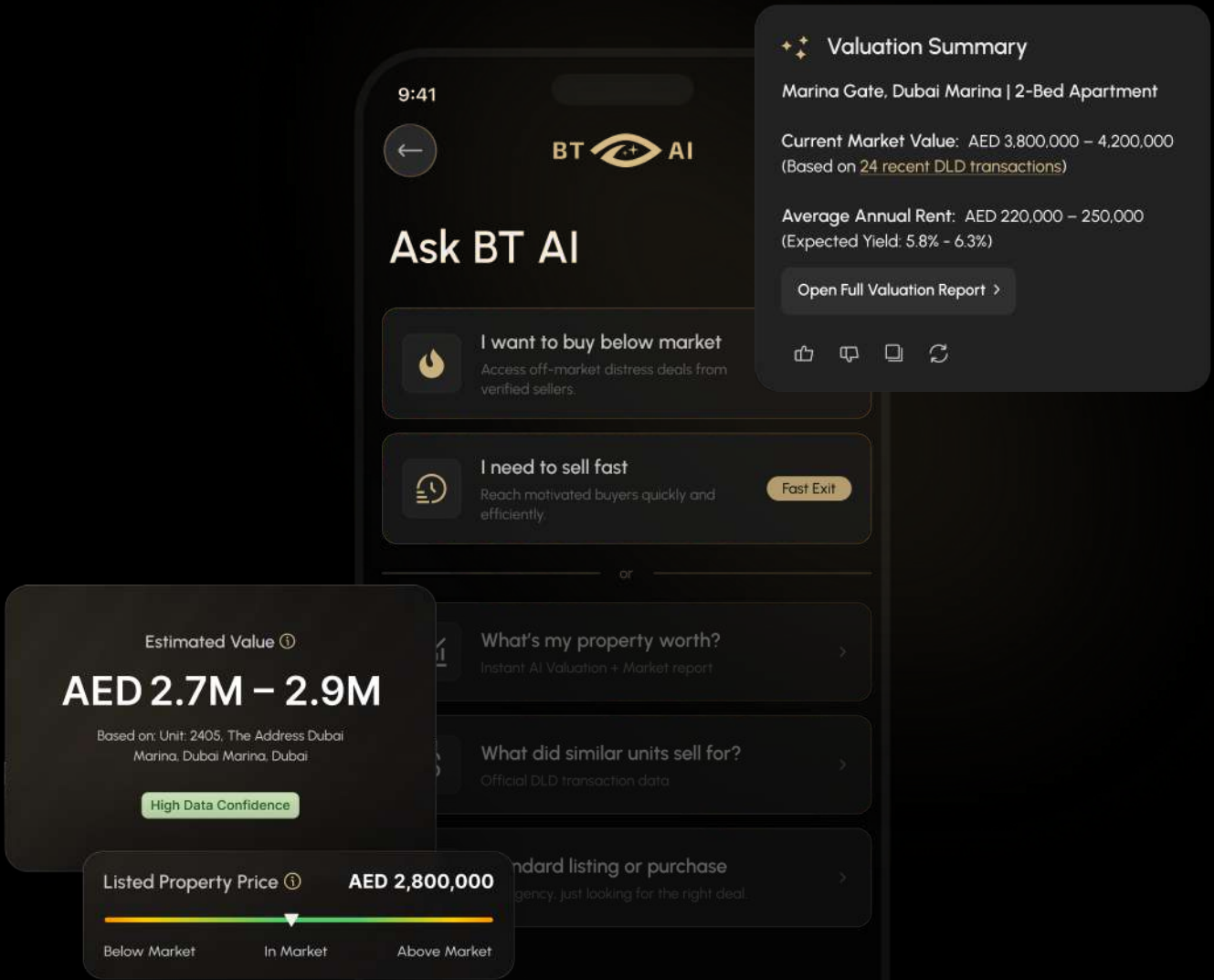


BT AI Broker Terminal Investor Guide

Mobile App · v1.0 · April 2026



The screenshot displays the BT AI Broker Terminal mobile app interface. At the top, the time is 9:41. The app header includes a back arrow, the BT AI logo, and the text "Ask BT AI". Below the header, there are three main service cards: "I want to buy below market" (with a flame icon and text "Access off-market distress deals from verified sellers."), "I need to sell fast" (with a clock icon and text "Reach motivated buyers quickly and efficiently."), and "What's my property worth?" (with text "Instant AI Valuation + Market report"). A "Fast Exit" button is visible next to the second card. Below these is another card "What did similar units sell for?" (with text "Official DLD transaction data"). At the bottom, a card "Standard listing or purchase" (with text "Agency, just looking for the right deal.") is partially visible.

