE Specific Skills.

Across all asset classes. Made for CRE professionals.



- Learns your templates**
Maps your model structure on first use. Knows where inputs, outputs, and formulas live.
- Gets smarter every deal**
Remembers your correction patterns. Deal 10 avoids the mistakes from Deal 1. Your markets, your preferences, your conventions.
- Market-aware assumptions**
Built-in Perplexity research pulls live cap rates, comps, and vacancy data directly into your model.

67 CRE SKILLS INCLUDED



Or just create on the fly using our skills.

Pipeline and version tracking.

Automated across all your deals.

| IAL | Year 0 | Year 1 | Year 2 | Year 3 |
|--------------|---------------|------------------|---------------|--------------|
| (6,920,000) | \$(6,920,000) | | | |
| 1,500,000 | | | | \$ 1,500,000 |
| (15,545,000) | \$(1,038,333) | \$(1,038,333.33) | \$(3,713,333) | |
| 16,416,000 | | | | |
| 2,602,800 | | | | |
| 7,360,000 | | | | |
| 26,378,800 | \$ - | \$ - | \$ - | \$ - |
| | \$(6,920,000) | | | |

| NUES | Year 0 | Year 1 | Year 2 | Year 3 |
|------------|---------------|--------|--------|--------|
| | \$(5,536,000) | \$ - | \$ - | \$ - |
| | \$(1,384,000) | \$ - | \$ - | \$ - |
| 10,833,800 | \$(6,920,000) | \$ - | \$ - | \$ - |

Deal Manager AI
 CRE Underwriting Assistant

121 credits

Deals
Chat
Files (3)
Library
Settings

Terra at Park Row
19606 Park Row Blvd, Houston, TX 77084
Model 21d ago Underwriting

117 S Water Street
117 S Water Street, Elizabeth City, NC 27909
5,460 SF Model 21d ago \$475K Processing

6904 Guadalupe St.
6904 Guadalupe St., Austin, TX 78752
21d ago \$1.6M Sourced

6902 Guadalupe St
6902 Guadalupe St, Austin, TX 78752
2,416 SF 21d ago \$2.1M Sourced

2511 San Gabriel St
\$2.2M

Manage your all your **team's** underwritings and models.

Version tracking. Financial metrics auto populating from **these excel models.**

Deals + Add Deal v
Search deals by name, type, or status...
☰

| Deal Name | Type | Deal Type | Status | Total Project Cost | Total Equity | IRR | Cash on Cash | Cap Rate | Notes | Action Steps | Last Updated | Actions |
|------------------------|-------------|-----------|-------------|--------------------|----------------|--------|--------------|----------|----------|-----------------|--------------|---------|
| 5800 Colton Industrial | Industrial | Purchase | demo | \$475,000 | \$118,750 | - | - | 7.28% | No notes | No action steps | Mar 9, 2026 | |
| 21 | Multifamily | Purchase | Excel Model | \$16,150,000 | \$8,569,917.84 | 12.89% | - | - | No notes | No action steps | Mar 8, 2026 | ✎ 📄 🗑️ |