

# AdeptWell – GPT-Powered Tenant Screening Platform

## Overview:

AdeptWell is a GPT-powered commercial tenant screening and scoring platform built for leasing agents, landlords, and brokers. The platform analyzes tax returns, financial statements, and business plans to produce a professional TenantScore report complete with risk tier, lease readiness summary, and embedded supporting documents.

## Market Fit:

The commercial leasing market lacks a fast, AI-native solution for evaluating tenant risk. Brokers often spend hours gathering documents and manually reviewing financials. AdeptWell streamlines this process into minutes, reducing friction and improving deal quality.

## Key Features:

- GPT-powered TenantScore and risk assessment
- Auto-generated lease summary and industry insight
- Embedded document summaries (P&L, tax returns, PFS)
- PDF export with broker branding
- Certn integration for background and credit checks (in progress)

## Use Cases:

- Commercial brokers evaluating tenants for office, retail, and wellness properties
- Landlords seeking financial transparency before issuing lease terms
- Tenants who want to pre-package their application and improve approval odds

## Roadmap:

- Q2 2025: Beta rollout with brokers
- Q3 2025: Full launch with Certn API and database tracking
- Q4 2025: Broker portal and tenant pre-approval modules
- 2026: Expansion into residential and light industrial segments

## Financials:

- 2024 Revenue: \$278,700
- Gross Margin: 89%
- Current MRR: \$28,000
- Target ARR (2025): \$600,000+

## Leadership:

Devin Pearson – Founder & Strategy

[TBD] – CTO

[TBD] – Head of Sales

## Note:

*This document supersedes all prior plans related to AdeptWell's legacy review and wellness-focused offerings.*