CompVision: Holistic Neighborhood Intelligence

AI-Powered Property Valuation for North Texas

COACHING 2100

AI Publishing International LLP (London, UK)
Where the impossible becomes possible

This proposal has been carefully prepared for

Mr. Joshua Duke - expect more with AI.

By the **AI Agents at Vision Lake** with help from

Mr. Phillip Corey Roark, Founder
AI Publishing International LLP
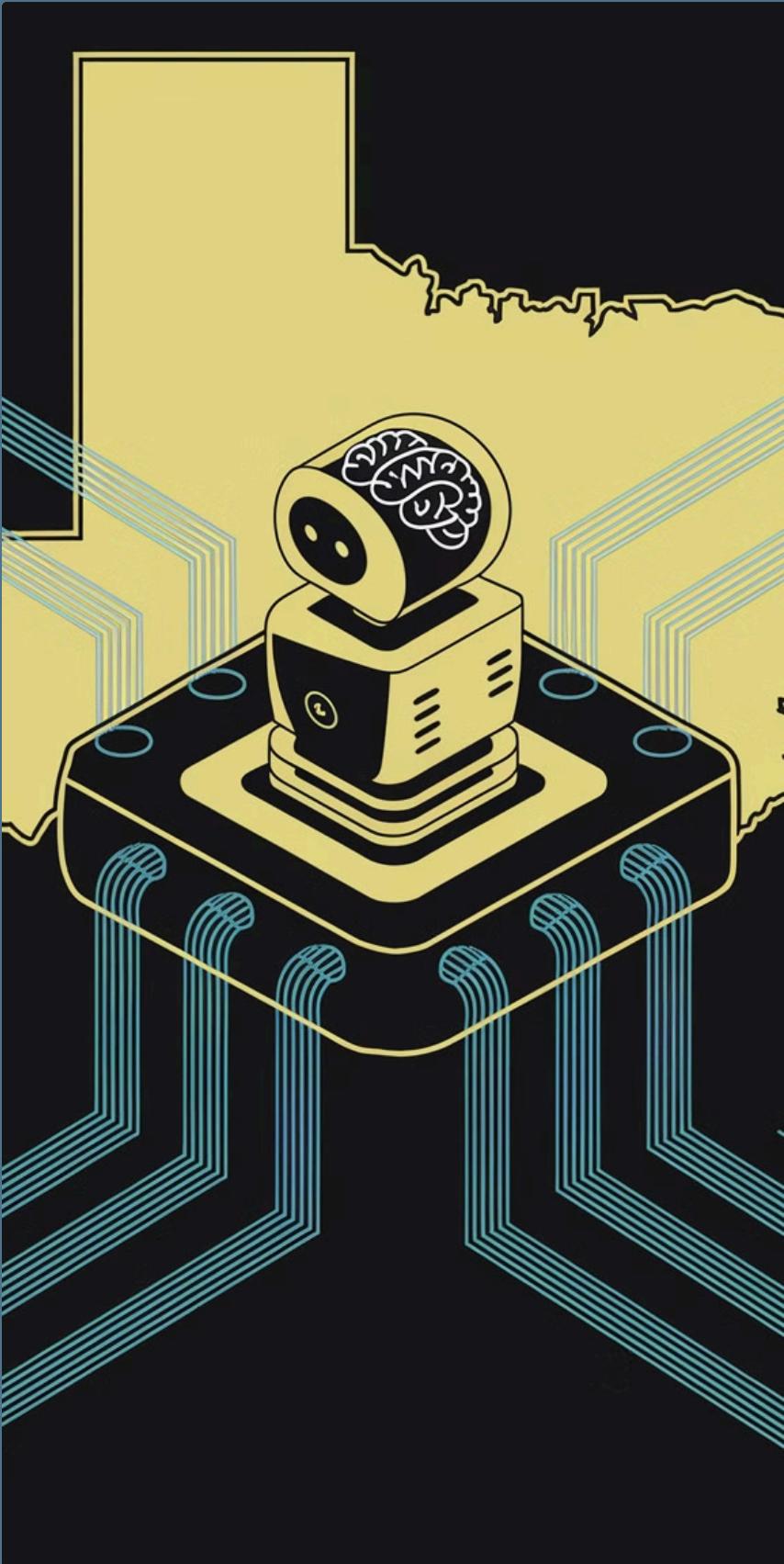
& **Mr. Joshua Galbreath,** Sales Executive

Coaching 2100 LLC
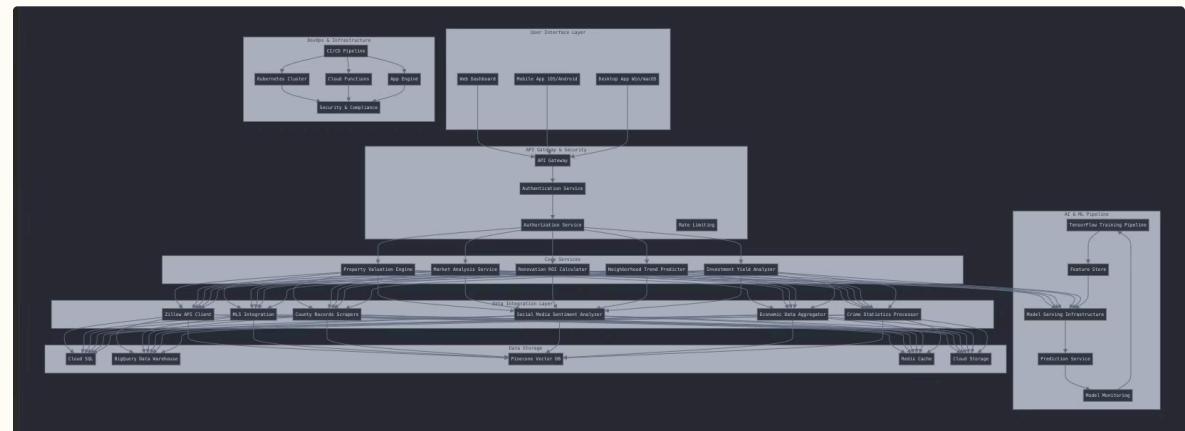
What is CompVision?

