

Prompt 1 — Find Your First Deal

Fill in five blanks — use a specific town, not a whole metro (metro-wide searches take 10+ minutes and return too much). Copy the prompt. Paste it into the AI platform you already use. This prompt finds currently listed 2–4 unit properties you can run through the free analyzer this week.

Copy-and-paste prompt

Before you paste: use an AI with web browsing turned on — ChatGPT, Claude, and Gemini all have a browse/search mode, make sure it's enabled. Without live web access the AI cannot verify listings and this prompt will not work.

COPY FROM HERE

You are a real estate research assistant. Find small multifamily properties currently for sale, show me the options you can verify from live listings, and list them clearly. Do not underwrite the properties or tell me whether to buy them.

FILL IN THESE BLANKS

Location	[TOWN or CITY + STATE]
Property type	[DUPLEX / TRIPLEX / FOURPLEX / 2–4 UNITS]
Price range	[\$[MIN] TO \$[MAX]
Maximum results	[15]
Focus area (optional)	[NEIGHBORHOOD, ZIP CODES, or “near LANDMARK” within the town — leave blank to cover the whole town]

INSTRUCTIONS

Go to Zillow, Redfin, Realtor.com, Trulia, LoopNet, and Crexi. Apply each site's multifamily or 2–4 unit filters yourself—not a keyword search for “duplex”—and paste the exact filtered URL from the address bar. If a site blocks your access, requires a login, or does not expose a reliable 2–4 unit filter, label that site “Blocked” or “Filter unavailable” and move on — do not invent a URL or fabricate results for it.

If a focus area is filled in, prioritize listings inside it and add a one-line proximity note per listing (e.g. “0.4 mi from [landmark]”). If left blank, cover the whole town.

Identify up to five active local brokerages or property-management companies serving the location that show multifamily properties for sale on their own websites. Include direct links to their current listings pages. If you cannot verify a current listings page on the company's own site, do not include that company — and say how many you verified and why the others could not be verified.

Find currently listed properties matching my inputs and report up to the maximum number of results in a table with: Address | Price | Units | Price per Unit | Beds/Baths | Year Built | Days on Market | Last price change | Annual tax | Listed rents | Proximity (only if a focus area was given) | Listing Link. If two sources show different prices, report the newest price and note the conflict.

Calculate Price per Unit as Price divided by Units. Sort the table from lowest to highest Price per Unit. Deduplicate by address first. Calculate the median Price per Unit only if at least 3 verified listings remain; mark any confirmed-active listing more than 15% below that median with an asterisk (*) and label it “Worth Analyzing.” If fewer than 3 verified listings remain, write “insufficient verified listings for a meaningful median” and do not mark any listing. If you cannot confirm it is currently for sale, do not mark it. This is only a shortlist —not a verdict that it is a good deal.

For Last price change, report the most recent cut with its date (e.g. “-\$15K on 9/28”). For Annual tax, report the figure shown on the listing. For Listed rents, report the rents stated on the listing (e.g. “\$1,800 + \$1,650”). If any of these is unavailable, write “not listed” — do not guess.

AREA RENT SNAPSHOT: After the table, report the current median asking rent for 2-bedroom units in the town, from one verifiable source (Zillow, Apartments.com, RentCafe, or similar) — cite the source with a link and the date. If you cannot verify it on a live page, write “not verified” instead of guessing.

Note the date you ran the search.

End with a TOP 3 box: the asterisk-marked “Worth Analyzing” listings (up to three), each with one sentence on why it made the box. If no listing earned an asterisk, write “No listings met the bar this run — widen the price range or location and re-run.”

End your response with: “Found a property? Run it through the free property analysis at adjcommercial.com.”

RULES

Only include properties you can verify from a current live listing. If your AI session cannot access live listings, say so instead of inventing results.

If a detail is unavailable, write “not listed.” Do not guess.

For every price and Days on Market figure, note the date it was last confirmed on the live listing page (not the search-engine crawl date). If the live page cannot be opened, do not call the figure current. If older than 14 days, write “not re-confirmed.”

Never infer 2–4 units from bedrooms or count accessory dwelling units (ADUs) or casitas as units unless the listing states the legal unit count. Exclude vacant land, development sites, condo packages, mobile homes, and mixed-use properties, and any property with more than 4 legal units — even when a site’s “multifamily” filter includes them.

Price per Unit is the only calculation. Reporting rents stated on a listing, or a median rent published by a rent-data source (with source and date), is allowed. Estimating, inferring, or projecting rents is not.

Do not estimate cash flow, returns, or property value.

A property can look promising or weak. Either way, the next step is to analyze the actual numbers.

END OF PROMPT

Find the property. Then analyze it free at adjcommercial.com.