Valuation Summary
Marina Gate, Dubai Marina | 2-Bed Apartment
Current Market Value: AED 3,800,000 – 4,200,000
(Based on 24 recent DLD transactions)
Average Annual Rent: AED 220,000 – 250,000
(Expected Yield: 5.8% - 6.3%)
Open Full Valuation Report >

Estimated Value
AED 2.7M – 2.9M
Based on: Unit: 2405, The Address Dubai Marina, Dubai Marina, Dubai
High Data Confidence

Listed Property Price **AED 2,800,000**
Below Market In Market Above Market

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What is BT AI for Investors & Owners

Every day, Dubai property owners and investors make decisions based on incomplete information — agent estimates, outdated listings, and no visibility into what the market is actually doing right now.

BT AI was built to change that. A direct access point to the Dubai real estate market, powered by AI and grounded in real DLD transaction data. Whether you're looking to buy below market, exit a property fast, or simply understand what your unit is worth — BT AI gives you the data and the tools to act with confidence.

Buy Below Market

Access off-market distress deals sourced from verified sellers. Publish your purchase criteria and let the platform match you with properties that fit — before they reach the open market.

Sell Fast

Need to exit quickly? BT AI identifies your property, runs an instant valuation, and connects you directly with motivated buyers through a network of verified RERA brokers. A standard sale or a fast exit — you choose the strategy.

Property Valuation

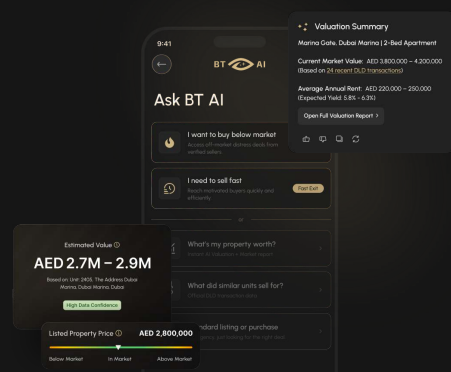
Know exactly what your unit is worth before you price it or make an offer. BT AI cross-references closed DLD transactions with active market data and returns an estimated value with a confidence rating — so you negotiate from a position of knowledge.

Market Intelligence

Ask anything about the Dubai market and get a structured answer based on real transaction data. Price trends, rental yields, area comparisons, investment returns — available 24/7.



Download the App



Create Your Account

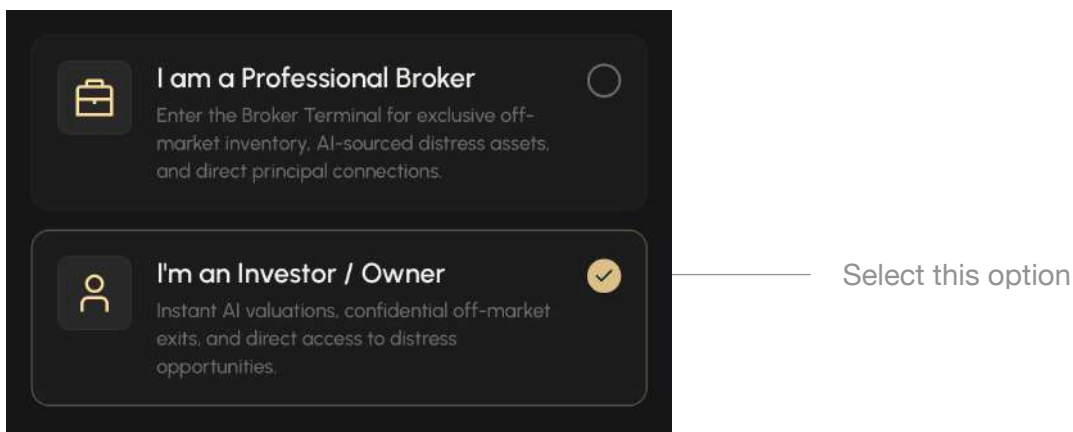
An account becomes necessary when you want to publish a purchase request or a sale listing, and have verified brokers contact you directly. Sign in also saves your full chat history and gives you access to your active requests and listings from any device.

Download the App

Download BT AI Broker Terminal app from the App Store or Google Play Market and open it on your device.

Select Your Role

On the first screen, select **I'm an Investor / Owner** to access instant AI valuations, confidential off-market exits, and direct access to distress opportunities. Tap Continue to proceed.



