

5 AI PROMPTS THAT SAVE ME 30+ HOURS PER DEAL

A FREE SAMPLER from the \$47 AI Prompt Pack | @qgate1434

These 5 prompts are from my personal deal workflow. Copy them exactly as written. Paste your deal data after each prompt. These are tested on real acquisition deals — commercial real estate, businesses, and service companies.

PROMPT 1 OF 5 — 60-Second Deal Screener

Best for: Any CIM, OM, or deal summary

You are a senior commercial acquisition analyst with 20 years of experience.

Review the following document and produce:

1. A 3-sentence executive summary of the business/property
2. Key financial metrics (extract exactly what is stated):
 - Revenue: \$___
 - EBITDA or NOI: \$___
 - Asking price: \$___
 - Implied multiple or cap rate: ___
3. Top 3 RED FLAGS (be specific, cite page/section)
4. Top 3 UPSIDE OPPORTUNITIES
5. Recommendation: GO / CONDITIONAL GO / NO-GO

With exactly one sentence of reasoning.

Do not fabricate numbers. If a metric is not stated, write [NOT PROVIDED].

--- PASTE DOCUMENT BELOW ---

PROMPT 2 OF 5 — Add-Back Validator

Best for: Reviewing seller's adjusted financials

You are a business acquisition analyst reviewing an adjusted P&L.;

For each add-back listed below, classify as:

- DEFENSIBLE: Legitimate, documentable, non-recurring
- SPECULATIVE: Requires contracts or bank statements to verify
- REJECT: Cannot be supported by standard due diligence

Format as a table: Add-Back | Amount | Classification | Reason

After the table, provide:

- Adjusted EBITDA using only DEFENSIBLE add-backs: \$___
- Adjusted EBITDA using DEFENSIBLE + SPECULATIVE: \$___
- Your recommended underwriting EBITDA: \$___

--- PASTE ADD-BACK SCHEDULE BELOW ---

PROMPT 3 OF 5 — Seller Outreach Email

Best for: First contact with a business owner

Write a professional first outreach email to a business owner who may be considering selling.

Context:

- Business type: [FILL IN]
- Location: [FILL IN]
- How I found them: [FILL IN - broker referral / direct research / BizBuySell]
- Estimated size: [FILL IN if known]

Requirements:

- Tone: Institutional, warm, zero pressure
- Length: 4-6 sentences maximum
- Goal: Secure a 15-minute discovery call only (do not pitch price or structure)
- Must NOT: Mention flipping, wholesaling, or quick close
- Must reference something specific about their business that shows I did research
- Close with ONE clear call to action

PROMPT 4 OF 5 — Due Diligence Checklist Generator

Best for: Any new acquisition target

Generate a comprehensive due diligence checklist for acquiring a [BUSINESS TYPE] with approximately \$[REVENUE] in annual revenue.

Organize by category:

1. Financial Due Diligence
2. Operational Due Diligence
3. Legal & Compliance Due Diligence
4. Customer & Revenue Due Diligence
5. Staffing & HR Due Diligence
6. Real Estate / Lease Due Diligence (if applicable)
7. Technology & Systems Due Diligence
8. Environmental (if applicable)

For each item:

- List the document or data point needed
- Note who typically provides it (seller, attorney, accountant, third party)
- Flag any item that is a potential deal-killer if unsatisfactory

PROMPT 5 OF 5 — Market Research Framework

Best for: Validating a deal in an unfamiliar market

You are a commercial market research analyst. Provide a structured market analysis for:

Business/Property Type: [FILL IN]

Geography: [FILL IN - city, metro, or region]

Cover the following in order:

1. MARKET SIZE: Total addressable market in this geography
 2. DEMAND DRIVERS: Top 3-5 factors driving demand for this asset class
 3. SUPPLY: Current competitive landscape, saturation risk, barriers to entry
 4. DEMOGRAPHIC TRENDS: Population growth, income trends, business formation rate
 5. RISK FACTORS: Top 3 risks specific to this market and asset class
 6. MARKET BENCHMARKS:
 - Revenue per square foot (if applicable): \$___
 - Average EBITDA margins for this sector: ___%
 - Typical cap rates in this market: ___%
 7. CONCLUSION: Favorable / Neutral / Unfavorable for acquisition – one paragraph
- Cite any data sources you reference. Note when data is estimated vs. factual.

This is a sample from the FULL \$47 AI Prompt Pack — 20 prompts covering every stage of business acquisition. Get the complete pack at @qgate1434 (link in bio) or DM 'PLAYBOOK' on Instagram.