BUSINESS AUTOMATION FOR COMMERCIAL BROKERAGE

Every lease expires. Every loan matures. Be the broker already in the conversation.

Everborn Productions
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A system that puts every tenant's lease expiration and every owner's loan maturity on a calendar years out, keeps you in touch under your name until the window opens, matches each new listing to the tenants and buyers whose requirements it fits, and watches every date in the LOI, the lease and the PSA.

THE EXPIRATION-TO-CLOSE ENGINE · INCLUDED IN GROWTH

Expiration and Maturity Radar

Every tenant in the broker's target buildings and submarkets gets a record with its lease expiration, square footage and renewal-option notice date (from the broker's own comps, CoStar or Crexi data the client licenses, or public records).

Owner and Tenant Prospecting Cadence

Owners and tenant decision-makers get a multi-year cadence under the broker's name: quarterly market notes the broker approves (lease comps, sale comps, submarket vacancy), an annual check-in, and a touch as each window opens.

Tenant and Buyer Requirement Registry

Every active tenant requirement (size, submarket, use, budget band, move date) and every investor buy box (property type, markets, deal size, cap-rate or yield target the client states, 1031 timing) is kept on file and refreshed by form.

Confidentiality-Gated Offering Flow

For investment sales and confidential leasing assignments: a teaser to matched buyers, the confidentiality agreement e-signed before the offering memorandum or data room is released, open tracking, and call-for-offers and best-and-final dea…

Tour and Activity Loop

Tours booked with the tenant rep or buyer's broker, a feedback request after each tour, and a weekly activity report to the landlord or seller: inquiries, CAs signed, tours, feedback and proposals, compiled for the broker to review and send…

A NEW LEAD'S FIRST HOUR, AFTER THE BUILD

0:00	Lead submits a form, landing page or QR card — lands in the pipeline, tagged by source
0:01	Instant text and email go out under your brand
0:01	Round-robin assigns the next person and notifies them
0:15	Nobody called? Reminder fires, and the owner sees it Monday
Day 1–5	No reply? A short follow-up drip runs, then stops
Sold	Onboarding kicks off on its own, and The Expiration-to-Close Engine takes over

Also in the engine

Co-Broker Registration Desk; Proposal and LOI Tracker; Critical Dates Calendar; Due-Diligence and Closing Document Chase; Closed-Deal Tombstone and Referral Ask.

PACKAGES · ONE-TIME BUILD, THEN FLAT MONTHLY WITH THE PLATFORM INCLUDED, MONTH TO MONTH AFTER 90 DAYS

Launch

$3,500

then $697 / month

- Tracked number, domain and email
- Pipelines in your team's language
- Lead capture with written consent
- Reply in under 60 seconds
- Round-robin with a claim window
- Missed-call text-back

Growth

$6,500

then $1,197 / month

- **Everything in Launch, plus**
- Branded email templates
- Client onboarding
- Invoicing and payment links
- Document and signature chase
- **The Expiration-to-Close Engine**

Full Engine

$9,500

then $1,697 / month

- **Everything in Growth, plus**
- Referral partner program
- Printable partner materials
- Monthly partner statements
- Partner outreach campaign
- Monthly think-tank: custom automations for your team's daily tasks

A marketing coordinator runs about $70,000 a year loaded

A commercial brokerage earns a small number of large fees, and the break-even for this system is a fraction of one of them. We do not publish that fee: commissions vary by deal size, property type, market and agreement, and no public survey gives a reliable figure. **Built and running today:** Snap Credit Fix, a California credit repair company, runs on a system I built for them. It answers leads in under a minute, runs a dealer referral program with QR counter cards and automated monthly statements, and sends a Monday report the president reads first.

NEXT STEP

Book a 20-minute build call.

Email everbornproductions@gmail.com or call (916) 541-3415 with your business name and website. You'll get a one-page brief and a fixed quote within two business days.

Same three prices in every industry, quoted for one location and up to five reps; larger teams are scoped in the brief. Platform included; ad spend and carrier fees billed at cost. Own your platform account already? Take $197 off each monthly. Regulated industries get a compliance review in week one at no charge. Independent builder and platform licensee. Results vary.