Property Terminal

The operating system for real estate intelligence.

Property Terminal is a real estate intelligence platform that provides instant access to nationwide property records, ownership data, mortgage information, sales history, and market insights — helping professionals, investors, lenders, and businesses research properties, generate leads, and make data-driven decisions from one fast, centralized platform.

150M+
PROPERTIES NATIONWIDE

60+
DATA POINTS PER PROPERTY

40+
LEAD-LIST FILTERS

17
REPORT SECTIONS

propertyterminal.io · contact@propertyterminal.io

THE PLATFORM

What Property Terminal does

One search bar for any address, city, or ZIP — and a complete, dated intelligence report in seconds. Behind it: bulk lead generation, skip tracing, deal analysis, portfolio tracking, and market monitoring, all in a single fast interface.

Instant property reports

Search any property and get a 17-section report: ownership, mortgage, equity, taxes, sale history, liens, condition, risk, and investment analysis.

Nationwide lead generation

Build targeted lists across states, counties, cities, ZIPs, or a map radius — filtered by 40+ distress, ownership, equity, and listing signals.

Owner contact data

Skip-trace owners for phone numbers and emails, one property at a time or in bulk across an entire list.

AI deal & market tools

Deal Room analysis, computer-vision photo condition, maintenance forecasts, and a daily AI scan of the hottest U.S. markets.

Natural-language AI Search

Describe the leads you want in plain English — *"vacant, high-equity homes owned by out-of-state landlords in Nassau County"* — and get real, verified matches instantly. No filter menus to learn.

Exportable deal metrics

Export ready-to-work numbers tailored to your strategy — **good-buy price, wholesale price, flip max offer, rent estimate, expected costs, and projected value year by year**. Purpose-built for wholesalers, flippers, and buy-and-hold investors.

Who it's for

Real estate agents · Investors & flippers · Wholesalers · Mortgage & lending · Insurance · Inspectors · Brokerages & teams · Funds & REITs · Banks & government

Why it wins

Significantly more data than anyone in the industry typically has access to — ownership, distress, equity, lending, condition, and market intelligence in one place — delivered faster and for far less than the legacy competitors that silo these tools and charge per-seat premiums for each one.

THE CORE PRODUCT

The Property Intelligence Report

Enter any address and Property Terminal returns a full report in seconds. Every field is labeled by provenance — ✓ VERIFIED from public records, or ≈ AI ESTIMATE where a value is modeled. If an address can't be matched to a real record, the platform says so and suggests the correct property — it never invents data.

Property pull — data points on every record

- **Owner name(s)** & owner type (individual, LLC, trust, corporate)
- **Owner mailing address** (absentee / out-of-state detection)
- **Parcel ID / APN** and property type
- **Beds, baths, building sq ft, lot size**
- **Year built**, stories, construction, roof, heating/AC
- **Zoning** & assigned school district
- **Estimated market value** + low/high range
- **Assessed value** (land + improvement)
- **Annual property taxes** + effective tax rate
- **Last sale price & date**; length of ownership
- **Estimated mortgage balance** + loan-to-value (LTV)
- **Owner equity %** and dollar equity
- **Current lender** (name) · loan type, rate, maturity
- **Foreclosure / distress status** (pre-foreclosure, auction, REO)
- **Flood zone** designation
- **MLS status** + listing agent (when on-market)
- **Sales & ownership history** (recorded)
- **Building features**: pool, garage, fireplace, units
- **Fair-market rent** & school ratings
- **Motivation signals**: vacant, probate, high-equity, cash buyer, portfolio owner

Liens & Judgments ✓ ON DEMAND

Pull recorded involuntary liens & judgments on any verified property — the itemized liens and judgments a basic record doesn't surface. **You're only charged when liens are actually found; a clean report costs nothing.** (This checks recorded liens & judgments — not a full title search.)

Mechanic's / contractor liens · HOA liens · Judgment liens · Federal (IRS) tax liens · State tax liens · UCC filings · Tax-lien & foreclosure flags — included free on every record

Each lien lists the **amount**, **creditor / lienholder**, recording & release dates, and status (open / released) — the picture you need before making an offer or heading to close.

