



PropVisions

AI Deal Analysis & Alerts for Property Investors and Agents

Beta Client Brief

Version 1.0 | August 27, 2025

One line

PropVisions turns a property listing URL *or* API query into a full investment snapshot—refurb costs, rent bands, yield, ROI, EPC and comparables—and alerts you to new or returning deals. It is in **active beta**: fast progress, imperfect outputs.

Beta status & what to expect

This is a working beta. We are prioritising speed and client feedback:

- Results are **not final** yet; UI is functional over polished.
- Accuracy is **variable** by region and listing quality; baselines are published after pilots.
- Our goal: $\geq 80\%$ accuracy across core outputs (rent bands, refurb banding, EPC match).
- Confidence bands and editable assumptions (management%, voids, fees) give you levers to refine outputs.
- Human judgement remains central; AI accelerates but does not replace investor expertise.

What works today (MVP)

- **Paste a URL:** Scrapes portal or agent page into structured data (price, layout, images, agent).
- **Refurb from photos:** Room-by-room line items using regional baseline rates; totals editable.
- **Rent estimates:** Historical rents + listing features \rightarrow monthly/annual rent bands with rationale.
- **Investment metrics:** Stamp duty, fees, management%, voids, maintenance \rightarrow yield, ROI, cashflow.
- **EPC enrichment:** Rating + measures retrieved from official EPC records.
- **Comparables:** Basic recent sales/rental comps; flags unusual \pounds/sqft .
- **Exports/alerts:** Auto PDF/Excel reports; Slack/email notifications.

Launch (v1) Roadmap

At release, PropVisions will ship with:

- **Unified search bar:** Search by postcode/filters *or* paste URLs.
- **API integrations:** Rightmove, Zoopla, OnTheMarket, auction feeds (where available).
- **De-duplication:** Merge duplicate listings across sources by address/agent/photos.
- **Batch import:** Saved searches run on schedule; daily digests of new, dropped, or returning deals.
- **Compliance:** API credentials stored securely; audit logs; honour portal T&Cs and rate limits.

How it makes estimates (transparent methods)

- **Rent:** Combines historic rent records, postcode priors, and listing cues. Accuracy improves as you edit outputs—feedback loops refine local priors.
- **Refurb:** Image classification (room type), baseline trade rates, itemised scope with contingency. Fully overrideable by users.
- **Checks:** Simple comparables, EPC cross-matching, and anomaly flags prompt manual review.

Mortgage module

Now: Standard mortgage assumptions (rate, LTV, product fees) baked into ROI/yield and cashflow.

Next: Support for IO vs repayment, ERCs, and live forward rate scenarios. Q3 adds a **live dashboard** with DSCR/ICR visuals and remortgage timing alerts.

Deal discovery (coming Q2)

- **Off-market module:** Agent contact trackers; GDPR-compliant outreach; probate/distress flags; light CRM for cadence.
- **Status watcher:** Tracks portals for new listings, price drops, fall-throughs, and stale stock. Sends pre-analysed alerts filtered by your postcode, price, bed/yield criteria.

Accuracy plan

Output	Metric	Target
Rent bands	Mean % error (MAPE), band hit-rate	$\leq 15\%$ MAPE, 80%+ hit-rate
Refurb totals	Error vs invoices/quotes	$\leq 20\%$ typical variance
EPC match	Correct record rate	$\geq 95\%$ match rate
Yield/ROI	Propagated error bands	Confidence intervals shown in outputs

Improvement loop: feedback at-source, per-area priors, weekly prompt/model tweaks in beta, monthly calibrations post-launch.

Risks & mitigations

- **Data gaps:** Portal HTML/API changes \rightarrow monitoring + fallback scrapers.
- **Model drift:** Market shifts \rightarrow rolling calibration + user feedback.
- **Regional quirks:** Localised markets \rightarrow postcode-level priors + optional fine-tuning.

How to pilot

- Provide **target postcodes** and 10–20 sample links (plus API keys if available).
- We configure your **sources**, run a guided 2–4 week pilot, and deliver analysis packs + alerts.
- No charge until a pilot is live; beta pricing locks in discounts. Custom regional fine-tunes available.

Not (yet)

- Guaranteed valuations or lender terms.
- Replacement for surveys, legal or structural due diligence.
- Final UI polish (that follows once accuracy stabilises).

Call to action

If you value speed, transparency, and a say in shaping the roadmap, join our first beta cohort.

Contact: hello@propvisions.com | propvisions.com