

CREnetics

Revolutionizing the **Commercial Real Estate Ecosystem** with
cutting-edge AI-powered insights



February 26, 2025

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OUR TEAM



**Patrick
Nesselthaler**

- Commercial Real Estate Investment Strategist with Two Decades of Experience
- Only Real Estate Professional in the World with CFA, CAIA, MAI, and CRE Designations
- Valued and Capitalized Billions in CRE Transactions
- Professor Who Keeps It Real (Estate)



**Mitchell
Kemp**

- Held Executive Positions with Oracle, Aerospike, AWS, Unisys and StageGate
- Strong Technical, Sales and Leadership Background
- Global Experience in Financial services, Manufacturing, Technology and M&A
- Innovator with No Hair



**John
Gorgy**

- Data Scientist with Expertise in Private Equity, Biotech & Clinical Trials
- Researcher in Computer Science, Cognitive Science & Oncology
- Contributor to Three Startups Leveraging Data (Silagene, Chronograph, CREnetics)
- Captain Navigating the Roughest Data Lakes



**Ronit
Shahi**

- Fixed Income & Money Markets Trader Managing Interest Rate & Liquidity Risks
- Mathematics & Economics Background with Academic Research in Finance/Economics
- Data Enthusiast Linking Statistical Models All Around the World
- Builder, Building the Most Advanced Models to be Built for Buildings (I'm Confused)



**Mark
Moussa**

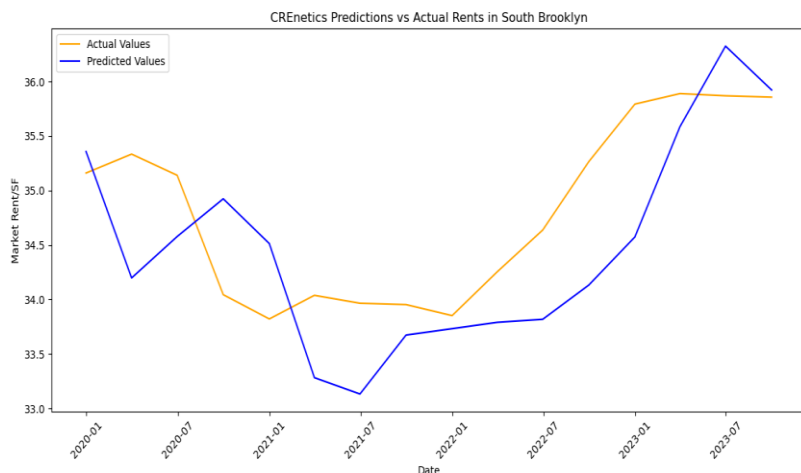
- Earth Science Software Engineer, USF Alum
- Dual Degree in Computer Science & Biomedical Sciences
- Developing AI/ML, AR/VR, and Embedded Systems for Earth Science & Space Travel
- Serious About the Work, Not So Much About Myself

SPACE MARKET VS. TRANSACTION MARKET

- The real estate ecosystem relies heavily on backward-looking **Traditional Indicators**.
- This reliance persists despite McKinsey's finding that 60% of predictive insights stem from **Non-Traditional Indicators**.
- Further amplified by the divergence between the **Space Market** and the **Transaction Market**.

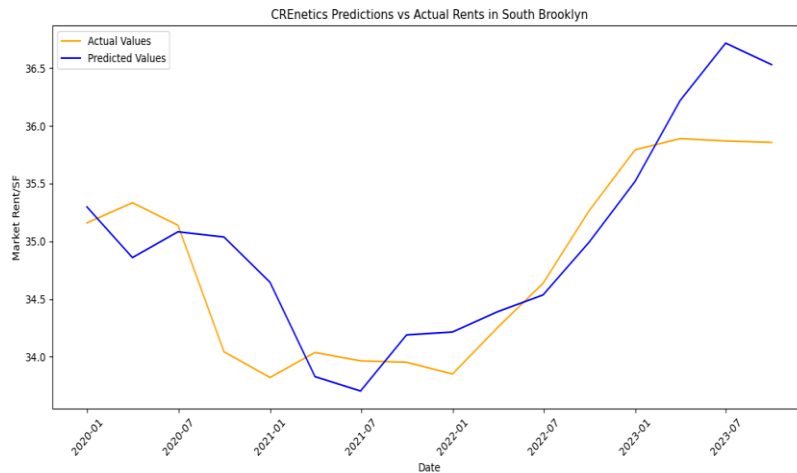
A PRAGMATIC SOLUTION

A highly curated back-end solution, developed through two years of **Applied Research** in collaboration with two of the **World's Largest Industry Data Providers**