Sign In

Sign in with Google, Apple, or your email address. If you choose email, confirm it with a 6-digit verification code sent to your inbox.

Complete Your Profile

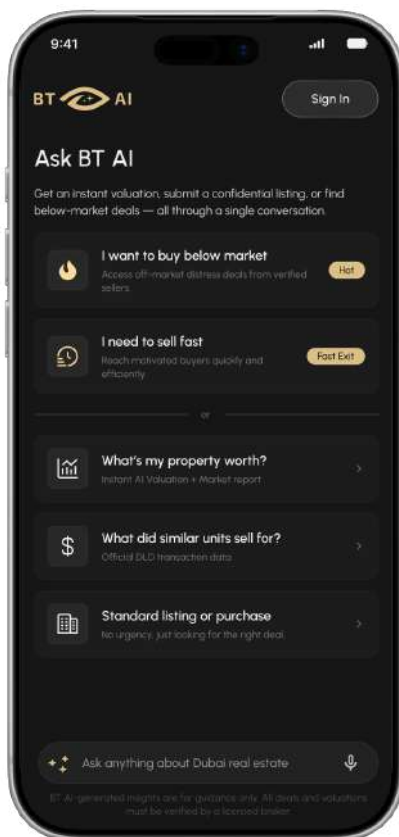
Add your name, a profile photo, and your WhatsApp number. Brokers will see your name and photo when you submit a request — and will contact you directly via WhatsApp with matching offers.

Navigate the BT AI App

BT AI is built around a single conversation interface. Everything happens in one place. You ask, and BT AI responds with data, actions, and next steps.

Ask BT AI — Your Main Screen

When you open the app, you land directly on the Ask BT AI screen. At the top you'll find suggested starting points based on the most common actions:



I want to buy below market — find distress deals from verified sellers

I need to sell fast — reach motivated buyers quickly

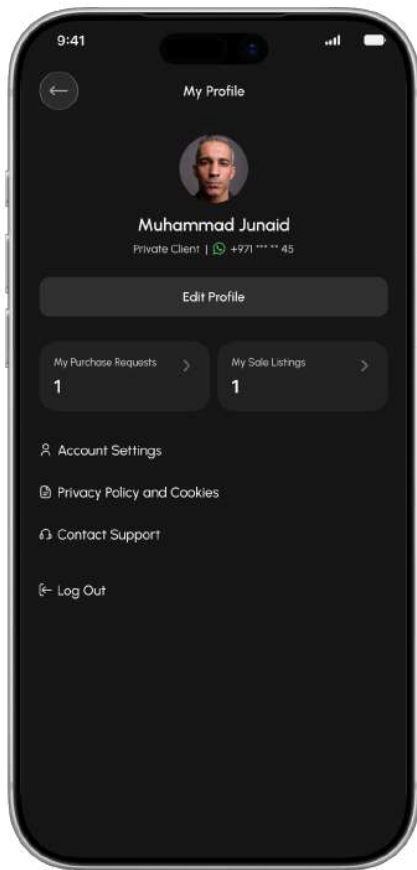
What's my property worth? — instant AI valuation and market report

What did similar units sell for? — official DLD transaction data

Standard listing or purchase — no urgency, just looking for the right deal

Each option is covered in detail in the sections below.

Tap any option to start, or type your own question in the input field at the bottom.



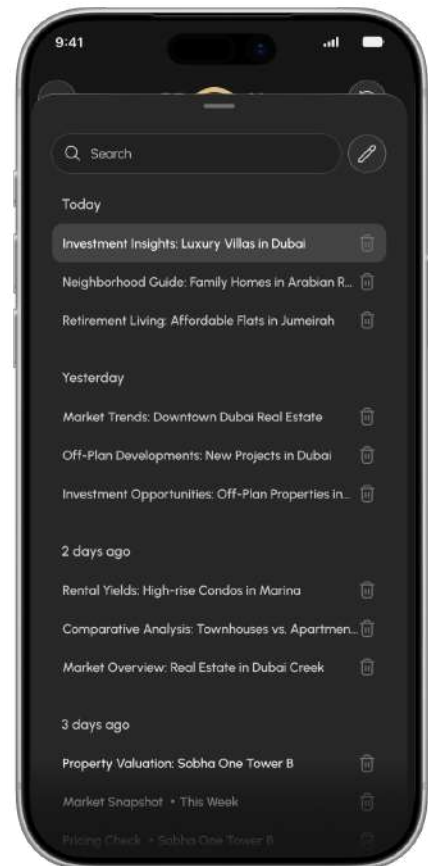
Your Profile

Tap your avatar in the top right corner to access your profile. From here you can view and manage your active Purchase Requests and Sale Listings, edit your personal details, and reach support.