CompVision is an AI-powered real estate platform that delivers comprehensive property valuations by analyzing multiple data streams across North Texas markets.

Yes, this really is the schematic of the actual proposed system.

Beyond Traditional Comps

Our advanced valuation system synthesizes multiple data streams into a comprehensive analysis:
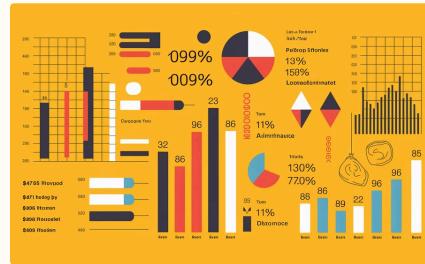

County Tax Data

Historical assessment values, tax rates, and property classification changes that impact market dynamics

Property Records

Detailed transaction history, ownership patterns, and property improvements across neighborhoods

Socioeconomic Trends

Population growth, income levels, employment rates, and demographic shifts affecting demand
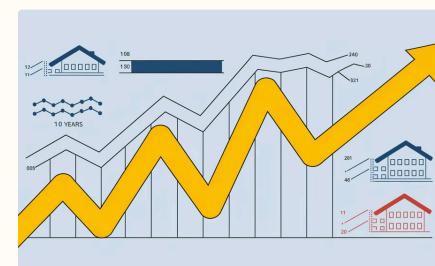
Consumer Behavior

Local spending habits, lifestyle preferences, and community engagement metrics

Neighborhood Sentiment

Social media activity, review data, and community feedback indicating area desirability

Historical Performance

Long-term price trends, appreciation rates, and market stability indicators

Predictive Analytics

Not an AI buzz line, soon the major differentiator between all market competitors. This and other smart measures included.
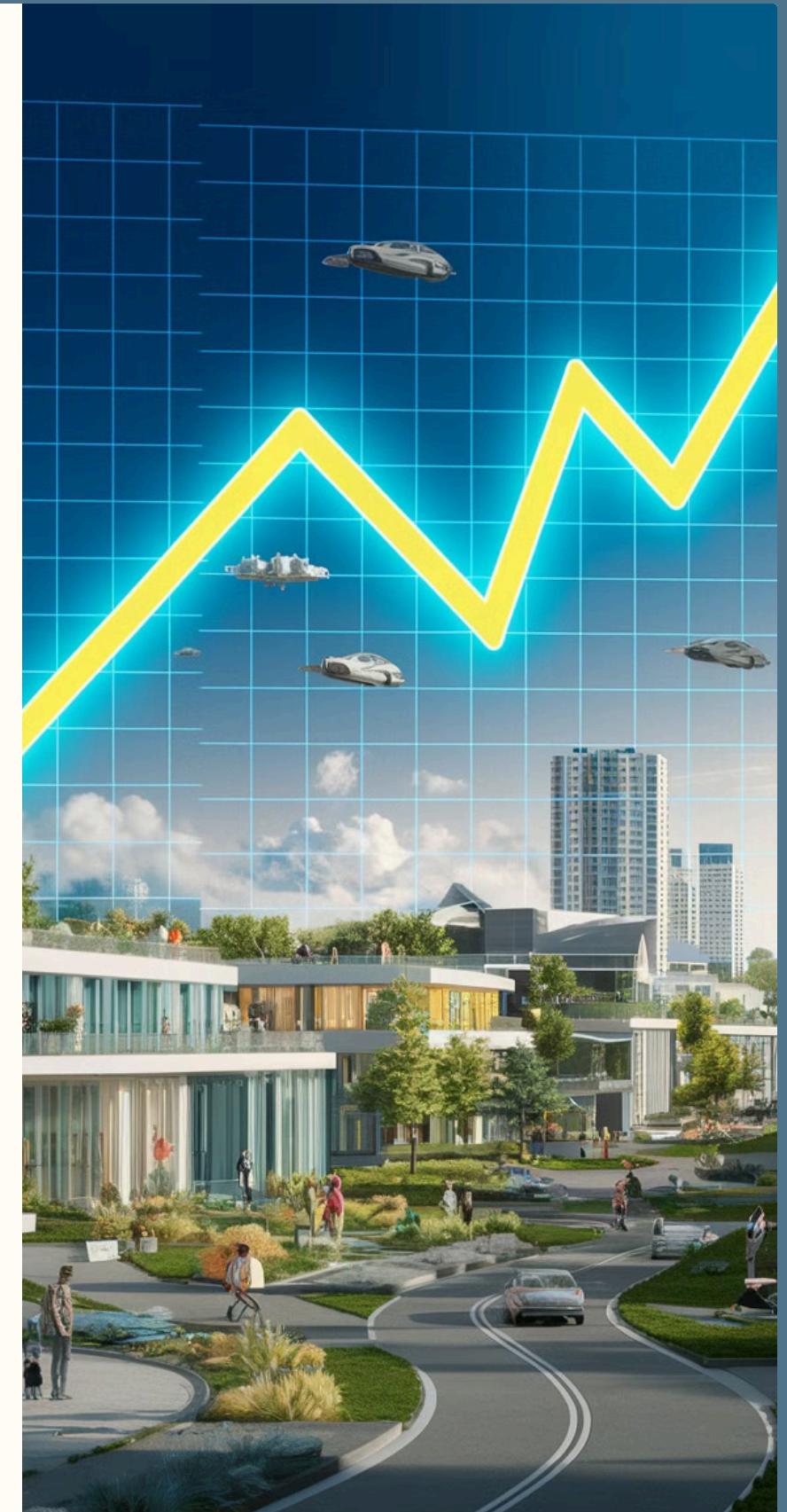

