



REI TRANSACTION MASTERY

RTM Deal Master

Complete Feature Overview

The only real estate investor platform with 17 deal types, a built-in repair estimator, an AI Strategy Advisor, a done-for-you Offer Generator, 40+ seller scripts, and lender-ready pitch deck export — all under one roof.

Analyze Smarter. Structure Better. Close with Confidence.

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17

DEAL TYPES

9

EXPERT MODULES

40+

SELLER SCRIPTS

70+

CITY COST INDEXES

4

BUILT-IN AI ASSISTANTS

Analyze & Estimate

MODULE 1 — DEAL ANALYZER

Analyze any real estate deal in seconds using bank-grade decimal math. Supports 17 deal types with a full suite of financial metrics, 3-scenario engine, sensitivity analysis, amortization schedule, and 4 interactive charts.

17 deal types: Wholesale, Fix & Flip, BRRRR, Buy & Hold, Subject-To, Seller Finance, Wrap, Lease Option, Land Contract, Mobile Home, Multi-Family, Self-Storage, Industrial, Land, New Construction, Note Buying, Commercial

Financial metrics: CoC Return, IRR, NOI, DSCR, Cap Rate, GRM, MAO, Break-even Occupancy, Net Profit, Equity Multiple, Cash Flow, Amortization

Bear / Base / Bull 3-scenario engine — instantly compare optimistic and conservative projections

Live property lookup: rent, value & comps from any address

One-click Letter of Intent PDF, offer pre-filled from your numbers

Shareable report links for partners & lenders — no login needed

Export a branded Deal Analysis PDF with all metrics, scenarios, and charts

MODULE 2 — REPAIRIQ ESTIMATOR (ONLY PLATFORM WITH THIS BUILT IN)

Get an all-in repair budget fast — down to the exact materials list. Snap photos and let AI identify the repairs, run a condition-based Quick Estimate, or build it Room-by-Room across 68 line items — complete with a materials shopping list, labor hours, and city cost multipliers for 70+ markets.

AI Photo Analysis: upload room photos, AI scopes the repairs

Materials Shopping List: exact items, quantities & labor hours per room

Quick mode in < 60 seconds, or itemize 68 lines Room-by-Room

70+ city cost multipliers built in — no paid API required

Auto risk flags: lead paint (pre-1978), knob-and-tube wiring (pre-1950), aging roof

Export a branded Scope of Work PDF and Materials Shopping List PDF

Market Intelligence & Pipeline

MODULE 3 — ZIP CODE INTELLIGENCE

Know your market before you make an offer. Pull live data from 4 sources in a single ZIP lookup — demographics, rents, vacancy, unemployment, and a Market Score 1–100.

Census ACS: population, median household income, renter %, median age, 1-year population growth

HUD Fair Market Rents: 1BR, 2BR, 3BR, 4BR updated annually for every ZIP

RentCast: average rent, rent growth %, days on market, vacancy rate (live rental comps)

Market Score 1–100 + Grade A/B/C/D — instant go/no-go signal

Save any ZIP to your Watched Markets list; compare up to 3 ZIP codes side by side

MODULE 4 — DEAL TRACKER

Never lose a deal to disorganization. Track every property from first contact through closing with a 7-stage pipeline, activity log, and direct links to your saved analysis and repair estimate.

7-stage pipeline: Lead ' Analyzing ' Offer Made ' Under Contract ' Due Diligence ' Closing ' Closed

Inline stage updates — change stage without leaving the list view

Timestamped activity log with Ctrl+Enter shortcut for fast note entry

Pre-fills from Deal Analyzer results (address, offer price, ARV, estimated profit)

MODULE 5 — WHOLESALE DEAL SCREENER

Screen any wholesale deal in 30 seconds. Get the MAO, a Hot/Warm/Cold deal score, and a profit table — then hand the buyer a one-page PDF.

$MAO = ARV \times (1 - \text{Buyer Margin}\%) - \text{Repairs} - \text{Assignment Fee} - \text{Closing Costs}$

Deal Score: Hot (asking e10% below MAO), Warm (at/near MAO), Cold (asking above MAO)

Profit table at 7 purchase price points centered on MAO — MAO row highlighted

Export a branded one-page Wholesale Buyer PDF (address, score, metrics, profit table)

AI Strategy & Seller Outreach

MODULE 6 — STRATEGY ADVISOR (AI-POWERED)

Not sure whether to wholesale, flip, BRRRR, or hold? Enter the numbers and your #1 goal — the Strategy Advisor scores all 7 strategies and tells you which fits best, and why.

