# 7-Day MVP Execution Plans

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# Real Estate Deal Evaluator — MVP in 7 Days (B2C)

🎯 Target Audience: First-time or small-scale real estate investors

📝 Summary:  
A consumer-facing web app that helps small or first-time real estate investors quickly evaluate deals using key metrics like Cap Rate, Cash-on-Cash Return, and ROI. Built using Streamlit for fast iteration and mobile-friendliness.

## 🗓 7-Day Execution Plan

### Day 1: Scoping & UI Wireframe

* • Define core features (inputs: price, rent, loan %, expenses).
* • Sketch layout using Streamlit or Figma.
* • Set up GitHub repo + .env.template.

### Day 2: Metric Calculations

* • Implement logic for Cap Rate, CoC Return, ROI.
* • Validate against real property examples.

### Day 3: Interactive Dashboard

* • Add dynamic charts (e.g., cash flow projection, breakeven).
* • Display colored indicators (e.g., good vs. bad deal).

### Day 4: PDF Export or Email Report

* • Create downloadable PDF report with results.
* • Optional: Email report using SMTP or SendGrid.

### Day 5: Deal Grade + Comparison

* • Add logic to auto-grade deals A/B/C/F.
* • Allow user to compare multiple properties side-by-side.

### Day 6: Mobile UX + Finishing Touches

* • Optimize layout for mobile view.
* • Add form validations and field defaults.

### Day 7: Demo Launch + User Testing

* • Publish to Streamlit Cloud.
* • DM 5–10 real estate contacts or LinkedIn leads.
* • Collect feedback and revise.

# Legacy PDF → Smart Data Extractor — MVP in 7 Days

🎯 Target Audience: Legal ops, small city departments, utilities, and contractors dealing with legacy PDFs

📝 Summary:  
A backend-focused tool that ingests legacy PDFs (city forms, contracts, bills) and extracts structured data using a mix of PDF parsing, regex, and LLM-enhanced tagging. Outputs data in CSV or JSON for use in other systems.

## 🗓 7-Day Execution Plan

### Day 1: Project Setup & Sample PDFs

* • Gather 3–5 real-world sample PDFs (RFPs, NDAs, bills).
* • Set up project structure and GitHub repo.

### Day 2: Basic PDF Text Extraction

* • Use PyMuPDF or pdfplumber to extract text/tables.
* • Handle layout issues, headers, footers.

### Day 3: Regex-Based Field Extraction

* • Build regex for common fields (dates, company, clauses).
* • Test on multiple PDFs and refine.

### Day 4: LLM Extraction Add-on

* • Integrate OpenRouter + prompt to extract key values.
* • Compare performance vs regex.

### Day 5: Export & UI Display

* • Build Streamlit interface to preview extracted data.
* • Allow export to CSV and JSON.

### Day 6: Extraction Confidence Scores

* • Highlight confidence per field (LLM or regex match).
* • Let user edit/fix extracted fields before export.

### Day 7: Launch + Share

* • Deploy to Streamlit Cloud or Replit.
* • Demo to legal, gov, or data-heavy users.
* • Collect use cases for next version.

To understand where our MVP fits, here's a breakdown of key competitors in the real estate deal evaluation space:

## 📊 Competitive Landscape: What’s Already Out There

|  |  |  |  |
| --- | --- | --- | --- |
| Platform | Core Features | Strengths | Weaknesses |
| DealCheck | ROI, CoC, Cap Rate, Rent comps, Projections | Clean UI, mobile-ready, solid math | Paywall-heavy, rigid templates |
| PropStream | MLS data, comps, owner info, leads | Powerful wholesaler/flipper tool | Complex, $99/mo, not beginner-friendly |
| Mashvisor | Rental analysis, Airbnb heatmaps | Data-rich, short- and long-term view | Expensive, complex for casual users |
| BiggerPockets Calculator | ROI, Cap Rate, BRRRR, flip analysis | Community trust, established brand | Clunky UI, gated behind Pro plan |
| Roofstock Cloudhouse | ROI simulation for investment properties | Institutional-grade scenario modeling | Marketplace-locked, not flexible |

## 🧩 MVP System Summary: AI-Powered Real Estate Deal Evaluator

|  |  |
| --- | --- |
| Attribute | Status |
| 🌐 Deployed as | Streamlit app with shareable URL |
| 🔑 Login required? | ❌ No login (optional in later phases) |
| 📊 Delivers? | ROI, Cap Rate, CoC Return, Deal Grade |
| 🧠 AI Verdicts? | ✅ Yes — “This looks like a B-grade deal for a cash buyer in Ohio” |
| 📄 PDF export? | ✅ Yes — Clean, branded or unbranded summaries |
| 💬 Friendly explanations? | ✅ Yes — Cap Rate explained in plain English |
| 🧠 Audience | Non-pros, first-time buyers, agents, curious renters |
| 💰 Pricing Target | Freemium with $5/month for export/advanced usage |

💡 Especially important for realtors: brand this as a “client summary tool” to use in emails or live demos.

⚠️ Caveat: If the MVP is not thoughtfully designed, conversion could drop as low as 0–5%. Here's why:

* • Forcing users to create an account before they try anything creates friction — many will abandon instantly.
* • If your app feels like a clone of DealCheck or PropStream, users won’t see a reason to switch.
* • If you don’t include AI explanations or friendly verdicts (e.g., “This deal looks promising!”), most users won’t understand what the numbers mean.