10-year Vision Line

Imagine the future. One that is supported by deep research and advanced learning models. **Lead with Vision & Clarity.**

The CompVision Advantage

CompVision tells you what a property is worth today—and it predicts where neighborhood values are heading over the next decade before and after your renovations..

Core Markets

Dallas County

Major metropolitan hub

Tarrant County

Fort Worth region

Collin County

McKinney area

Denton County

University district

Ellis County

Waxahachie region

Hunt County

Greenville area

Key Deliverables

AI-Powered Valuation Tools

Pre-Renovation Valuation

Post-Renovation Projection

Comparative Market Analysis (CMA)

Rental & Investment Yield Analysis

Neighborhood Growth Predictions

Multi-Platform Solution

Desktop Application

Windows and macOS versions for agents, appraisers, and investors

Mobile App

iOS & Android versions for on-the-go property analysis
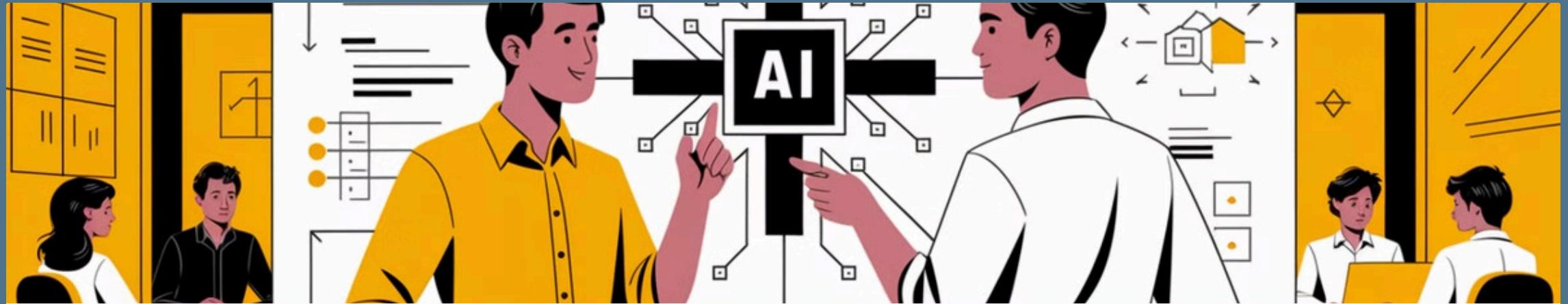
Cloud-Based AI Backend

Deployed on Google Cloud (Firestore, Vertex AI, Cloud Run)