Ranks Wholesale, Fix & Flip, BRRRR, Buy & Hold, Subject-To, Seller Finance & Lease Option

Weighted to YOUR goal: quick cash, cash flow, long-term wealth, or low money down

Filters out strategies your available cash can't fund

AI explains the pick in plain English + branded Strategy Recommendation PDF export

MODULE 7 — OFFER GENERATOR (NEW · AI-POWERED)

Turn one seller conversation into three written offers — cash, seller finance, and lease option — with the exact words to present each one. Tell it the seller's situation; it tells you the strategy.

Three seller-ready offers from six numbers + the seller's story

AI writes the pitch: headlines, talking points & objection handlers

Tells you which offer to lead with — and why

Branded PDF report to bring to the appointment (or email it)

MODULE 8 — SCRIPT VAULT (40+ SCRIPTS)

Word-for-word seller scripts for 8 situations — inherited, pre-foreclosure, tired landlord, divorce and more — across every touchpoint from cold call to appointment. Plus every script your deals generate, saved automatically.

8 seller situations × cold call, voicemail, text, follow-up & appointment

32 objection handlers with word-for-word responses

Every Offer Generator run auto-saves its scripts to your vault

Search and filter by seller situation or offer type

AI Assistant & Lender-Ready Exports

MODULE 9 — AI DEAL ASSISTANT (NO COMPETITOR OFFERS THIS)

An in-app Claude AI assistant available on every screen. Ask about any formula, any deal type, any module — or ask it to explain the specific deal you just ran.

Context-aware: 'Why is my DSCR low?' — analyzes your live deal numbers

Knows all 17 deal types, all financial formulas, all 9 modules

Powered by Claude Haiku — fast, accurate, built for real estate Q&A

40 messages per day included in every subscription

Available on every dashboard screen via floating chat bubble

Privacy-first: conversations are not stored

BONUS — FINANCING PITCH DECK EXPORT (NO COMPETITOR OFFERS THIS)

Generate a lender-ready slide deck from any saved deal — in seconds.

Choice of format: PowerPoint (.pptx) OR PDF slides — user picks at export time

5 slides: Cover, Key Numbers, Full Metrics, Scenario Analysis, The Ask

White-label: use YOUR company name, logo, brand color, and contact info

Powered by Scale AI Pros™ attribution in the footer of every slide

17 Deal Types Supported

- Wholesale
- Fix & Flip
- Buy & Hold
- BRRRR
- Subject-To
- Seller Finance
- Wrap Mortgage
- Lease Option
- Land Contract
- Mobile Home
- Multi-Family
- Self-Storage
- Industrial
- Land
- New Construction
- Note Buying
- Commercial

FINANCIAL FORMULAS — ALL CALCULATED BY RTM

Cap Rate = $\text{NOI} / \text{Purchase Price} \times 100$	GRM = $\text{Purchase Price} / \text{Annual Gross Rent}$
$\text{NOI} = \text{Gross Rent} - \text{Vacancy Loss} - \text{Operating Expenses}$	$\text{MAO} = \text{ARV} \times (1 - \text{Buyer Margin}\%) - \text{Repairs} - \text{Fees}$
$\text{Cash Flow} = \text{NOI} - \text{Debt Service}$	IRR = Internal Rate of Return (10-year projection)
$\text{CoC Return} = \text{Annual Cash Flow} / \text{Total Cash Invested} \times 100$	$\text{Break-even Occupancy} = (\text{OpEx} + \text{Debt}) / \text{GPR} \times 100$
DSCR = $\text{NOI} / \text{Annual Debt Service}$	Equity Multiple = $\text{Total Return} / \text{Equity Invested}$

RTM VS. THE COMPETITION

PLATFORM	PRICE	DEAL TYPES	REPAIR EST.	AI ASSISTANT	PITCH DECK
RTM Deal Master	~\$67–197	17	Built-in	Included	PPT + PDF
DealCheck	\$10–20/mo	6			
BiggerPockets Pro	\$32/mo	5			
REIpro	\$99/mo	8			
Realeflow	\$125+/mo	6			
PropStream	\$99/mo	4			
Mashvisor	\$49–199/mo	3			

Based on publicly available pricing and feature listings. Subject to change.

One Subscription. Everything You Need.

RTM Deal Master is the only platform where your repair estimate feeds your deal analyzer, your deal analyzer builds your lender pitch, and an AI assistant explains your numbers live — all without leaving a single tab. Every module is connected. Every number is accurate. Every deal is covered.

reidealmasterapp.com

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