Chat History

Every conversation is saved.

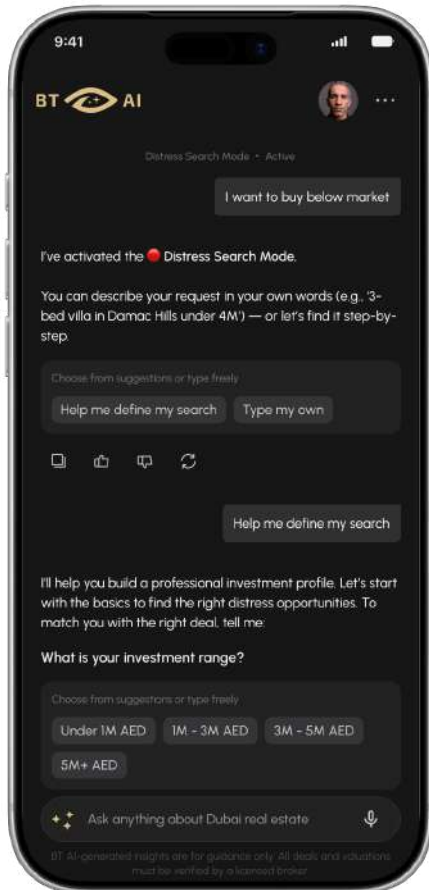
Tap the menu icon «...» in the top right corner of any chat to access your full history, start a new chat, or delete a previous conversation.



Buy Below Market

The fastest way to access off-market distress deals in Dubai. Verified sellers with a reason to move quickly — priced below current market value.

Tap **I want to buy below market** on the main screen to activate Distress Search Mode.



Define Your Search

BT AI will guide you through your requirements step by step. You can describe what you're looking for in your own words or let BT AI build your request through a short conversation.

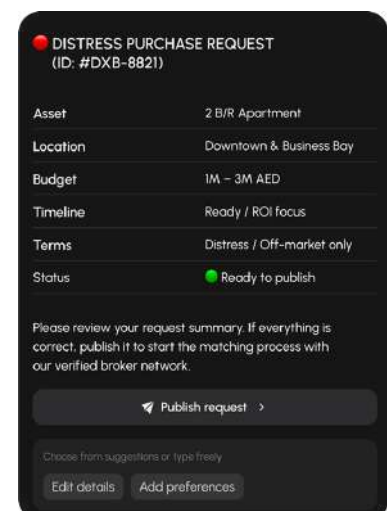
BT AI asks for your investment range, property type, number of bedrooms, and preferred areas. Area suggestions are based on the last 10 days of market activity, so you're always looking where distress deals are actually happening right now.

The final question is your timeline: Ready units for immediate rental income, or Off-plan deals near handover for capital growth. Choose what fits your strategy, or select Any Distress Option to see everything.

Review and Publish

Once your search profile is complete, BT AI generates a summary of your Distress Purchase Request: asset type, location, budget, timeline, and terms.

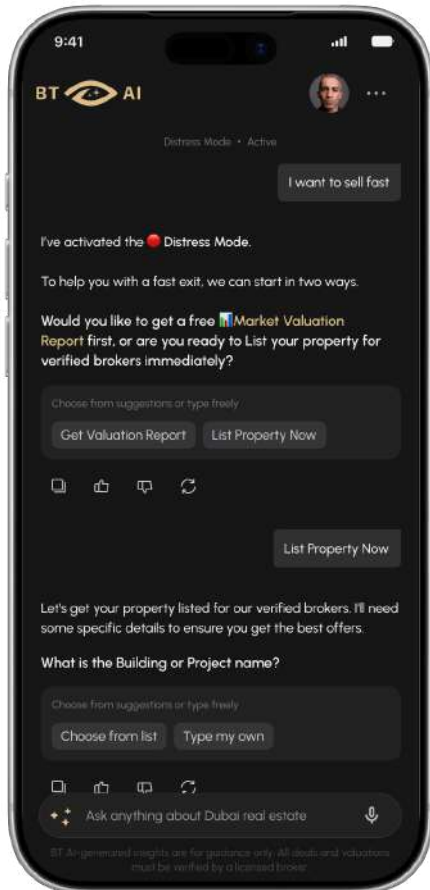
Review the details, add any specific preferences such as canal view, high floor, or urgent closing, then tap **Publish Request** to go live.



Sell Fast

Need to exit quickly? BT AI connects you directly with motivated cash buyers through a network of verified RERA brokers — without the delays of a standard listing.