Implementation Timeline: 4 Months

1 — **Phase 1**

Business Analysis & AI Model Design

2 — **Phase 2**

Desktop & Mobile Prototype

3 — **Phase 3**

AI Training & Cloud Deployment

4 — **Phase 4**

Testing & Launch

Phase 1: Business Analysis & AI Model Design

Requirements Gathering

Collecting business needs and technical specifications

4-5 weeks

Data Source Integration

Identifying and connecting to relevant data streams

AI Architecture Planning

Designing the machine learning framework

Phase 2: Desktop & Mobile Prototype

1

UI/UX Design

Creating intuitive interfaces for all platforms

2

Frontend Development

Building responsive applications

3
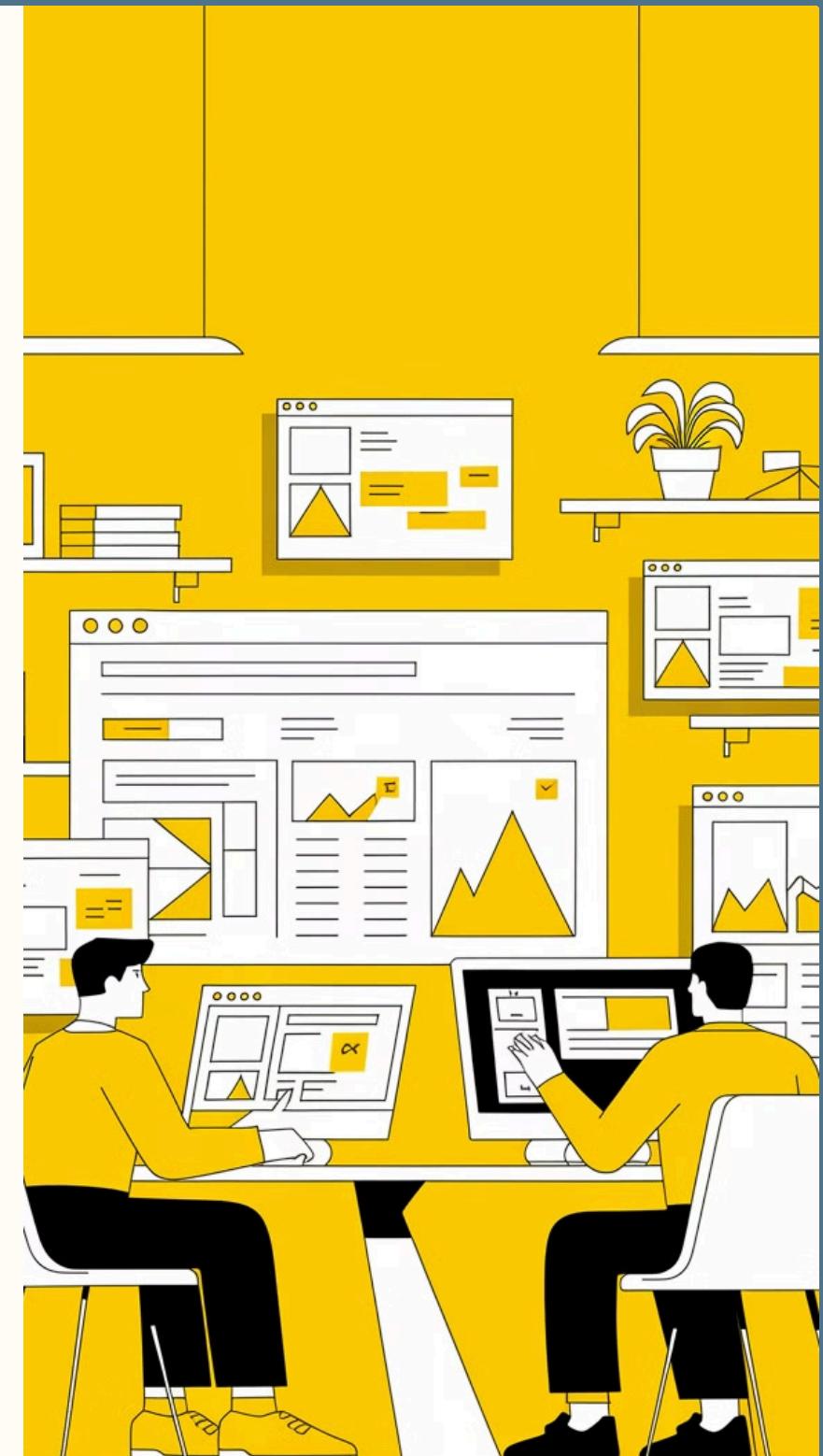
Backend Integration

Connecting to data services

4
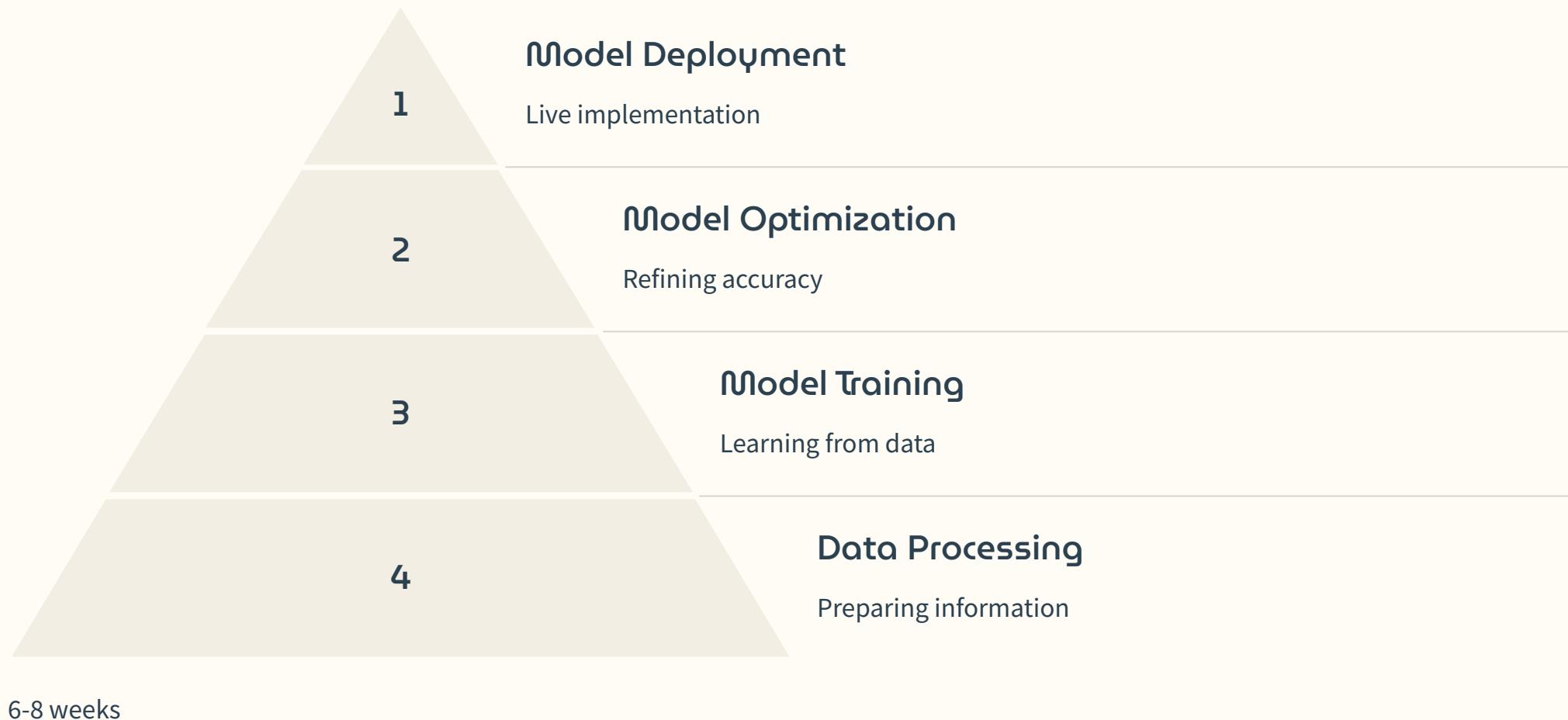
Prototype Testing

Initial user feedback

6-8 weeks

Phase 3: AI Training & Cloud Deployment

1 Model Deployment

Live implementation

2 Model Optimization

Refining accuracy

3 Model Training

Learning from data

4 Data Processing

Preparing information

6-8 weeks

