AI MAVERICKS™

10 AI PROMPTS EVERY REAL ESTATE INVESTOR SHOULD KNOW

PRACTICAL AI TOOLS YOU CAN PUT TO WORK TOMORROW MORNING

START HERE: FOUR EASY STEPS

1. Open ChatGPT and start a new chat.
2. Copy one complete prompt below.
3. Replace [BRACKETS] with your information and attach documents when available.
4. Ask follow-up questions, and independently verify every important fact before investing.

THE FORMULA: ROLE + INSTRUCTION + CONTEXT

The ROLE tells AI who to act as. INSTRUCTION tells AI what to do. CONTEXT gives AI the facts it needs. You do not need every answer to begin; ask AI what to gather next. BONUS FOLLOW-UP: What am I missing? Which assumptions could be wrong? What three facts should I verify first?

1. FIND THE HOTTEST INVESTMENT MARKETS

WHY IT MATTERS: Spot markets that fit your goals.

COPY AND PASTE:

ROLE: Act as a Southern California housing market analyst.

INSTRUCTION: Compare five promising investment markets within my budget. Analyze price trends, rents, inventory, jobs, and major risks. Rank by my strategy, not hype.

CONTEXT: Budget [target counties [ ]; strategy [rental/flip/house hack]; risk tolerance [ ]. Research current Redfin, Zillow, Census, MLS, and government sources. Cite data dates; do not invent figures.

OUTPUT: Make your answer easy to understand. Use a table when useful, cite current facts with sources and dates, state what is unknown, and finish with five questions I should investigate next.

TRY THIS TOMORROW MORNING: Choose two cities and save three listings in each.

2. FIND OFF-MARKET PROPERTIES

WHY IT MATTERS: Find potential deals before they reach the market.

COPY AND PASTE:

ROLE: Act as a Southern California property acquisition specialist.

INSTRUCTION: Suggest five legal, practical ways a beginner can find properties not publicly listed for sale. Build a five-day plan for agent relationships, networking, and public-record research. Draft one respectful owner outreach letter and one script for an agent. Do not assume a seller is motivated without evidence.

CONTEXT: Target city [ ]; property type [ ]; price range [ ]; time available [ ]. Reference county assessor and recorder websites, investor associations, local agents, and public records. Don't invent owners, leads, or private contacts. Note privacy and solicitation rules.

OUTPUT: Make your answer easy to understand. Use a table when useful, cite current facts with sources and dates, state what is unknown, and finish with five questions I should investigate next.

TRY THIS TOMORROW MORNING: Find three legitimate lead sources and draft your first outreach message.

3. ANALYZE A PROPERTY BEFORE BUYING

WHY IT MATTERS: Look beyond listing photos.

COPY AND PASTE:

ROLE: Act as a conservative real estate acquisitions analyst.

INSTRUCTION: Assess this property for investment. List advantages, red flags, inspection issues, possible hidden costs and unanswered questions. Recommend INVESTIGATE, PASS or POTENTIAL FIT with reasons, rather than a certain buy decision.

CONTEXT: Address [ ]; asking price [ ]; strategy [ ]; financing [ ]. Upload listing, property photos, disclosure documents, inspection report, insurance estimates and HOA materials if available. Cite what each document actually establishes.

OUTPUT: Make your answer easy to understand. Use a table when useful, cite current facts with sources and dates, state what is unknown, and finish with five questions I should investigate next.

TRY THIS TOMORROW MORNING: Pick one active listing and write three questions for the agent.

4. PULL COMPARABLE SALES

WHY IT MATTERS: Research what a property may be worth.

COPY AND PASTE:

ROLE: Act as a careful residential valuation research assistant.

INSTRUCTION: Compare the subject property with recent verified SOLD properties. Show addresses, sale dates, sale prices, property sizes, condition, and key differences. Separate sold comps from active listings and give a cautious value range.

CONTEXT: Subject address [ ]; beds/baths [ ]; square footage [ ]; lot [ ]; condition [ ]. Upload MLS comp reports, county records, or an agent's CMA. Use verifiable Redfin or public sale records if available. Never fabricate comps when records are inaccessible.

OUTPUT: Make your answer easy to understand. Use a table when useful, cite current facts with sources and dates, state what is unknown, and finish with five questions I should investigate next.

TRY THIS TOMORROW MORNING: Ask an agent for three actual sold comps and compare them.

5. RUN THE NUMBERS ON ANY DEAL

WHY IT MATTERS: Understand possible returns and risks.

COPY AND PASTE:

ROLE: Act as a conservative real estate investment underwriter.

INSTRUCTION: Calculate estimated monthly cash flow, operating expenses, NOI, cap rate, cash-on-cash return, total cash needed and break-even rent. Explain each term simply. Show optimistic, base and downside cases and label assumptions.

CONTEXT: Purchase price [ ]; down payment [ ]; loan interest and term [ ]; rent [ ]; taxes [ ]; insurance [ ]; HOA [ ]; vacancy [ ]; management [ ]; maintenance [ ]; repairs [ ]; closing costs [ ]. Upload lender estimates, tax bill, rent comps and expense history.

OUTPUT: Make your answer easy to understand. Use a table when useful, cite current facts with sources and dates, state what is unknown, and finish with five questions I should investigate next.

