



**ACCURACY MEETS PROFITABILITY R.E.**

**AI-powered tool delivering fast, data-driven  
assessments to help value-add real estate  
professionals make smarter, lower-risk  
investment and lending decisions.**

# Problem

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## Inaccurate Financial & Timeline Estimates



**You're reviewing 5–50 deals a week? Time kills opportunity & ROI**



**You make assumptions that cost you profits & loan denial or default**



**Most reports are inaccurate, generic, or slow**

# Solution

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AMP doesn't just give you data. It gives you clarity & confidence to make the right call—*faster*.



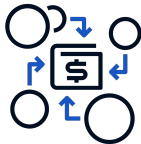
**Instant Feasibility Analysis**



**AI Powered, Location-Specific Insights**



**Risk-Reducing Financial Clarity**



**Actionable Value-Add Strategy**

# Why It Works

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**Designed by a commercial interior design firm focused on value-add investment properties**

**Real investor feedback shaped every feature**

**Data validated by national industry leaders**

**5 minute set up - no learning curve required**

**Covers all areas of value-add expenses, down to  
decor & signage**



# Beta Product

AMP replaces Excel, guesswork, consultants

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## Input

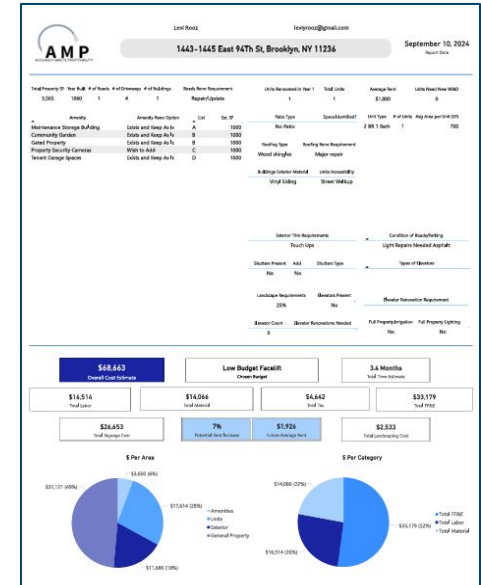
Upload the OM or enter an address for a multi-family property & let AI generate key property data.

## Select

In less than 2 minutes, select upgrade level and confirm current conditions & amenities

## Generate Report

In under 24hrs receive your lender ready PDF with ROI & Expense breakdowns to back investment decisions.



# What's In Your Report

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Overall Budget Est.

**\$1,585,559**

Overall Cost Estimate

Design Upgrade Level

**Low Budget Facelift**

Chosen Budget

Timeline Est.

**18 Months**

Total Time Estimate

**\$660,190**

Total Labor

**\$292,433**

Total Material

**\$107,182**

Total Tax

**\$525,753**

Total FF&E

← Category Cost Totals

**\$85,057**

Total Signage Cost

**7%**

Potential Rent Increase

**\$1,195**

Future Average Rent

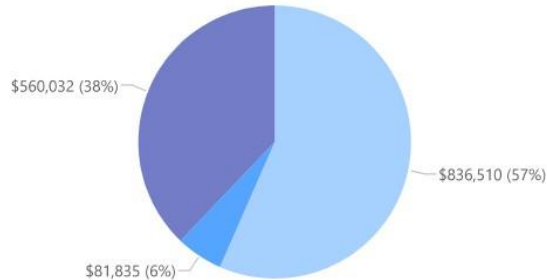
**\$474,975**

Total Landscaping Cost

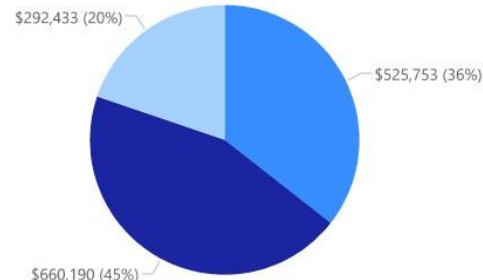
\$ Per Area

Red Increase Potential Est.

\$ Per Category



• Amenities • Units • Exterior • General Property



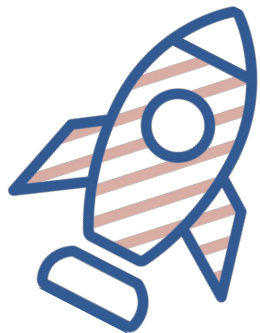
• Total FF&E • Total Labor • Total Material

Followed by pages of line item cost breakdowns in each area & cost category

# 2026-2027 Product

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## Your End-to-End Feasibility & Vendor Platform



### AMP in 2026:

- + Reports available for multi-family & industrial investment properties
- + Individual customizable & interactive dashboards
- + Reports within minutes
- + AI market comp assessments & value-add recommendations
- + Zipcode specific financial projections
- + In-app team collaboration



### AMP in 2027:

- + Added markets such as retail, corporate, healthcare & hospitality
- + Vendor quoting & in-app purchasing
- + Unlimited live revisions
- + Cross integration with data & management software
- + CapEx Proforma document build out in-app

# Who AMP Is For

The AMP Report is built for

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**Value-Add Investors**

**Operators**

**Lenders**

**Brokers**

**Independent Contractors**



# Beta Pricing & Offer

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**Sign up prior to the May 2025 beta launch & receive the discounted subscription rate of \$299 per month \*unlimited reporting!**

**All signups post beta launch date will have a \$299 subscription rate for access to 10 reports a month**

**Submit an LOI today to lock in the pre-launch rate!**

*\*The beta pricing is valid until the full product launch 2026, at which point pricing structures are subject to change*

Email [scharles@amp-report.com](mailto:scharles@amp-report.com) or sign up at [www.amp-report.com](http://www.amp-report.com)