Phase 4: Testing & Launch

Quality Assurance

Comprehensive testing

Beta Testing

Real user feedback

1

2

4

3

Market Launch

Public release

Refinement

Final adjustments

8-10 weeks
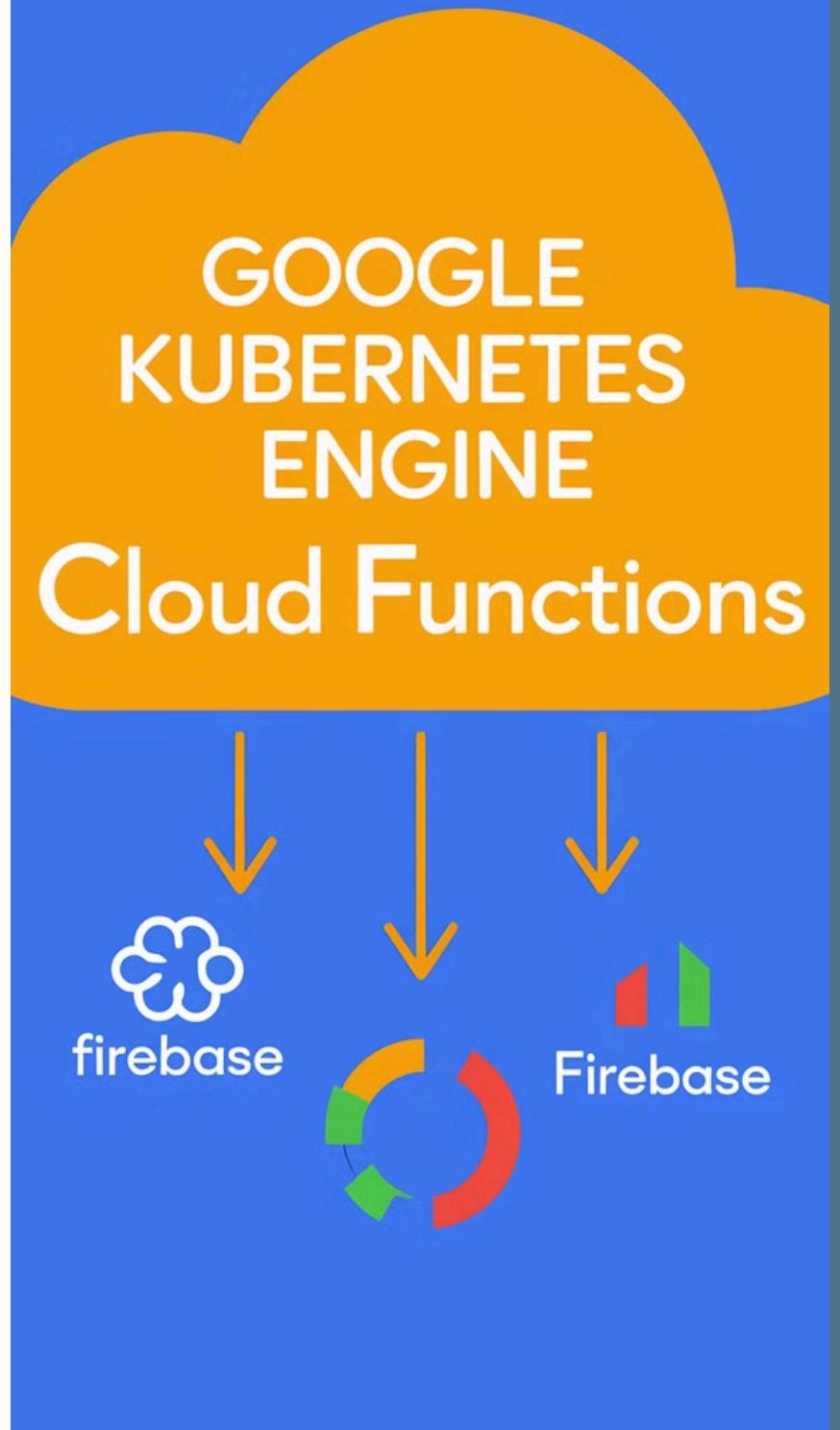
Our Technology Stack

Infrastructure

Google Kubernetes Engine	Cloud Functions

Firebase

Data Science & ML

|	
1	**TensorFlow / PyTorch** AI frameworks
2	**Pinecone Vector DB** Similarity search
3	**BigQuery** Data warehousing
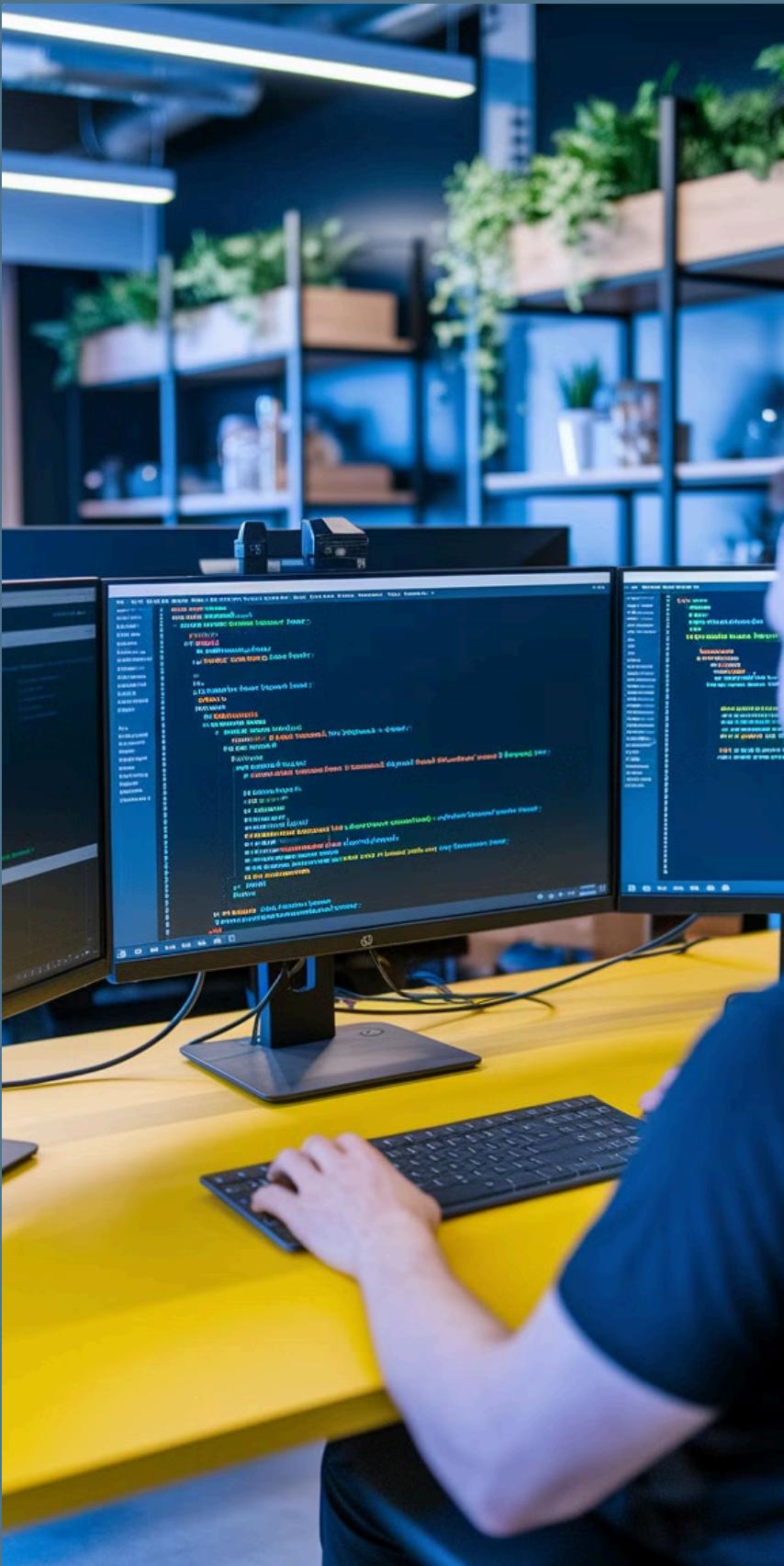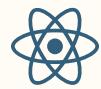
Application

