



Property. Properly.

# The Smart Property Transaction



## The smarter way to buy and sell property

Agents, take back control with Offr.  
Fast, flexible & efficient.

Residential

Commercial



### 1 Offers

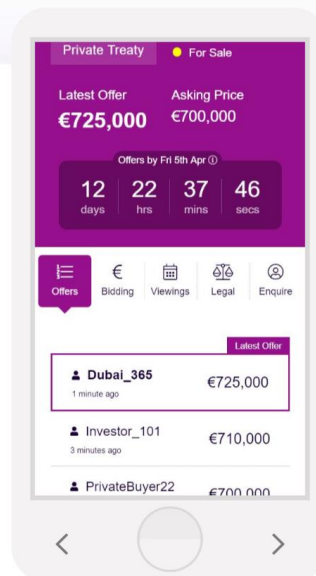
Instantly process offers; conditional/unconditional; mortgaged/cash, ready to go/property to sell; private treaty/auction. All buyers vetted, including proof of funds.

### 2 Viewings

No more endless phone calls. Viewings instantly booked with a single tap using 'Offr Live Booking' facility.

### 3 Exchange & Complete

Exchange and complete seamlessly, with legal document exchange, contracts & electronic signatures. All managed and tracked using the 'Offr Document Vault'.



## Provide a premium service to your clients.

Sellers track progress of sale on personal dashboard, end to end, in real time. Buyers informed instantly of all offers received, upcoming viewings and updated legal documents. Agents stay connected with under-bidders. Maintain momentum.

[Learn More](#)

# Founders



Robert Hoban BA Law  
CEO

Former Director, Bidx1, online property auction technology.  
Former Director & Senior Auctioneer, Allsop Ireland.  
6,000 properties auctioned / €1 billion in property sales.  
16 years' industry experience.  
Formerly, Savills Country Homes.



Philip Farrell FCSI  
CCO

Former CEO of Real Estate Alliance, the largest nationwide group of chartered surveyors in Ireland.  
Media commentator with 30 years' experience in the estate agency sector.  
Advisor to several industry bodies and networks.



Niall Dawson BSc  
CTO

Former Head of Technology and co-founder at Xsellco.  
Over 20 years' experience designing and building tech solutions in a variety of sectors including pharmaceutical, defence, recruitment and sport.  
Xsellco placed 1st in the Deloitte Technology Fast 50, Ireland's best known technology growth index.

# The challenge

Existing property sales process:



no transparency | no vetting | failed sales | contract delays | telephone tag | 100% manual | delayed fees

The way it should be:

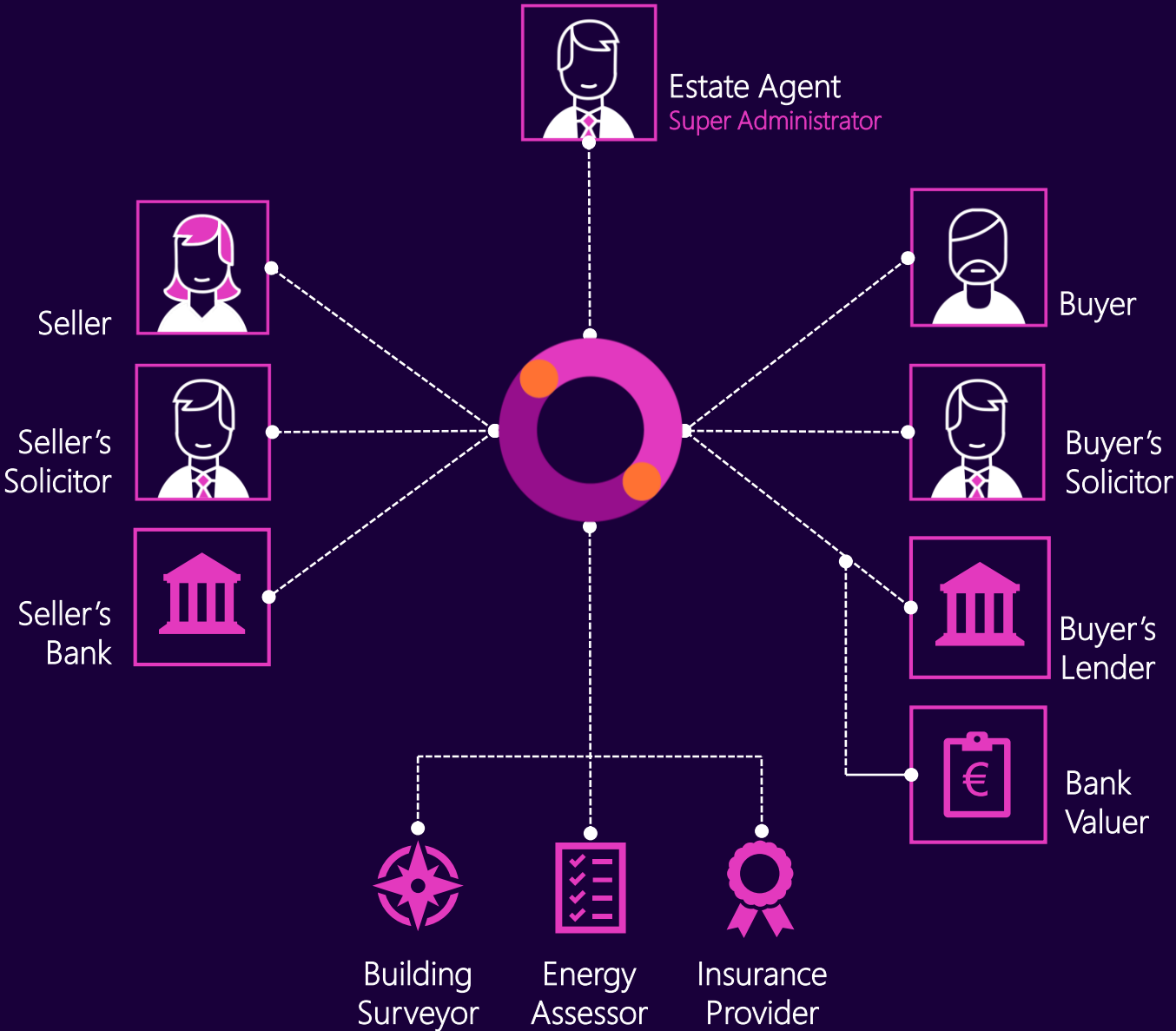


fast | transparent | reduced costs | 24/7 real-time updates | online legals | end-to-end | enhanced MI

# The solution

		Property Portals	Auction Platforms	Online Agents
Pre-Marketing				
Platform for Agents	✓	✓	✓	✗
End-to-end Process	✓	✗	✗	✗
Property Marketing	✓	✓	✗	✓
White Label Widget	✓	✗	✗	✗
Online Private Treaty Process	✓	✗	✗	✓
Online Auction Process	✓	✗	✓	✗
Pre-Qualified Buyers	✓	✗	✓	✗
Viewings Booking Facility	✓	✗	✗	✓
Legal Documents Vault	✓	✗	✓	✗
Online Due Diligence	✓	✗	✗	✗
Online Contract Signing	✓	✗	✗	✗
Real Time Dashboards	✓	✗	✗	✗
Portfolio Management	✓	✗	✗	✗
Completion				

# How it works



# The **offr** widget

**Private Treaty** ● For Sale

Latest Offer  
**€575,000**

Asking Price  
€570,000

Offers by Wed 12th Jun ⓘ

13  
days

07  
hrs

08  
mins

00  
secs

Offers

Buying

Viewing

Legal

Docs

Enquire

👤 Bidder 210

1 week ago

€575,000

👤 Bidder 211

1 week ago

€574,000

👤 Bidder 199

3 weeks ago

€572,000

Submit Offer

Powered by **offr**

- See offers in real time
- Keep track of deadlines
- Place offers securely
- Confirm offer conditions
- Upload proof of funds
- Book viewings
- Download contracts & title

## Book a viewing

## Review legal documents

## Submit an offer

Private Treaty

● For Sale

Latest Offer

Asking Price

€575,000

€570,000

Offers by Wed 12th Jun ①

13

days

07

hrs

06

mins

11

secs

Offers

Buying

Viewing

Legal

Docs

Enquire

Open Viewings

1st Jun 2019 11:00

Book

5th Jun 2019 17:00

Book

Request Viewing

Select a Date...

From

8:00 am

-

8:30 am

Submit Request

Powered by

offr

Private Treaty

● For Sale

Latest Offer

Asking Price

€575,000

€570,000

Offers by Wed 12th Jun ①

13

days

07

hrs

06

mins

39

secs

Offers

Buying

Viewing

Legal

Docs

Enquire

The following legal documents are available in the document vault.

