

Real Estate

Neighborhood Intelligence for a \$40M Mixed-Use Acquisition

Client: Mid-market real estate investment trust

Challenge

Validate a \$40M mixed-use acquisition by quantifying amenity quality, transit access, hazard exposure, and planned developments within a 15-minute walk.

Approach

- Drew a 1.2 km walking-distance polygon around the parcel.
- Pulled amenities (schools, healthcare, parks, F&B;) and transit stops.
- Layered flood-zone, seismic, and crime overlays.
- Generated AI-written investment briefing with comparable parcels.

Key Metrics

Metric	Value
Amenities within 15 min walk	146
Transit stops in catchment	11
Walkability score	84 / 100
Flood / hazard flags	2 minor
Due-diligence time	3 days (vs. 4 weeks)

Outcome

Investment committee approved acquisition with conditions tied directly to the two hazard flags surfaced by the briefing. Buyer used the report verbatim in lender materials.

This is an anonymized illustrative sample. Figures are representative of typical engagements and do not refer to a specific named customer. Generated by GeoSense AI — Location Intelligence & Geospatial Analytics Platform · <https://geosense.ai>