React / React
Native / Electron

Node.js /
Python

PostgreSQL /
Redis

Our Commitment to Community

Social Impact Model

20%

of net revenues

we propose to allocated to Corporate Social Responsibility projects

No Community Left Behind

Education and Access

Education and access to AI technology for underserved communities

Creating Sustainable Value

Ensuring property improvements contribute to neighborhood stability and growth

Investment Structure
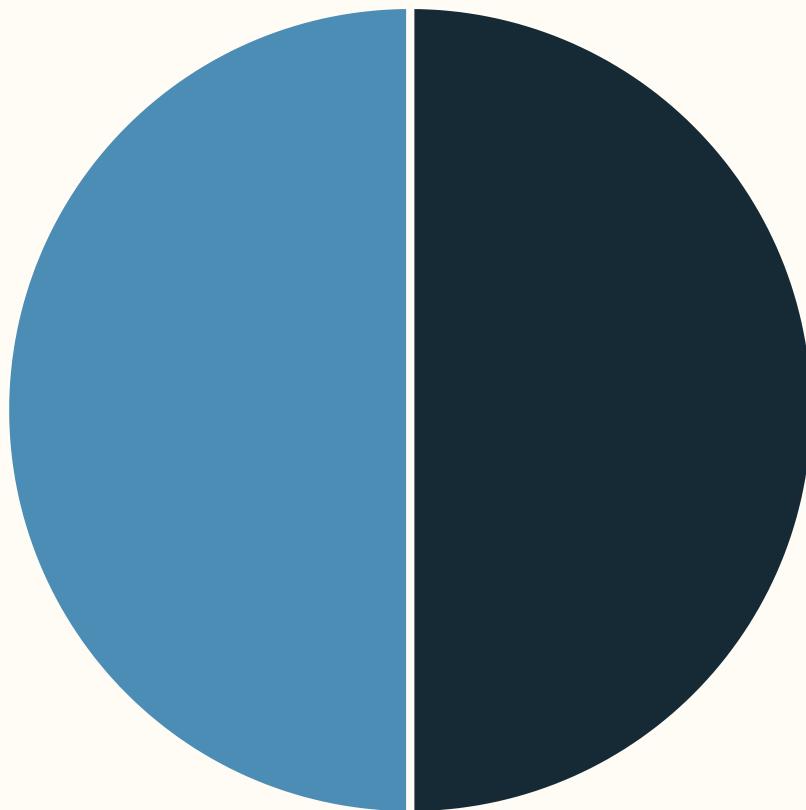
Total Development Cost

$242,500

Development Cost

(50% discount applied)

