Within this task, the agent needs to find a specified property listing and then fill in our existing real estate model with the appropriate projection data.

The agent first needs to find an ideal plot of land. We provide the agent with a complex set of specifications, including a pricing budget, a minimum number of square feet, and listing agent details. The agent needs to utilize our real estate tool to retrieve and filter through real-time data of property listings. Here is an example output from the mcp tool call:

[Image]

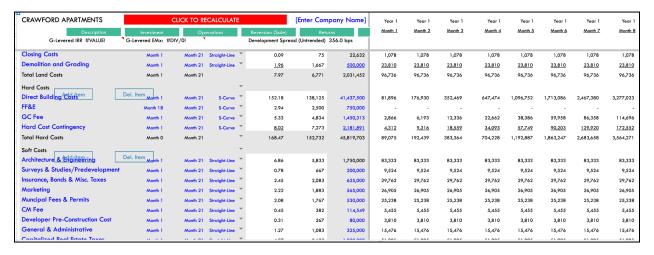
Once the agent finds the correct property, it needs to examine our provided assumptions and then fill in the model.

- Hard Costs

- Direct building cost \$130/GSF
- o FF&E \$750,000
- GC Fee 3.5% of direct building costs
- Hard cost contingency 5% of all other hard costs

- Soft Costs

- o Architecture & Engineering \$1,750,000
- o Surveys & Studies/Predevelopment \$200,000
- o Insurance, Bonds & Misc. Taxes \$625,000
- o Marketing \$565,000
- Municipal Fees & Permits \$530,000



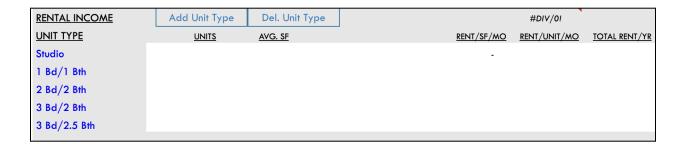
Caption: Completed version of the model with filled in hard costs and soft costs.

We can walk through a more specific example of the assumptions the agent needs to interpret.

- Lease-up Pace 22 units/mo
- Lease contract length 12 months
- Unit Mix

Unit Type	Units	% of Total	Sq. Ft.	Rent	Per Sq. Ft.	Total Sq. Ft.	Total Rent
S1 - Studio	20 units	7.0%	580	\$1,425	\$2.46	11,600	\$28,500
A1 - 1 Bed/1 Bath	23 units	8.0%	652	\$1,445	\$2.22	14,996	\$33,235
A2 - 1 Bed/1 Bath	58 units	20.2%	694	\$1,595	\$2.30	40,252	\$92,510
A3 - 1 Bed/1 Bath	44 units	15.3%	775	\$1,695	\$2.19	34,100	\$74,580
A4 - 1 Bed/1 Bath	12 units	4.2%	814	\$1,750	\$2.15	9,768	\$21,000
A5 - 1 Bed/1 Bath	17 units	5.9%	850	\$1,810	\$2.13	14,450	\$30,770
A6 - 1 Bed/1 Bath	15 units	5.2%	878	\$1,895	\$2.16	13,170	\$28,425
B1 - 2 Bed/2 Bath	15 units	5.2%	1,170	\$2,250	\$1.92	17,550	\$33,750
B2 - 2 Bed/2 Bath	30 units	10.5%	1,258	\$2,395	\$1.90	37,740	\$71,850
B3 - 2 Bed/2 Bath	15 units	5.2%	1,315	\$2,625	\$2.00	19,725	\$39,375
B4 - 2 Bed/2 Bath	10 units	3.5%	1,446	\$2,890	\$2.00	14,460	\$28,900
B5 - 2 Bed/2 Bath	5 units	1.7%	1,493	\$3,040	\$2.04	7,465	\$15,200
B6 - 2 Bed/2 Bath	5 units	1.7%	1,560	\$3,295	\$2.11	7,800	\$16,475
B7 - 2 Bed/2 Bath	6 units	2.1%	1,655	\$3,500	\$2.11	9,930	\$21,000
C1 - 3 Bed/2 Bath	5 units	1.7%	1,725	\$3,640	\$2.11	8,625	\$18,200
C2 - 3 Bed/2.5 Bath	7 units	2.4%	1,945	\$4,120	\$2.12	13,615	\$28,840

- Other Income
 - o RUBS \$50/unit/mo
 - o Other Income \$75/unit/mo
 - o Parking Income \$100/structured parking space/mo
 - o Storage Income \$40/month x 80 storage units



The Assumptions table is provided both in the PDF and as its own Excel file. The agent needs to recognize that it has to combine numbers across units that have the same type, and then tie this back to square-foot data it retrieved from the tool.

When the agent is completed with its work, we evaluate the agent's resulting file against our golden Excel sheet.