The 16 report sections

SECTION	WHAT IT DOES
Price Points	Deal targets — estimated value, "smart buy," flip max offer (≈70% ARV − repairs), and wholesale price.
Value Projection	Long-term value outlook — a scenario model (not a prediction) of appreciation over time.
General Information	The full public-record + AI data set — every field listed above, each tagged verified or estimate.
Health Score	0–100 condition grade with a system-by-system breakdown (roof, HVAC, etc.), permit-driven where records exist.
Pre-Inspection Brief	For inspectors — likely problem areas and age-based system estimates before setting foot on site.
Property DNA	Permanent risk/quality profile: flood, fire, crime-safety, walkability, solar, schools, climate & insurance signals.
Property Timeline	Chronological history — construction, recorded sales, and permits (real events only on verified reports).
Comparable Sales	Similar nearby homes to anchor value, pulled on demand.
Liens & Judgments	Itemized recorded liens & judgments — mechanic's, HOA, tax, judgment, and UCC — pulled on demand; charged only when liens are found. Not a full title search.
Investment & Deal Analysis	Cap rate, cash flow, gross yield, rent estimate, and an AI Buy / Hold / Caution verdict with conviction.
Maintenance Forecast	Predicted upcoming repairs and budget by system and year.
Neighborhood Intelligence	Market forces around the parcel — demand, migration, income, and area risk signals.
Photo Condition Analysis	Computer-vision read of uploaded photos — components, condition, and confidence.
Property Location	Mapped, geocoded location of the exact parcel.
Mortgage & Deal Calculator	Interactive payment, down-payment, and return modeling.
Commission Calculator	For agents — commission splits, net proceeds, and estimated taxes on the sale.

Built-in tools & exports

Beyond the data, every report ships with working tools — an interactive **mortgage & deal calculator**, an **agent commission calculator**, and an exportable **Pre-Inspection Brief**. Deal metrics (good-buy price, wholesale price, flip max offer, rent estimate, costs, and year-by-year projected value) export straight out, ready to work.

UNIQUE FEATURE

AI Search

Describe the leads you want in plain English — "vacant high-equity homes in Nassau County owned by out-of-state landlords" — and AI Search translates it into real, structured filters and returns a live, verified match count. No filter menus, no guesswork; it only ever searches real records, never fabricated results.

BULK LEAD GENERATION

Market Scanner & Lead Lists

Build targeted property lists at any scale. Counting matches is always **free** — you only pay to export records or skip-trace them. Save any search as a reusable "bulk file."

Geography

Single or multiple states | Counties | Cities / towns | ZIP codes (many at once) | Map radius (address + miles) | Select-all / deselect states

MARKET SCANNER · FILTERS

Filter by any signal

Stack any of these across geography and property attributes to isolate exactly the leads you want — 40+ filters, all free to count.

Ownership & Motivation · 9 filters

- Probate / inherited
- Deceased owner
- Absentee & out-of-state owner
- In-state owner
- Corporate / LLC owned
- Trust owned
- Owner-occupied
- Investor-owned
- Cash buyer

Distress · 5 filters

- Pre-foreclosure
- Foreclosure / auction
- Bank-owned (REO)
- Vacant
- Quitclaim deed

Equity & Loan · 4 filters

- High equity
- Free & clear (paid off)
- Adjustable-rate loan
- Assumable loan

Listing Activity · 6 filters

- Pending
- Recently sold
- Price reduced
- Expired / cancelled
- Failed listing
- On-market / off-market

Property & Value · 6+ filters

- Property type — residential, land, commercial/other
- Value range (min / max)
- Beds (min) & baths (min)
- Year built (min / max)
- Purchase date range
- Pool · Flood zone

Geography (5) + Ownership & Motivation (9) + Distress (5) + Equity & Loan (4) + Listing Activity (6) + Property & Value (6+) = **40+ ways to target**, stackable in any combination.

From list → deal

Every saved list shows a live count and cost estimate. **Export** pulls the full records to CSV (owner, mailing address, property details), and **Skip-trace all** appends phone numbers and emails — billed only for the leads that return a contact. Account owners can view and filter every list their seat members create.

OWNER CONTACT DATA

Skip Tracing

Reveal owner contact information on demand — single property or an entire list. Results include phone numbers labeled **Wireless** / **Landline** with an FTC Do-Not-Call flag, plus emails. You're only charged when a trace returns an actual contact; no-hits are free. A one-time permissible-use confirmation (FCRA/DPPA) is required.

AI DEAL ANALYSIS

Deal Room

Drop in a property and supporting documents and get an AI deal work-up — a deal score, verdict, and summary of the opportunity. Saved deals are private to the client who created them and the account owner who assigned their seat, and everyone can see who added them.

- **Watchlists**
  Track any set of properties; changes surface where you work. Owners can view members' watchlists.
- **Portfolio**
  Track owned or target properties with per-property economics — value, equity, and cash-flow modeling.
- **Alerts**
  Set alerts on properties and criteria so status changes come to you instead of you re-checking.
- **Daily AI Briefing**
  A daily digest of what's moving across your tracked markets and properties.
- **Markets**
  A daily AI scan of the hottest U.S. metros — momentum, demand, supply, rent growth, appreciation, and climate risk, refreshed every day.
- **Live News**
  Real, aggregated real-estate headlines from major outlets, linked out — never AI-fabricated.

