

Applicant Info

Name: Devin Pearson | Phone: 8016996026 | Email: devin@adeptwell.com

Business: AdeptWell, Inc. | Type: GPT-powered commercial tenant screening platform for brokers and landlords. Automatically analyzes financials, assigns a TenantScore, and generates a risk-tiered PDF report with embedded documents and leasing insights.

Experience: 3 yrs | Revenue: \$25000.0 | Cash: \$95000.0

Rent Budget: \$3500.0

AI Evaluation

TenantScore: 92/100

Risk Level: Low Risk

Lease Summary

AdeptWell, Inc., led by Devin Pearson, presents a strong leasing application with a TenantScore of 92, categorizing it as Low Risk. The company has been in operation for three years, demonstrating consistent growth and financial stability. With a monthly revenue of \$25,000 and cash reserves of \$95,000, AdeptWell comfortably supports its rent budget of \$3,500. The business's profit and loss statements and tax returns reveal a consistent increase in revenue and net income over the past two years, highlighting sound financial management. The Personal Financial Statement further confirms the company's solid asset base and limited liabilities, resulting in a net worth of \$108,900. AdeptWell's business model, centered around a GPT-powered tenant screening platform, aligns well with current market needs, promising continued growth and innovation in the commercial leasing sector.

Industry Insight

AdeptWell, Inc. operates in the burgeoning field of AI-driven tenant screening, offering a platform that significantly enhances the efficiency of commercial leasing processes. The company leverages GPT technology to automate the evaluation of financial documents, providing brokers and landlords with rapid, data-driven insights. This innovation addresses a critical pain point in the industry—time-consuming manual document reviews—by delivering comprehensive TenantScore reports in minutes. AdeptWell's strategic roadmap, including integration with Certn for background checks and expansion plans into residential and light industrial markets, positions it to capture a significant share of the growing demand for AI solutions in real estate. With a high gross margin and a clear path to increasing annual recurring revenue, AdeptWell is poised for substantial impact and growth in the commercial leasing landscape.

Document Insights

Profit & Loss:

The document is a Profit and Loss (P&L) statement for Adeptwell Inc. for the period from January 1 to December 31, 2024. The company generated a total revenue of \$278,700, primarily from subscription revenue, onboarding and setup fees, and add-on services like AI upgrades. The cost of goods sold (COGS) amounted to \$30,100, which includes expenses for OpenAI API usage and other API costs like Twilio/SendGrid. After accounting for COGS, the gross profit stood at \$248,600. Operating expenses totaled \$152,800, covering salaries for founders and developers,

marketing and sales, cloud hosting, SaaS tools, legal and accounting, and miscellaneous expenses. Ultimately, Adeptwell Inc. achieved a net income of \$95,800 for the year 2024.

Tax Return – Year 1:

The document titled 'Tax Year 1' is an IRS Form 1120 for Adeptwell Inc., a C-Corporation, for the year 2022. The company's Employer Identification Number (EIN) is 86-4578912. Adeptwell Inc. reported gross receipts of \$96,000 and a cost of goods sold amounting to \$14,600, resulting in a gross profit of \$81,400. The total deductions for the business include salaries and wages (\$46,000), hosting and tools (\$8,200), marketing (\$12,000), legal expenses (\$3,000), office expenses (\$1,500), and depreciation (\$2,400). After accounting for these deductions, the taxable income for Adeptwell Inc. is \$8,300. The form was prepared by Erin Taylor, a Certified Public Accountant (CPA), with a Taxpayer Identification Number (TIN) of 987-65-4321.

Tax Return – Year 2:

The document titled "Tax Year 2" is a summary of IRS Form 1120 for Adeptwell Inc., a C-Corporation for the year 2023. The company's Employer Identification Number (EIN) is 86-4578912. Adeptwell Inc. reported gross receipts of \$174,500 and a cost of goods sold (COGS) of \$21,900, resulting in a gross profit of \$152,600. The company claimed various deductions totaling \$105,500, which include salaries and wages (\$70,000), marketing expenses (\$22,500), hosting and infrastructure costs (\$7,300), legal expenses (\$2,500), and depreciation (\$3,200). After accounting for these deductions, Adeptwell Inc. reported a taxable income of \$49,100. The form was prepared by Erin Taylor, a certified public accountant (CPA).