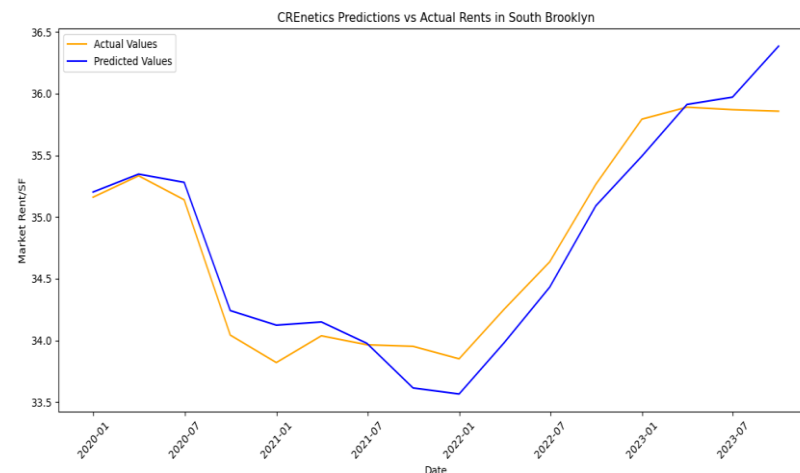
Traditional

MAE: 0.619
R²: 0.172



One Non-Traditional

MAE: 0.387
R²: 0.630



Three Non-Traditional + Residual Demand Construct

MAE: 0.190
R²: 0.910

Date range

Historic Range

From

To

Projected Range

From

To

Markets

All

Geo Code

xx - xxxxxx

Zip Code

40018

By Market

Search

Data Sources

Population Data

Climate Data

Crime Data

Insurance Data

Source five

Source six

Source seven

Source eight

Range Available

2002

2020

Data Models

Model One

Model Two

Model Three

Model Four

Model Five

CREneticsGPTt

Estimated Time

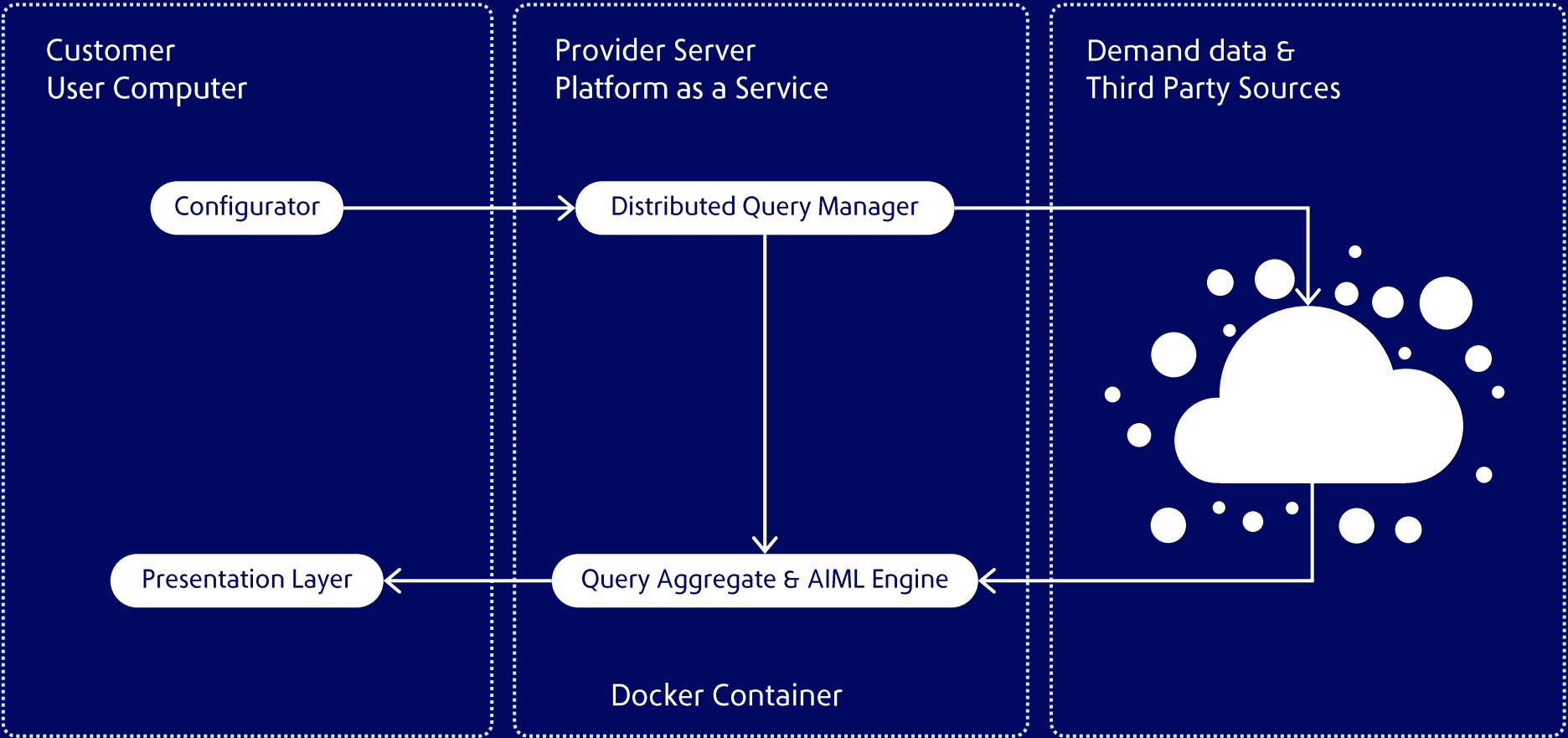
Analysis of your results

3 minutes

Continue

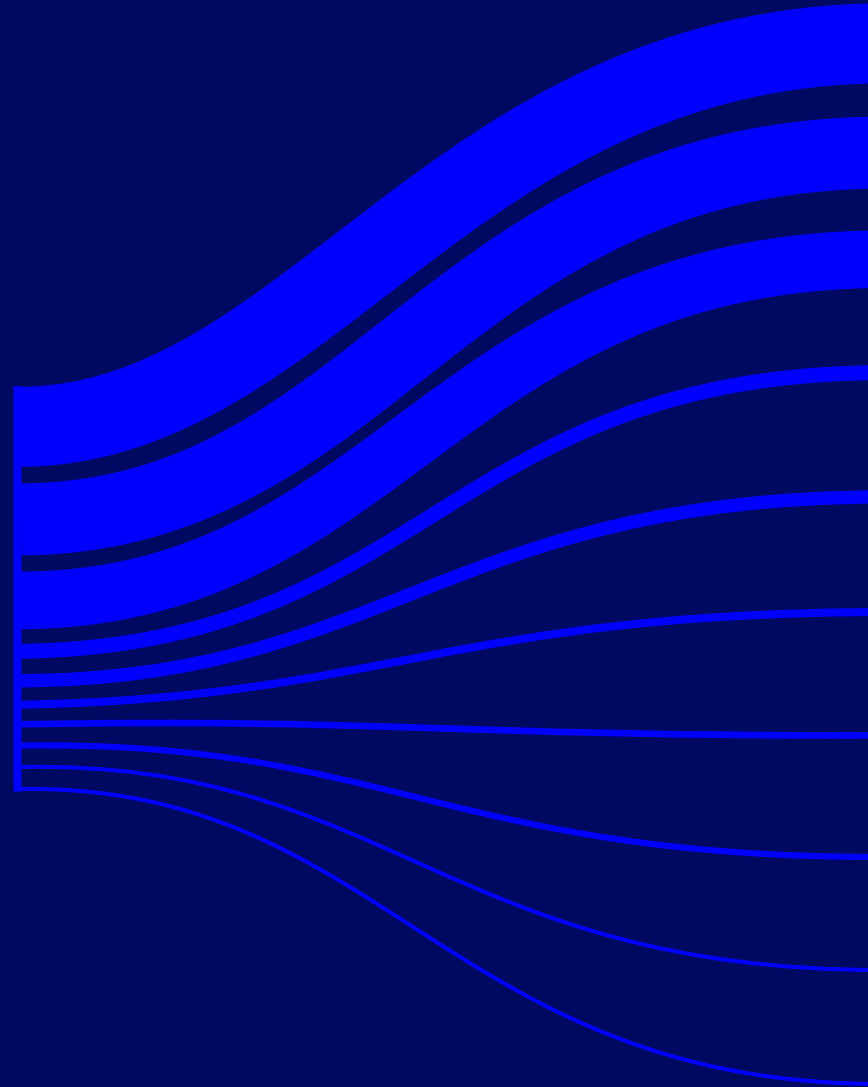
PLATFORM ARCHITECTURE

No Customer Data
Leaves the Providers
Environment



TOTAL ADDRESSABLE MARKET

\$1,850,000,000



FRANCHISEES

500,000 x 10% = 50,000

BROKERS & AGENTS

450,000 x 40% = 180,000

PROPERTY MANAGERS

361,000 x 10% = 36,100

FACILITIES MANAGERS

94,000 x 20% = 18,800

APPRAISERS

83,900 x 50% = 41,950

BANKERS

50,000 x 25% = 12,500

DEVELOPERS

42,500 x 25% = 10,625

URBAN PLANNER

39,000 x 20% = 7,800

TAX CONSULTANTS & ASSESSORS

25,000 x 25% = 6,250

ANALYSTS & RESEARCHERS

25,000 x 30% = 7,500

GO-TO-MARKET STRATEGY

STRATEGIC PROGRESS

- Under NDA (effective 1/29/25) with one of our applied research data partners
- Engaging with senior leadership teams from a Top 20 Public Accounting Firm to a Top 10 Consulting Firm
- First in Prop-Tech to launch a deep learning forecasting tool and an industry-trained LLM

EXPANDING REACH

- Partnering with A.CRE to drive widespread adoption
- Collaborating with Yum!'s Center for Global Franchise Excellence
- Working in partnership with Johns Hopkins on "Property Insurance & Extreme Weather"

MONETIZATION STRATEGY

- Data Partners
- Go-To-Market Partners
- Selling through existing B2B service providers or direct B2B

Thank You