OPULENT

LIVE COHORT · DEVELOPERS & INVESTORS

FIND, JUDGE AND UNDERWRITE DEALS FASTER WITH AI.

Six live sessions for developers and investors. You work your own deals and a practice package with planted mistakes, then build one tool for your business.

SOUND FAMILIAR?

HOURS ON EVERY SITE
Parcel, zoning, demographics and comps pulled by hand from five different places.

MESSY DEAL PACKAGES
Rent rolls and T12s that don't agree, and errors you find after the LOI.

AI YOU CAN'T TRUST
Invented comps and confident math that falls apart when you check it.

SIX SESSIONS, A BUILD, A CAPSTONE

01 **WHERE AI PAYS IN YOUR PIPELINE**
Map one deal and pick where AI goes first.

02 **RULES OF THE ROAD**
Data rules, fair housing risk and an AI use policy.

03 **THE TOOLS, AND WHEN AI IS WRONG**
Prompts that cite sources; catch invented comps and bad math.

04 **FINDING AND JUDGING SITES**
A site memo where every number has a source.

05 **AI UNDERWRITING**
Reconcile the rent roll and T12, then stress the deal.

06 **FINANCING THE DEAL, THEN SCOPE YOUR BUILD**
Price the debt, stack the capital, write your build brief.

B **GUIDED BUILD TIME**
Build your tool and test it on ten real cases.

★ **SHOW IT, IN PERSON**
Demo it to developers and lenders, in person or online.

WHAT YOU GET

- ☑ **A tool you built**, tested on your own deals, used the Monday after
- ☑ **A sourced site memo process**, every number traced to where it came from
- ☑ **An underwriting check routine**, the reconciliation steps that catch what AI extraction misses
- ☑ **A one-page AI use policy**, your team can sign

7 PEOPLE. YOUR CITY. YOUR PACE.
A cohort opens when seven people from the same city are on the list. Meet weekly, or twice a week for a rapid cohort. Capstone in person, with a live online seat if you can't be there.

INVESTMENT	COHORT	FORMAT	CAPSTONE
$1,000 through Nov 27, then $1,500	7 people from your city	6 live virtual sessions × 2 hours	In person, or live online

SAVE YOUR SEAT

No payment to join the list. When 7 people from your city are in, we send dates and the enrollment link ($1,000 through Nov 27, then $1,500). Taught by Daniel Armstrong, founder of OpulentBots.

opulentbots.com/ai-real-estate-course

SCAN TO JOIN