FOR LARGER PLANS

Team & Seat Management

Every paid plan includes seats; owners can invite teammates, and each member inherits the account's full feature set. Account owners also get a **management portal** to oversee everything their team is working on. Need more people? Add seats anytime.

Included seats	Professional 1 · Investor 5 · Firm 10 · Enterprise custom
Add-on seats	$74.99/mo each, prorated — added or removed instantly
Management portal	See what every member is saving — reports, deals, lead lists, and watchlists — view and filter each member's workspace, and see who created what
Access control	Suspend or reactivate members; access ends immediately on removal
Data privacy	Saved deal docs stay private to the member and their account owner only

EARN CREDIT

Referral Program

Every account gets a unique referral link. When someone you refer subscribes to a paid plan, you earn **$10** in referral credit — held in a separate "gift-card" balance that's spent **before** your own credits, and usable toward bulk exports and skip tracing.

Unique link per user

Share your link; every signup is attributed to you automatically.

Spend it like a gift card

Referral credit is drawn down first, before any of your own money, on exports and skip traces.

CREDITS & PAY-PER-USE

How usage billing works

Subscriptions cover the platform; high-volume actions (records, contacts, comps) draw from a prepaid credit wallet so micro-charges never carry card fees. Top up in packs; unused credit rolls over.

ACTION	PRICE	NOTES
Comparable sale	**$0.20 / comp**	Pulled on demand; refunded if the provider fails
Skip trace	**from $0.20 / hit**	Investor $0.15 · Firm $0.12 · Enterprise $0.11 — charged only on a contact
Liens & judgments report	**$1.00 / report**	Itemized recorded liens & judgments; charged only when liens are found — a clean report is free
Bulk export	**$0.12 / lead**	Professional capped 10,000/mo; higher tiers unlimited

Credit packs — the more you load, the more you get

YOU PAY	CREDIT ADDED	BONUS	EFFECTIVE VALUE
$20	$20.00	—	Standard rate
$50	$55.00	+$5	~10% more usage per dollar
$100	$115.00	+$15	~15% more — best value

Your per-action cost drops as you scale up: at the $100 pack every dollar buys about **15% more** exports and skip traces than the base rate. Higher plan tiers also lower skip-trace rates (down to $0.11/hit on Enterprise). Unused credit rolls over, and referral credit is always spent first.

SIMPLE, SEAT-BASED PRICING

Plans

Every paid tier unlocks the **full feature set** — reports, AI Search, bulk lists, skip tracing, deal tools, and API. Tiers differ by seats and volume, not by locking features away. Start with a free 3-day trial; grandfathered pricing means your rate is locked when you subscribe.

PLAN	PRICE	SEATS	BEST FOR
Free Trial	3 days	1	Try the full report experience
Professional	**$99.99/mo**	1	Agents · Mortgage · Insurance · Inspectors
Investor	**$299.99/mo**	5	Active investors & small teams
Firm	**$499.99/mo**	10	Brokerages · Teams · Small funds
Enterprise	**Custom**	Unlimited	Banks · Insurers · REITs · Government

Add-on seats $74.99/mo. Higher tiers get discounted skip-trace rates and uncapped exports. Enterprise adds custom volume, dedicated support, and API access.

TRUST BY DESIGN

Verified vs. AI estimate

Property Terminal never presents a guess as a fact. Every value is labeled by where it came from, and unmatched addresses return an honest "no record found — did you mean…" instead of a fabricated profile.

✓ Verified

Sourced from licensed public records — owner, parcel, taxes, valuation, sale history, mortgages, equity, permits, flood zone, liens & judgments, and comparables.

≈ AI estimate

Modeled analysis — investment scores, Property DNA, neighborhood signals, condition, and forecasts — always clearly marked, never shown as record.

FOR DEVELOPERS

Enterprise API

Programmatic access to the same intelligence — property lookups and bulk search via a clean JSON API with per-key rate limits. Verified fields are flagged in the response; unmatched addresses return an honest "not found." Included with Enterprise.

Property Terminal

GET STARTED

Sign up today and lock in your price.

Property Terminal **grandfathers your rate the day you subscribe** — as we add data and features and prices rise, yours stays locked for the life of your account. Start with a free 3-day trial, no risk. The earlier you join, the more you save.

Free 3-day trial | Price locked at signup | Full feature set on every paid plan | Cancel anytime

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Questions? contact@propertyterminal.io