Business Plan:

****AdeptWell – GPT-Powered Tenant Screening Platform**** ****Overview:**** AdeptWell is a platform designed for leasing agents, landlords, and brokers to streamline the tenant screening process using GPT technology. It evaluates tax returns, financial statements, and business plans to generate a TenantScore report, which includes a risk tier, lease readiness summary, and supporting documents. ****Market Fit:**** The platform addresses the need for a quick, AI-driven solution in the commercial leasing market, where brokers typically spend significant time manually reviewing documents. AdeptWell reduces this process to minutes, enhancing efficiency and deal quality. ****Key Features:**** - GPT-powered TenantScore and risk assessment - Auto-generated lease summaries and industry insights - Embedded document summaries (e.g., P&L, tax returns) - PDF export with broker branding - Integration with Certn for background and credit checks (in progress) ****Use Cases:**** - Commercial brokers evaluating tenants for various properties - Landlords seeking financial transparency before leasing - Tenants aiming to improve their application and approval chances ****Roadmap:**** - Q2 2025: Beta launch 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 markets ****Financials:**** - 2024 Revenue: \$278,700 - Gross Margin: 89% - Current MRR: \$28,000 - Target ARR for 2025: \$600,000+ ****Leadership:**** - Devin Pearson – Founder & Strategy - CTO and Head of Sales positions are to be determined ****Note:**** This plan replaces all previous plans related to AdeptWell's legacy and wellness-focused offerings.

PFS:

The document is a Personal Financial Statement for Devin Pearson, associated with Adeptwell, Inc., dated April 21, 2025. It outlines the financial status of the business, detailing assets and liabilities. ****Assets**** total \$125,900, including cash and checking accounts (\$25,000), a

business account balance (\$18,500), accounts receivable (\$12,000), equipment and computers (\$9,800), office furniture and fixtures (\$4,200), intellectual property valued at an estimated \$55,000, and prepaid SaaS subscriptions (\$1,400). ****Liabilities**** amount to \$17,000, consisting of a Chase Business credit card balance (\$3,200), an equipment lease for a Mac Studio (\$2,500), outstanding contractor payments (\$6,800), and estimated taxes payable (\$4,500). The ****net worth**** of Adeptwell, Inc. is calculated at \$108,900, derived from subtracting total liabilities from total assets. Additional notes indicate that the company has no long-term loans or bank debt, all accounts are current and in good standing, and the company is profitable year-to-date with growing monthly recurring revenue (MRR).

Background Check

Certn Status

Pending

Business Name: Adeptwell Inc.

Period: Jan 1 - Dec 31, 2024

Revenue

- Subscription Revenue \$228,000
- Onboarding & Setup Fees \$31,500
- Add-On Services (AI Upgrades) \$19,200

Total Revenue: \$278,700

Cost of Goods Sold (COGS)

- OpenAI API Usage \$18,400
- Twilio/SendGrid/API Costs \$11,700

Total COGS: \$30,100

Gross Profit: \$248,600

Operating Expenses

- Salaries (Founders + Devs) \$95,000
- Marketing & Sales \$34,200
- Cloud Hosting (AWS/GCP) \$9,300
- SaaS Tools & Subscriptions \$7,800
- Legal & Accounting \$4,400
- Miscellaneous \$2,100

Total Operating Expenses: \$152,800

Net Income: \$95,800

IRS Form 1120 (C-Corp)

Year: 2022

Business Name: Adeptwell Inc.

EIN: 86-4578912

Gross Receipts: \$96,000

Cost of Goods Sold: \$14,600

Gross Profit: \$81,400

Total Deductions:

- Salaries & Wages: \$46,000
- Hosting + Tools: \$8,200
- Marketing: \$12,000
- Legal: \$3,000
- Office Expense: \$1,500
- Depreciation: \$2,400

Taxable Income: \$8,300

Prepared by: Erin Taylor, CPA

TIN: 987-65-4321

IRS Form 1120 (C-Corp)

Year: 2023

Business Name: Adeptwell Inc.

EIN: 86-4578912

Gross Receipts: \$174,500

COGS: \$21,900

Gross Profit: \$152,600

Deductions:

- Salaries & Wages: \$70,000
- Marketing: \$22,500
- Hosting & Infra: \$7,300
- Legal: \$2,500
- Depreciation: \$3,200

Taxable Income: \$49,100

Prepared by: Erin Taylor, CPA

Personal Financial Statement

Name: Devin Pearson

Business: Adeptwell, Inc.

Date: April 21, 2025

Section 1: Assets

Cash & Checking Accounts	\$25,000
Business Account Balance	\$18,500
Accounts Receivable	\$12,000
Equipment & Computers	\$9,800
Office Furniture & Fixtures	\$4,200
Intellectual Property (AI/Software)	\$55,000 (est.)
Prepaid SaaS Subscriptions	\$1,400
Total Assets	\$125,900

Section 2: Liabilities

Credit Card (Chase Business)	\$3,200
Equipment Lease (Mac Studio)	\$2,500
Outstanding Contractor Payments	\$6,800
Estimated Taxes Payable	\$4,500
Total Liabilities	\$17,000

Net Worth

Total Net Worth (Assets - Liabilities):	\$108,900
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Notes:

- Adeptwell has no long-term loans or bank debt.
- All accounts are current and in good standing.
- Company is profitable YTD with growing MRR.

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.