Tap **I need to sell fast** on the main screen to activate Distress Mode.



Get a Valuation or List Immediately

BT AI gives you two ways to start.

If you want to understand your property's value before listing, tap **Get Valuation Report**.

BT AI will run an instant analysis before proceeding.

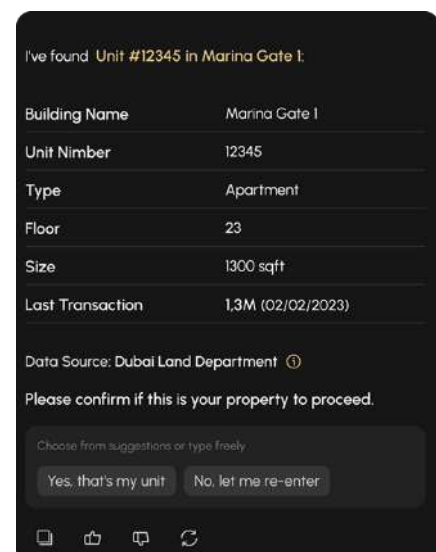
If you're ready to go live immediately, tap **List Property Now**.

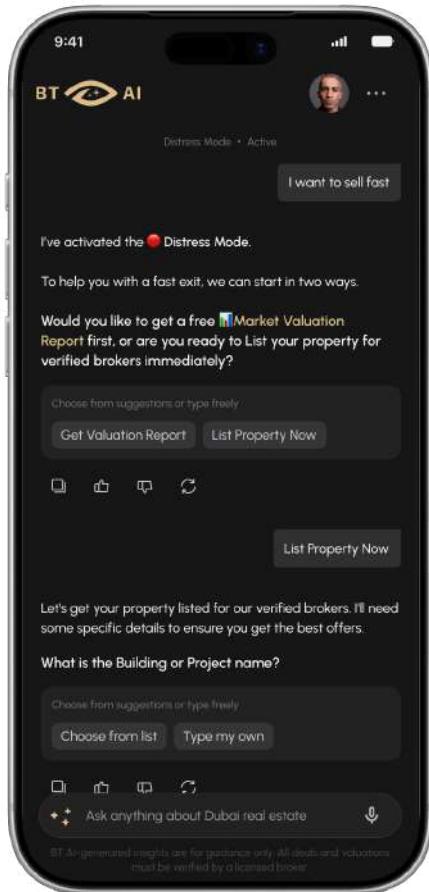
Identify Your Property

Enter your building or project name. Once confirmed, provide your unit number or Title Deed ID.

BT AI looks up your unit directly in the Dubai Land Department database and confirms the details: building name, unit number, type, floor, size, and last recorded transaction.

If the details are correct, tap **Yes, that's my unit** to proceed.





Choose Your Exit Strategy

Based on official DLD records and current market data, BT AI returns an instant valuation and presents two strategies:

- **Market Sale** — listed at full estimated market value, expected exit in 30–90 days
- **Fast Exit (Distress)** — priced below market to attract cash buyers immediately, expected exit in 7 days

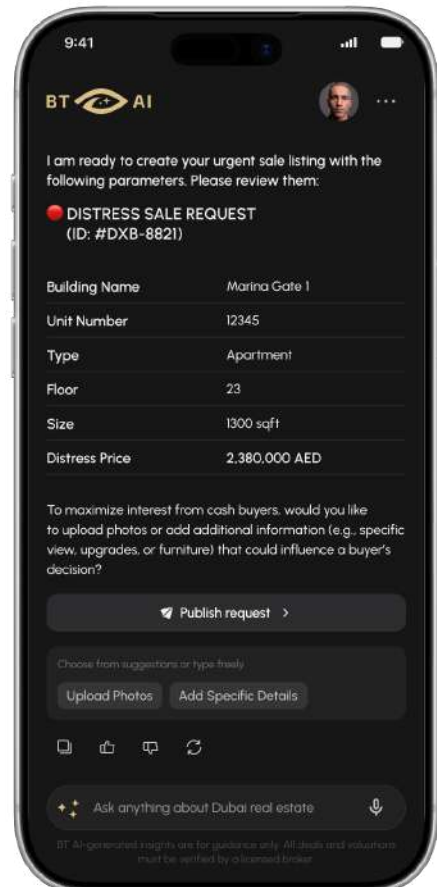
The Fast Exit price is typically 5–10% below current market but BT AI shows you exactly how it compares to your last transaction price so you know where you stand.

