

DuPage County CRE Leads Dashboard – Demo Script

1. Create the MCP Connection

- Open ChatGPT's MCP Connections panel
- Add new connection:
 - **Name:** sparkybot
 - **URL:** <https://sparkybot.ngrok.app/mcp>
 - **Authentication:** Select "No Authentication"

2. View Available Tools (connection page)

- Open the connection details to view MCP tools:
 - `cre-leads-dashboard` – Show main dashboard with all DuPage County properties
 - `property-tracker` – Track commercial properties with buy/sell status
 - `lead-contacts` – View contacts, notes, and relationship history

3. View Available Tools (via ChatGPT)

- Ask ChatGPT: "**What can sparkybot do?**"
- ChatGPT reads the MCP schema and summarizes the 3 CRE tools automatically
- Confirms connection to DuPage County commercial real estate database

4. Live Dashboard Demo – Overview

Ask ChatGPT:

"Using sparkybot, show me my commercial real estate leads dashboard for DuPage County"

- Interactive widget appears showing:
 - **6 active properties** across DuPage County
 - **Total portfolio value:** \$33.6M
 - **11 contacts** with detailed notes
 - Buy/Sell filtering
 - Priority badges (High/Medium/Low)

5. Property Analysis Demo

Ask ChatGPT:

"Sparkybot, which properties are priced above \$5M and what's their current status?"

- Shows filtered view:
 - **Office Building** - Butterfield Rd, Downers Grove (\$8.5M)
 - **Industrial Warehouse** - Warrenville Rd, Lisle (\$6.8M)
 - **Mixed Use** - Ogden Ave, Naperville (\$7.2M)
 - **Office Building** - Park Blvd, Itasca (\$5.2M)

6. Contact & Notes Deep Dive

Ask ChatGPT:

"Show me all contacts for the office building on Butterfield Rd using sparkybot. What are the recent notes?"

- Widget displays expandable contact cards:
 - **Michael Chen** (Owner) - 3 notes including motivation to sell before Q2
 - **Sarah Martinez** (CFO) - 1 note about financial decisions and comp analysis
- Each note includes timestamp and author
- Action buttons: Call, Email, Add Note

7. Decision Support Demo

Ask ChatGPT:

"Based on my sparkybot CRE dashboard, what are the 3 most urgent actions I should take today?"

- ChatGPT analyzes the dashboard data and provides:
 1. Follow up with David Thompson (Thompson Investment Group) - LOI due this week
 2. Address Patricia O'Brien's IT team walk-through request
 3. Respond to Lisa Anderson's competing offer (\$6.8M) with better proposal

8. Interactive Widget Features

- **Click any property card** to see full details
- **Expand contact cards** to read conversation history
- **Filter by Buy/Sell** to focus on specific deal types
- **Real-time metrics** showing pipeline health
- **Smooth animations** for professional presentation

Closing Line

"MCP transforms ChatGPT into a powerful CRE workspace—tracking \$33M+ in DuPage County properties, managing 11+ client relationships, and organizing 23 detailed notes—all through conversational queries. Your entire commercial real estate pipeline, accessible through natural language."

Technical Highlights

- **Protocol:** Model Context Protocol (MCP)
- **Transport:** StreamableHTTP via ngrok
- **Framework:** FastMCP (Python), React + Vite
- **Data:** 6 properties, 11 contacts, 23 timestamped notes
- **Location:** DuPage County, IL (Downers Grove, Glen Ellyn, Lisle, Itasca, Naperville)
- **Property Types:** Office, Retail, Industrial, Mixed-Use, Restaurant
- **Price Range:** \$1.85M - \$8.5M

Demo Tips

1. **Always mention "sparkybot"** in the first prompt to activate the MCP
2. **Use specific filters** like "high priority" or "buy properties" for targeted views
3. **Ask for analysis** – ChatGPT can provide insights beyond just displaying data
4. **Show the contact notes** – demonstrates the relationship tracking power
5. **Highlight the metrics** – \$33.6M total portfolio, instant analytics