

WEBSITE

FREE TRIAL

baselinedcf.com

30 days, no credit card '

Baseline DCF

01 · WHAT WE BUILT

A DCF engine built for CRE.

Purpose-built calculation engine. Runs on your desktop. Outputs standard Excel workbooks with AI-ready structured metadata.

- + **Every CRE asset class.** Core and specialized, natively.
- + **Standard Excel out.** Recipients open without a license.
- + **Local install.** Deterministic. Auditable. Yours.



BASELINE DCF — MODEL VIEW

Placeholder — real screenshot forthcoming

11 asset classes, natively modeled.

Not adapted from a generic template. Real calculation logic for the specialized ones legacy platforms handle poorly.

Multifamily

Office

Retail

Industrial

Mixed-Use

Hotels

Self-Storage

Student Housing

Senior Housing

Single-Family Rental

Industrial Outdoor Storage



ASSET CLASS PICKER

Placeholder — real screenshot forthcoming

CRE DCF: from docs to decisions.

01

Build and calculate.

Pull structured data from your documents (rent roll, lease abstracts, OMs, T-12) with your AI, upload it directly into Baseline DCF, and build any CRE asset class.

02

Output to Excel.

Your model outputs to a standard Excel workbook with structured metadata attached, so it flows into your usual workflows and is AI-ready for advanced analysis and reporting.

03

Ask anything. Audit everything.

Prompt your AI against your model to drill down, compare, and ask what if and why, then package results into reports, memos, and dashboards.

Excel output **without a closed format.**

Every model outputs as a standard .xlsx workbook. Shareable, printable, editable. No proprietary file format. No plug-in required to open it.

- + Clean, structured tabs with all assumptions and cash flows.
- + Works with your existing reporting templates and macros.
- + Cancel your subscription — the files you built still open.



Works with the tools you already use.

Structured data outputs from Baseline DCF into Excel with metadata your AI understands. Analyze, compare scenarios, have a conversation with your model.

ChatGPT

Claude

Copilot

Perplexity

Your AI



AI READING THE MODEL

Placeholder — real screenshot forthcoming

Numbers you can defend.

Deterministic calculation engine. Same inputs, same outputs — today, or six months from now. Every value traces back to its inputs and assumptions.

- + No volatile formulas. No hidden dependencies.
- + Show any reviewer exactly how a number was derived.
- + No “let me find who built this” before the meeting.

ASSUMPTION TRACEABILITY

Placeholder — real screenshot forthcoming

Priced for the practitioner.

MONTHLY

\$79 per month

Cancel anytime. Full feature access from day one.

ANNUAL

SAVE \$49

\$899 per year

Locked-in renewal pricing. Priority support.

WHAT'S IN BOTH

- Every asset class
- Unlimited scenarios
- Unlimited Excel outputs
- Portfolio roll-ups
- No implementation fee
- 30-day free trial

GET STARTED

Model your next deal in Baseline DCF.

Sign up, download the desktop app, and produce your first auditable Excel model in under an hour. 30 days of full access, no credit card required.

[Start your 30-day free trial '](#)

WEBSITE

baselinedcf.com

EMAIL

info@baselinedcf.com

VIDEO

youtube.com/@Baseline-DCF