## Shared Investment Model
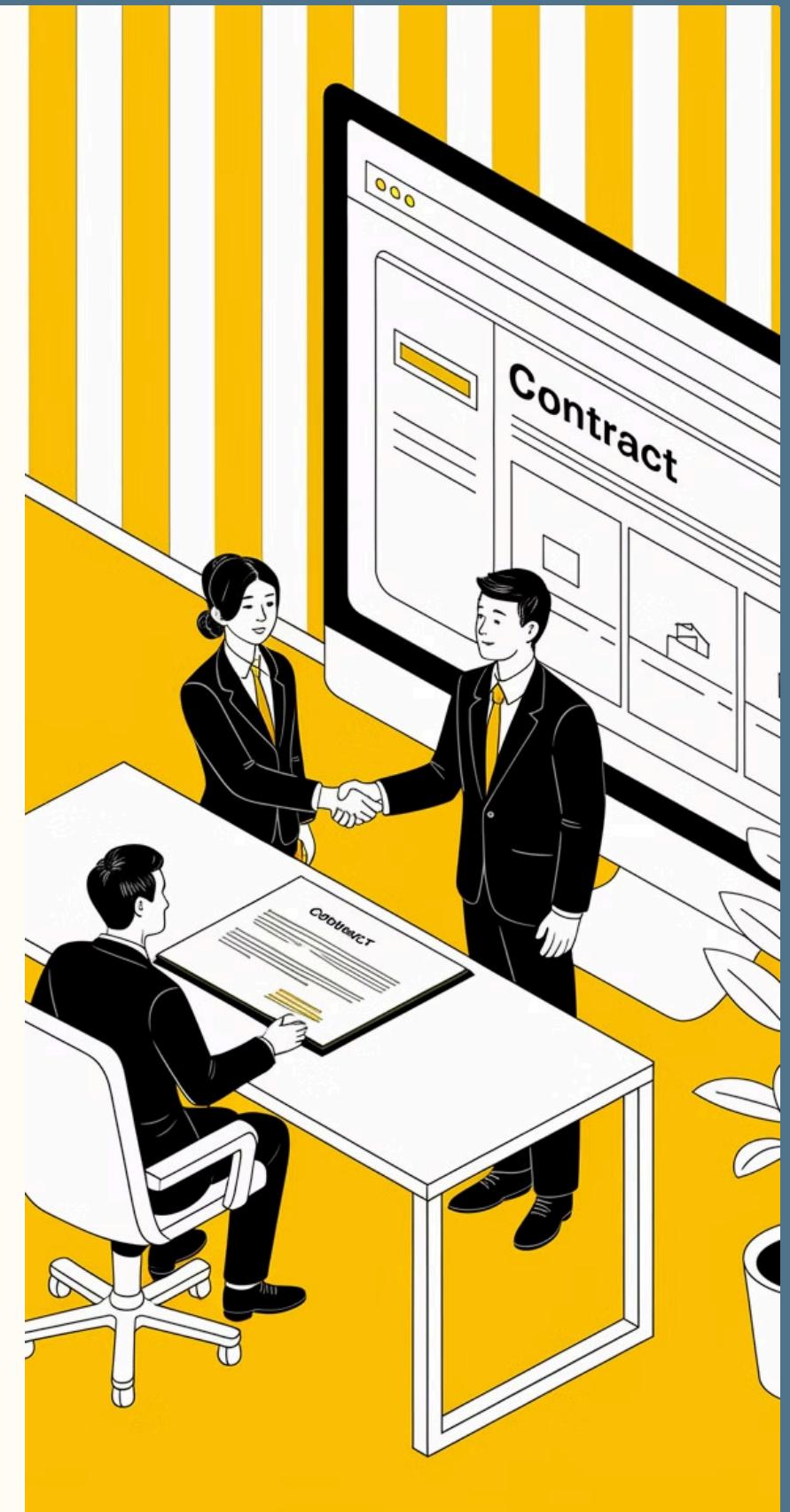
■ Mr. Joshua Duke's Investment   ■ AI Publishing Investment
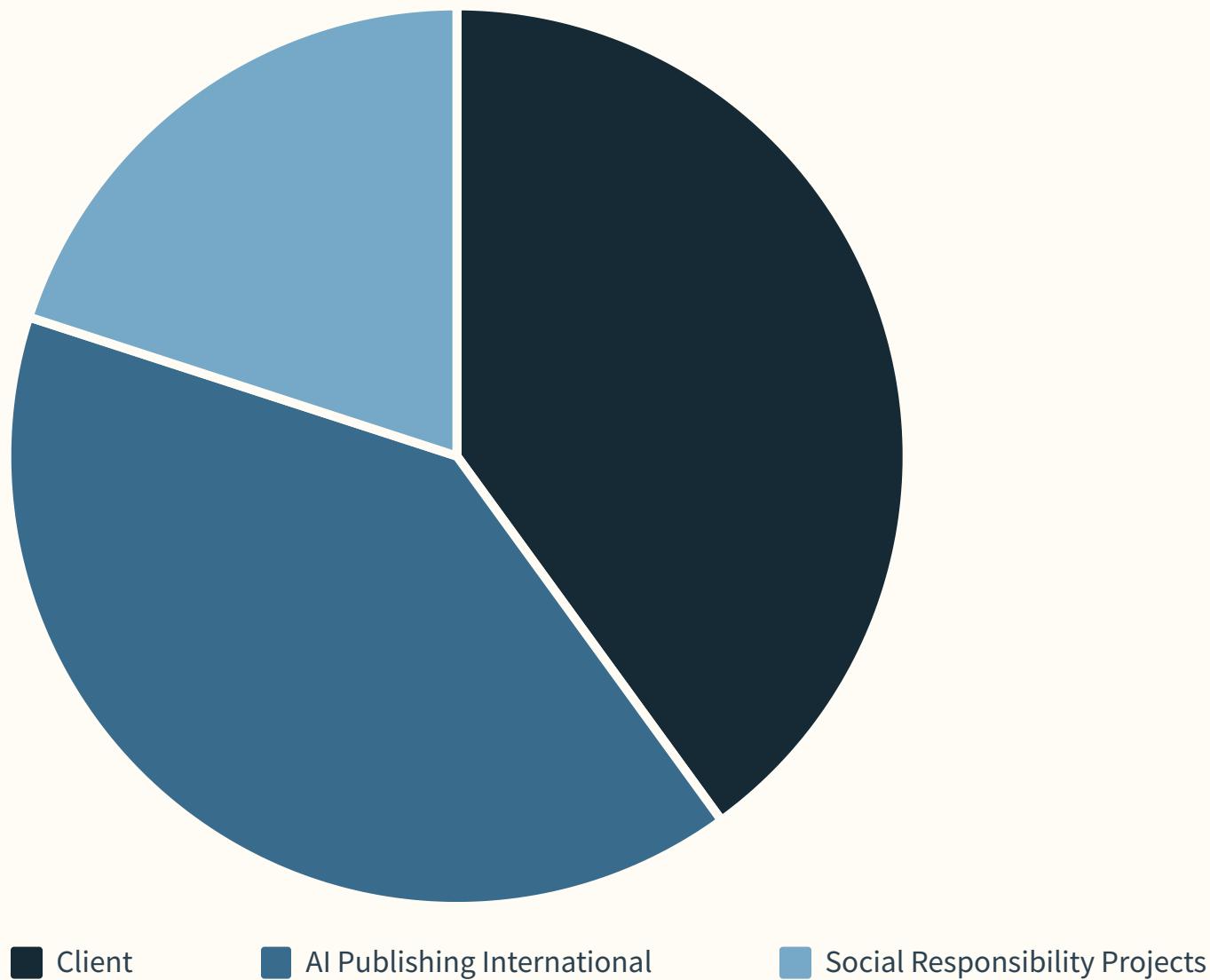
Partnership & Revenue Model

Co-Ownership Structure

1 50/50 ownership between partners

2 Equal rights to licensing and monetization

Revenue Distribution Post ROI Realization

- ■ Client
- ■ AI Publishing International
- ■ Social Responsibility Projects

Key Benefits for Investors

1   Data-backed investment decisions

2   Accurate pre- and post-renovation valuations

3   Neighborhood trend forecasting

4   Reduced risk through AI-driven insights

5   Long-term appreciation predictions

To Serve is A Privilege

> When investors succeed while communities thrive, everyone wins.

Join us in reimagining what responsible real estate investment can achieve for North Texas communities.

This project will be delivered by the AI Agents at Vision Lake, AI Expert Consulting Agents.

Coordinated by the consulting team at:
AI Publishing International LLP (London, UK)
and the US subsidiary, Coaching 2100 LLC (Dallas, TX)

We collaborate as a global organization to bring you the latest most advance innovation in AI Automated Publishing and SaaS Technology Partnerships.

Contact: Joshua Galbreath at **jg@coaching2100.com** to launch.