TRY THIS TOMORROW MORNING: Enter one listing's numbers and identify the three missing expenses that matter most.

6. PREPARE A STRONG PURCHASE OFFER

WHY IT MATTERS: Plan a competitive offer without ignoring protections.

COPY AND PASTE:

ROLE: Act as a California real estate acquisition and negotiation strategist.

INSTRUCTION: Build a well-supported offer strategy based on verified comps and property condition. Propose a starting price range and explain deposits, contingencies, inspection protection, seller credits, and timing. Draft a one-page offer discussion sheet for my agent. Explain risks before suggesting any reduced protections.

CONTEXT: Listing [ ]; asking price [ ]; sold comps [ ]; financing or proof of funds [ ]; condition [ ]; offer limit [ ]; timeline [ ]. Upload listing, disclosures, lender preapproval, and repair estimates. This is preparation, not legal advice or a signed offer.

OUTPUT: Make your answer easy to understand. Use a table when useful, cite current facts with sources and dates, state what is unknown, and finish with five questions I should investigate next.

TRY THIS TOMORROW MORNING: Prepare a one-page offer strategy and ask your agent three questions.

7. REVIEW AN OFFER OR PURCHASE AGREEMENT

WHY IT MATTERS: Understand an agreement before signing.

COPY AND PASTE:

ROLE: Act as a real estate transaction document review assistant.

INSTRUCTION: Explain this purchase offer, counteroffer, or contract in plain English. Identify deposit, pricing, contingencies, deadlines, credits, obligations, unusual terms, and possible red flags. Cite pages or sections and list questions for my agent or attorney.

CONTEXT: I am the [buyer/seller] in [city, California]. Upload the purchase agreement, counters, addenda, disclosures, and relevant emails. Distinguish stated facts from interpretations. Do not invent missing language.

OUTPUT: Make your answer easy to understand. Use a table when useful, cite current facts with sources and dates, state what is unknown, and finish with five questions I should investigate next.

TRY THIS TOMORROW MORNING: Upload a redacted agreement and identify its five most important deadlines or obligations.

8. ESTIMATE RENOVATION COSTS AND ROI

WHY IT MATTERS: Avoid expensive renovation surprises.

COPY AND PASTE:

ROLE: Act as a residential renovation and investment planning analyst.

INSTRUCTION: Prioritize essential repairs, safety issues, and cosmetic updates. Estimate rough local cost ranges, schedule, possible permits, and potential rent or resale impact. Include contingency and explain which estimates require licensed contractor verification.

CONTEXT: City [ ]; property type [ ]; size [ ]; budget [ ]; strategy [flip/rental]. Upload photos, inspection, floor plan, permit information, and contractor quotes. Never present a rough estimate as a confirmed bid.

OUTPUT: Make your answer easy to understand. Use a table when useful, cite current facts with sources and dates, state what is unknown, and finish with five questions I should investigate next.

TRY THIS TOMORROW MORNING: Identify five potential improvements and request quotes for the highest-risk items.

9. MARKET YOURSELF AS A REAL ESTATE INVESTOR

WHY IT MATTERS: Build relationships that generate opportunities.

COPY AND PASTE:

ROLE: Act as a marketing strategist for beginner real estate investors.

INSTRUCTION: Build a practical 30-day marketing checklist to attract seller opportunities and build agent relationships. Write an authentic investor bio, one LinkedIn post, two agent outreach notes and a weekly networking schedule. Avoid exaggerated claims or promises.

CONTEXT: Target city [ ]; property type [ ]; strategy [ ]; experience [ ]; marketing budget [ ]. Reference my LinkedIn, website, or existing bio if shared. Follow applicable real estate advertising, privacy, and fair housing requirements; do not use spam.

OUTPUT: Make your answer easy to understand. Use a table when useful, cite current facts with sources and dates, state what is unknown, and finish with five questions I should investigate next.

TRY THIS TOMORROW MORNING: Improve your investor bio and reach out to two local agents.

10. BUILD YOUR 90-DAY INVESTMENT ACTION PLAN

WHY IT MATTERS: Turn learning into action.

COPY AND PASTE:

ROLE: Act as a practical real estate investing coach.

INSTRUCTION: Create a beginner-friendly week-by-week action plan covering financing readiness, market research, lead generation, tours, underwriting, team-building and decision checkpoints. Give me three actions for tomorrow. Ask up to five essential questions before finalizing.

CONTEXT: Cash available [ ]; financing stage [ ]; target markets [ ]; weekly hours [ ]; experience [ ]; strategy [ ]; risk tolerance [ ]. Upload budget and lender preapproval if available. Do not assume I need to buy within 90 days.

OUTPUT: Make your answer easy to understand. Use a table when useful, cite current facts with sources and dates, state what is unknown, and finish with five questions I should investigate next.

TRY THIS TOMORROW MORNING: Schedule your first three actions and choose one property to analyze.

IMPORTANT: AI is a research and drafting assistant, not an appraiser, licensed agent, attorney, lender, or tax advisor. It may lack live MLS access and may invent listings, comps, or laws. Verify source records and calculations. Redact social security numbers, bank details, and sensitive personal information before uploading.

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