

LeaseScore AI (TM): Disruptive Algorithm for Commercial Leasing

Title: LeaseScore AI(TM) - The Credit Karma for Commercial Leasing

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Overview:

LeaseScore AI(TM) is a proprietary scoring algorithm designed to evaluate and rank commercial real estate leases based on tenant-favorability and overall value. The system empowers commercial tenants with data-driven insights and recommendations, reducing reliance on traditional broker gatekeeping and increasing transparency in the leasing process.

Problem It Solves:

- Tenants lack access to lease comparison tools.
- Lease agreements are complex and opaque.
- Negotiation leverage is often unknown to tenants.
- Market data is limited or restricted behind paywalls.

Key Features:

1. Ingests Lease Data:

- Base rent
- NNN/CAM charges
- Free rent
- TI allowance
- Lease length
- Escalation clauses

- Location rating
- Property class
- Landlord concessions

2. Calculates LeaseScore(TM) (1-100 Scale):

- 80-100 = Tenant Favorable
- 60-79 = Neutral
- <60 = Landlord Weighted

3. Tenant Custom Inputs:

- Business type
- Desired use
- Flexibility preferences

4. Outputs:

- LeaseScore Report with comparables
- Strategic negotiation suggestions

Scoring Methodology:

- Weighted metrics calculated using a customizable formula that prioritizes cost, flexibility, and tenant protections.
- AI learns from historical deals, tenant profiles, and market trends to refine scoring.

Applications:

- Self-service lease review for tenants
- Broker advisory tools

- Embedded API for leasing platforms

Ownership & Disclosure:

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