Choose the strategy that fits your timeline, or tap **Set my own price** to set a custom asking price.

Review and Publish

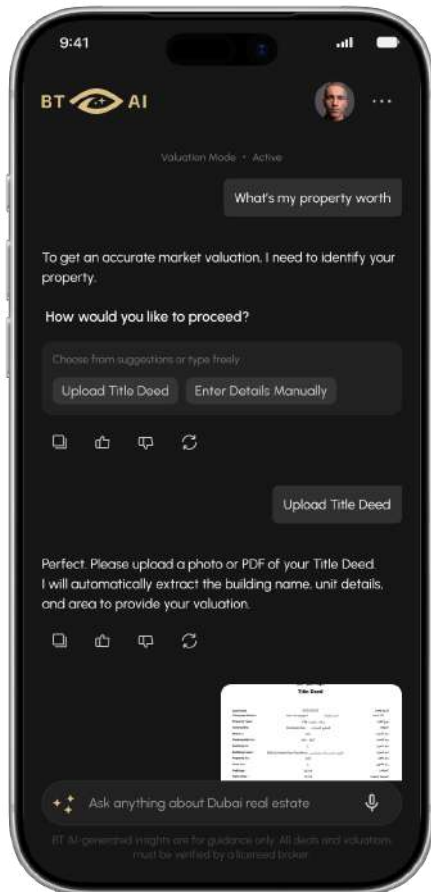
BT AI generates your Distress Sale Listing with all property details and your chosen price. Before publishing, you can upload photos and add specific details — view, upgrades, furniture — anything that makes your unit more attractive to cash buyers.

Tap **Publish Request** to go live. Verified brokers with ready buyers will contact you directly via WhatsApp.



Run a Property Valuation

Get an accurate market valuation for any Dubai property — based on real DLD transaction data, not estimates. Tap **What's my property worth?** on the main screen to activate Valuation Mode.



Identify Your Property

BT AI needs to identify your unit before running the analysis. Choose how to proceed:

- **Upload Title Deed:** take a photo or upload a PDF of your Title Deed. BT AI automatically extracts the building name, unit details, and area.
- **Enter Details Manually:** provide the building name, unit number, or Deed ID directly in the chat.

Once BT AI identifies your unit, confirm the details are correct to proceed.

Your Valuation Summary

BT AI analyses comparable DLD transactions and current market velocity, then returns a valuation report directly in the chat:

Estimated Market Value — price range based on direct comparable sales

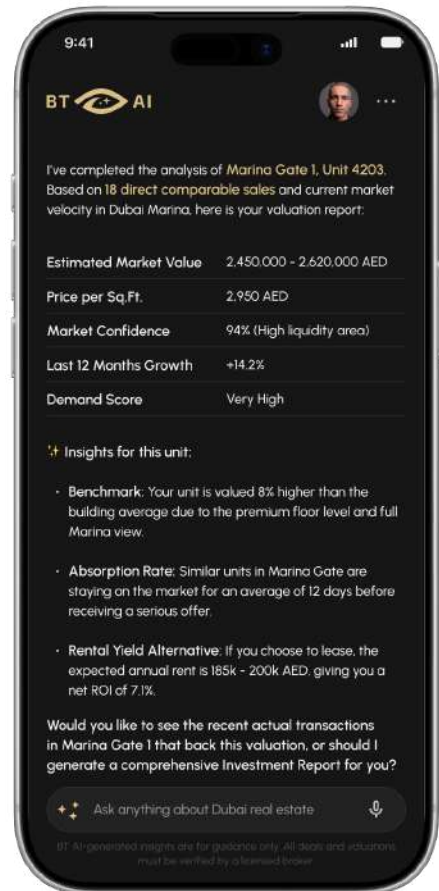
Price per Sq.Ft. — current market rate for your building and area

Market Confidence — how much transaction data backs the estimate

Last 12 Months Growth — price movement for your segment

Demand Score — how active buyer demand is right now

Insights — benchmark vs building average, absorption rate, and rental yield alternative



Full Valuation Report

Tap **Get Full Valuation Report** to open the complete property report:

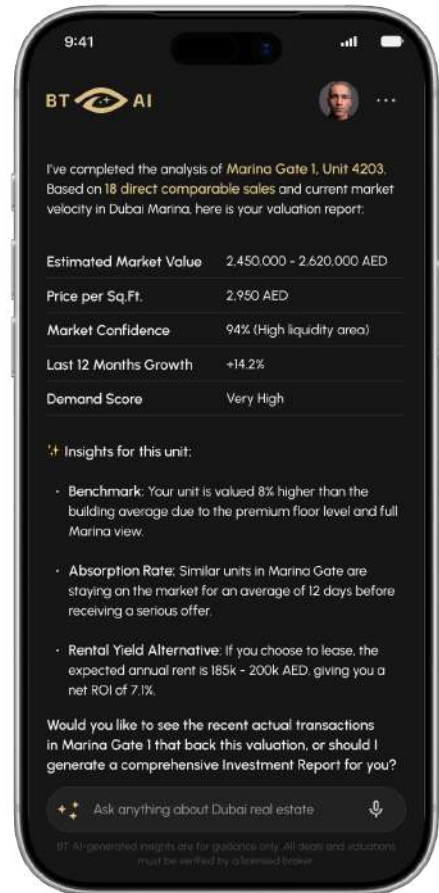
Value Evidence — closed DLD transactions for comparable units in the same building, with price per sqft and building average comparison

Market Snapshot — sales volume, median sale price, median annual rent, and estimated gross yield for the last 12 months

Unit Sales Transactions History — every recorded sale of this specific unit in DLD

Unit Rent History — registered Ejari rental contracts for this unit

Estimated Costs — switch between For Buyer and For Seller to see the full cost breakdown including DLD transfer fee, registration, agency fee, and total acquisition or net sale amount

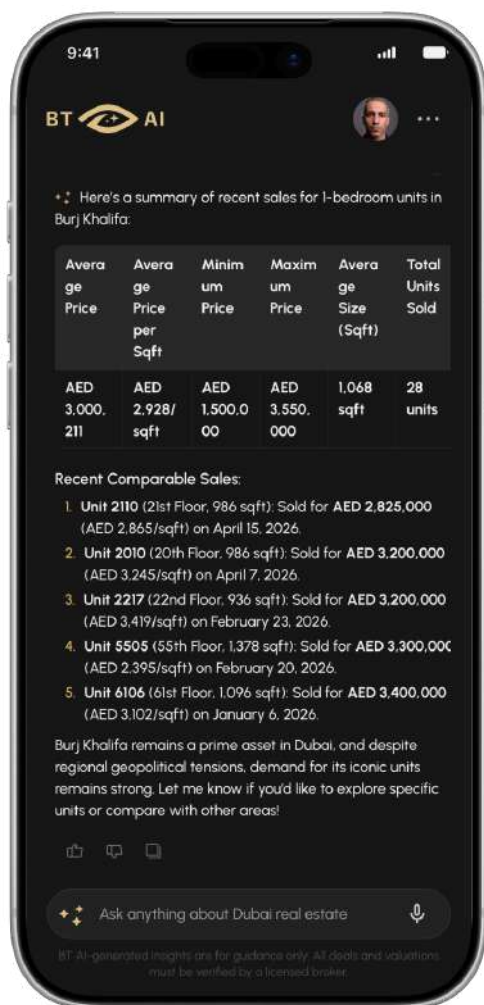


The report can be **exported to PDF** and shared directly.

What Did Similar Units Sell For?

Before making an offer or setting a price, know exactly what the market has actually paid — not asking prices, but closed deals registered with the Dubai Land Department.

Tap **What did similar units sell for?** on the main screen to start.



Enter your search parameters: building or project name, property type, number of bedrooms, and area. Or upload a Title Deed and BT AI will identify the comparable segment automatically.

BT AI cross-references the DLD database and returns a summary of recent closed transactions for similar units: sale prices, price per sqft, and how each deal compares to the building average.

Tap **View Transactions** to see the full list of individual deals with dates, declared prices, and unit specs.

Ask BT AI: Market Intelligence

Ask BT AI is your personal market analyst available 24/7 directly inside the app. Unlike a general AI assistant, BT AI works exclusively with Dubai real estate data: closed DLD transactions, active listings and requests on the platform, rental contracts, and price trends by building, project, and area.

Every answer is grounded in real data, not estimates.

Open the chat and type any question, or choose from the suggested starting points on the main screen.

Market queries

Ask about any area, building, or time period. BT AI returns a structured snapshot — average price per sqft, sales volume, price trends, demand levels, and rental yields.

Try: "What's the average price in Dubai Marina right now?" · "Where are prices growing fastest?" · "Best areas for rental yield under 2M AED"

Area and building analysis

Ask about any community, project, or building. BT AI returns a focused breakdown — price trends, sales volume, absorption rate, and supply vs demand balance. Every data point links to the underlying DLD transactions.

Try: "Analyze Downtown Dubai market" · "Price trend for Sobha One since 2024" · "How is JVC performing vs last year?"

