

Know what can change the property before the market does.

Intelligence Desk turns fragmented public records, client-authorized property documents and dated market evidence into clear decisions for residential and commercial real estate.

THE DECISION	THE RECORD	THE ACTION
Define the property, intended use, capital at risk and deadline.	Connect ownership, restrictions, approvals, physical conditions, operations and surrounding activity.	State what is verified, what remains unknown, what changes value and what must happen next.

Built for consequential property decisions.

Residential estates | Commercial assets |
Development sites | Portfolios | Public works

WHAT THE ENGINE DOES

A property can look simple while its controlling record is not. Intelligence Desk gives owners, buyers, brokers, developers, lenders and institutions a disciplined way to find the facts that can change value, feasibility, negotiation, timing or exit.

intelligencedesk.ai/real-estate

FULL OPERATING SCOPE

The entire property system, connected.

The work applies to one address, a development site, an assemblage, a portfolio or a defined geography. Every assignment begins with a real decision, not a generic data pull.

Ownership and control Transfers, entity relationships, recorded interests, debt, assignments, liens, taxes and assessments.	Zoning and land use Permitted uses, density, height, setbacks, overlays, future land use, planned developments, variances and approval paths.
Covenants and instruments Declarations, amendments, easements, access rights, shared parking, use restrictions, development agreements and releases.	Tenants and operations Lease and tenant changes, vacancy, rollover, occupancy and operating evidence when public or lawfully client-supplied.
Entitlements and construction Applications, site plans, conditions, permit status, inspections, commencement, completion and certificates.	Physical and infrastructure Access, utilities, power, traffic, parking, stormwater, flood, wetlands, environmental conditions and public capital.
Market and surroundings Adjacent development, competing supply, neighborhood changes, infrastructure projects and public decisions.	Change over time A dated baseline followed by verified alerts showing the old state, new state, consequence and next trigger.

VALUE IS NOT A SINGLE NUMBER

Intelligence Desk does not issue an appraisal. It identifies the events, rights, restrictions, operating changes and surrounding forces that can support, impair or redirect value. Legal, appraisal, engineering, title and brokerage determinations remain with the correct licensed professional.

From search to continuous watch.

01 FIND A SITE Screen a property universe for a defined use. Remove fatal sites. Rank the survivors. USE Commercial facilities, entertainment, medical, school, private club, industrial, hospitality and mixed-use programs. OUTPUT Program envelope; site universe; knockout register; shortlist; approval clock; professional confirmation plan.	02 EVALUATE A PROPERTY Reconstruct the controlling record before acquisition, listing, financing, redevelopment or major capital work. USE High-value residences, commercial assets, development sites, assemblages and complicated listings. OUTPUT Property baseline; restriction and entitlement review; risk register; value-changing facts; action posture.
03 MONITOR AN ASSET Record the current state, then detect material change across the property and surrounding territory. USE Owners, buyers under contract, family offices, lenders, developers and institutions. OUTPUT Verified alerts; monthly baseline; covenant, permit, tenant, ownership, debt and adjacent-activity watch.	04 VERIFY DELIVERY Determine whether plans, funding, public works and development commitments were actually carried through. USE Projects affected by government, foundations, infrastructure, incentives, redevelopment or nearby construction. OUTPUT Promise-to-performance record; funding and contract chain; schedule changes; delivery gaps; next public decision.

EVERY PRODUCT STATES			
01	02	03	04
What is verified	What remains unknown	What could stop the decision	What must happen next

Decision support for difficult property files.

The engine strengthens the factual basis beneath a live property or portfolio decision. Each engagement begins with the property, the decision, the deadline and the fact that could stop the work.

DECISION OWNER	INTELLIGENCE DESK CONTRIBUTION
Owners and private clients	Track restrictions, construction, access, infrastructure and neighboring activity that can change ownership experience or value.
Brokerages and advisors	Strengthen pre-listing research, buyer diligence, specialized searches and high-value client coverage without replacing licensed judgment.
Developers and operators	Reconstruct control, entitlements, easements, utilities, parking, timing and other failure points before resources are committed.
Investors and lenders	Identify ownership, debt, tax, tenant, permit and operating changes that can alter risk, timing, financing or exit.
Family offices and institutions	Maintain a source-backed watch over one asset, a portfolio or the territory surrounding a major holding.
Civic and public decisions	Verify whether plans, grants, appropriations, contracts, construction and promised outcomes were actually delivered.

ONE PROPERTY. ONE DECISION. ONE DEADLINE.

Scope, timing and fee are defined after the property, decision, evidence boundary and deadline are established. The work succeeds only if it produces facts or structure that improve a real decision.

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Boundaries: Intelligence Desk is not a brokerage, appraisal, law, title, architecture, engineering, environmental, insurance, tax or investment-advisory service. It organizes evidence, separates fact from inference and identifies the missing professional determination.