LeaseScore AI (TM): Disruptive Algorithm for Commercial Leasing

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

Author: Richard Murillo

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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

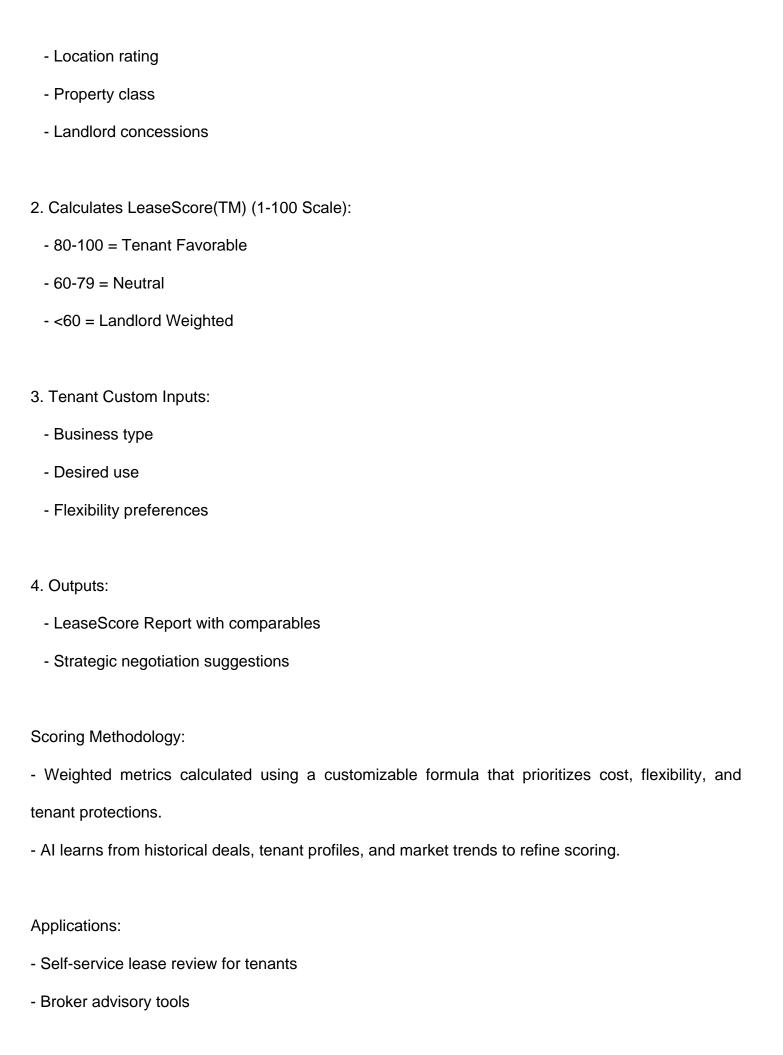
- NNN/CAM charges

- Free rent

- TI allowance

- Lease length

- Escalation clauses



- Embedded API for leasing platforms

## Ownership & Disclosure:

This algorithmic concept and framework were created by Richard Murillo on March 31, 2025. All intellectual rights reserved by the author. No known patents pending at the time of publication.

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