Investment analysis

Ask BT AI to identify the best investment option within your budget. It evaluates rental yield, price growth, and demand, then recommends the strongest match with full reasoning.

Try: "What's the best 2BR for investment under 2M?" · "Best ROI areas right now" · "Compare Business Bay vs JVC for rental yield"

Every answer is actionable

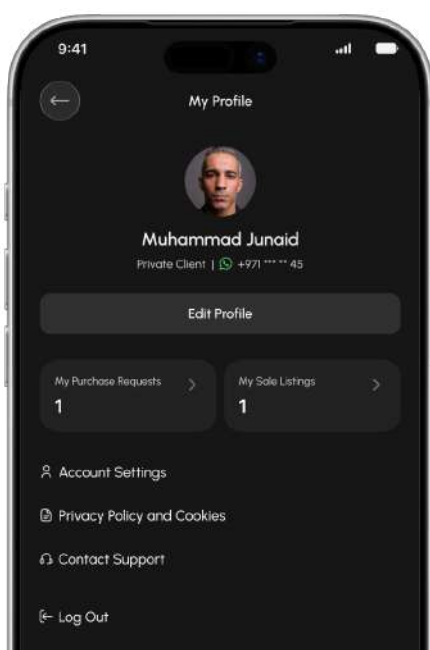
Responses include direct links to the data behind the answer — tap any figure to open the supporting transactions. Use **Continue exploring** shortcuts to keep drilling down without typing a new question.

Your Profile

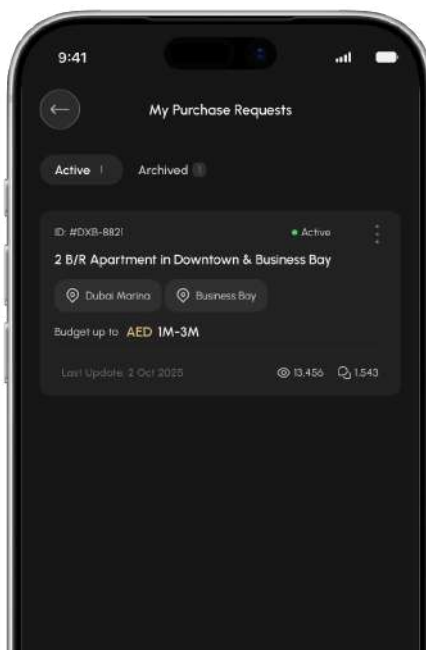
All Tap **Edit Profile** to update your photo, name, and WhatsApp number. Your profile is visible to brokers when you publish a request or listing — a complete profile with a photo gets faster responses.

From the profile screen you can also access Account Settings, contact support, and log out.

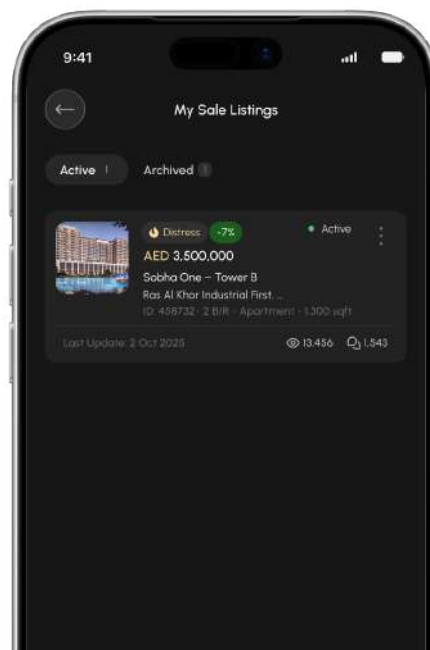
All your active purchase requests and sale listings are accessible from your profile. Tap your avatar in the top right corner to open your profile, then tap **My Purchase Requests** or **My Sale Listings** to manage them.



My Profile



My Purchase Requests



My Sale Listings

My Purchase Requests

All published distress purchase requests are listed here with their current status. Each card shows property criteria, preferred areas, budget, and engagement stats: how many times your request has been viewed and how many brokers have responded.

My Sale Listings

All your published sale listings are listed here with their current status. Each card shows the property, price, Distress badge if applicable, how far below market the price is, and engagement stats — views and broker contacts.

Tap any listing to open the full detail view.

Listing Detail & Performance

Inside each listing you can edit the price, update the property description, edit property details, and manage photos. Listings without photos are flagged — listings with photos get significantly more contacts and rank higher in search.



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For support, tap **Contact Support** inside the app or email support@brokerterminal.com

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