[Cert of Compliance Planning.pdf](#)

[Contract for Sale.pdf](#)

[Decision to Grant Planning Permission.pdf](#)

[Folio DN15754.pdf](#)

[Occupational Lease.pdf](#)

Download legal pack

Powered by

offr

Private Treaty

● For Sale

Latest Offer

Asking Price

€575,000

€570,000

Offers by Wed 12th Jun ①

13

days

07

hrs

06

mins

39

secs

Offers

Buying

Viewing

Legal

Docs

Enquire

☐ Cash funded

☒ Mortgage

Approval in principle

☒ My offer is subject to survey

☒ I have a property to sell

Sale agreed

My Offer (€)

576000

Submit Offer

Powered by

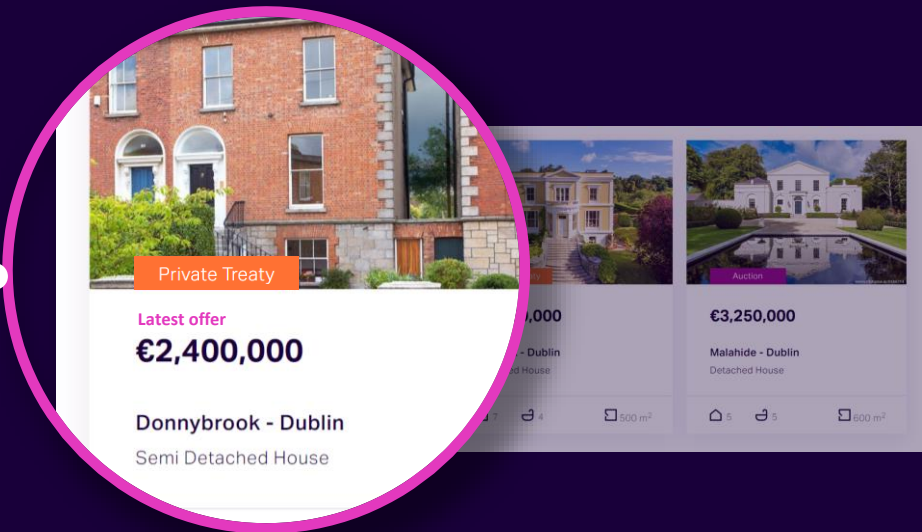
offr



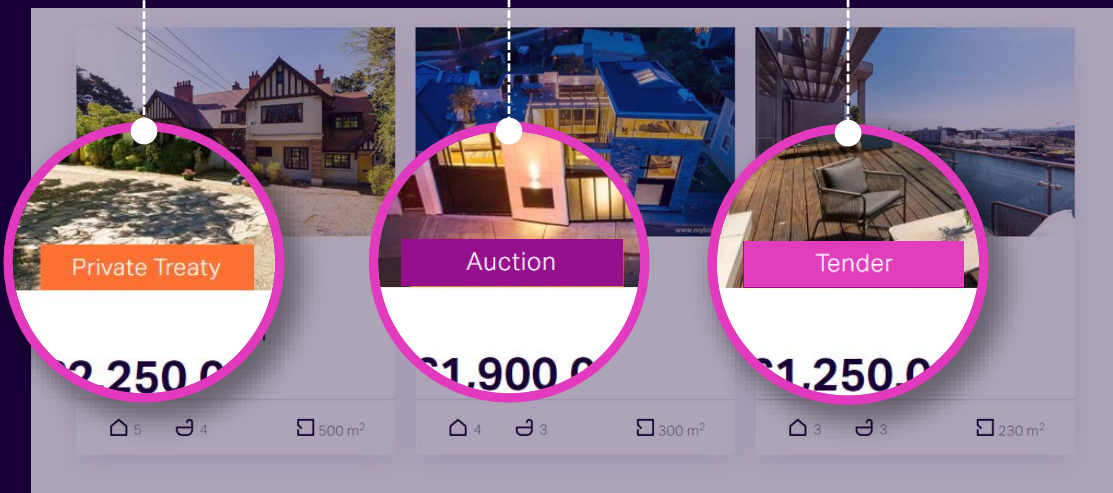
# Transparency, speed, compliance

See all offers in real time. Introduce offer deadlines.

Offer transparency



Speed & flexibility of sale method





# Client dashboards

Real time record of all offers and activity, 24/7 on mobile or desktop




Seller

25 Verschoyle Park, Dublin 24

Details

For Sale

REA Ed Dempsey by Private Treaty



Hits142

Viewings12

€ Offers6

Legals8

Downloads10

Buyers2

Bid Information

Offer Information	Verified	Offers	Amount	Funding	Chain	Survey	Date
Buyer 156	✔	4	€ 356,000	Cash	✗	✗	55 minutes ago
Buyer 5	✔	2	€ 355,000	Mortgage	✔	✔	55 minutes ago

Buyer

25 Verschoyle Park, Dublin 24



REA Ed Dempsey by Private Treaty

🕒 Ends 6<sup>th</sup> June 2019

🔔

For Sale

Buyers: 2

Asking: €355,000

Offers: 6

Highest: €356,000

My offer

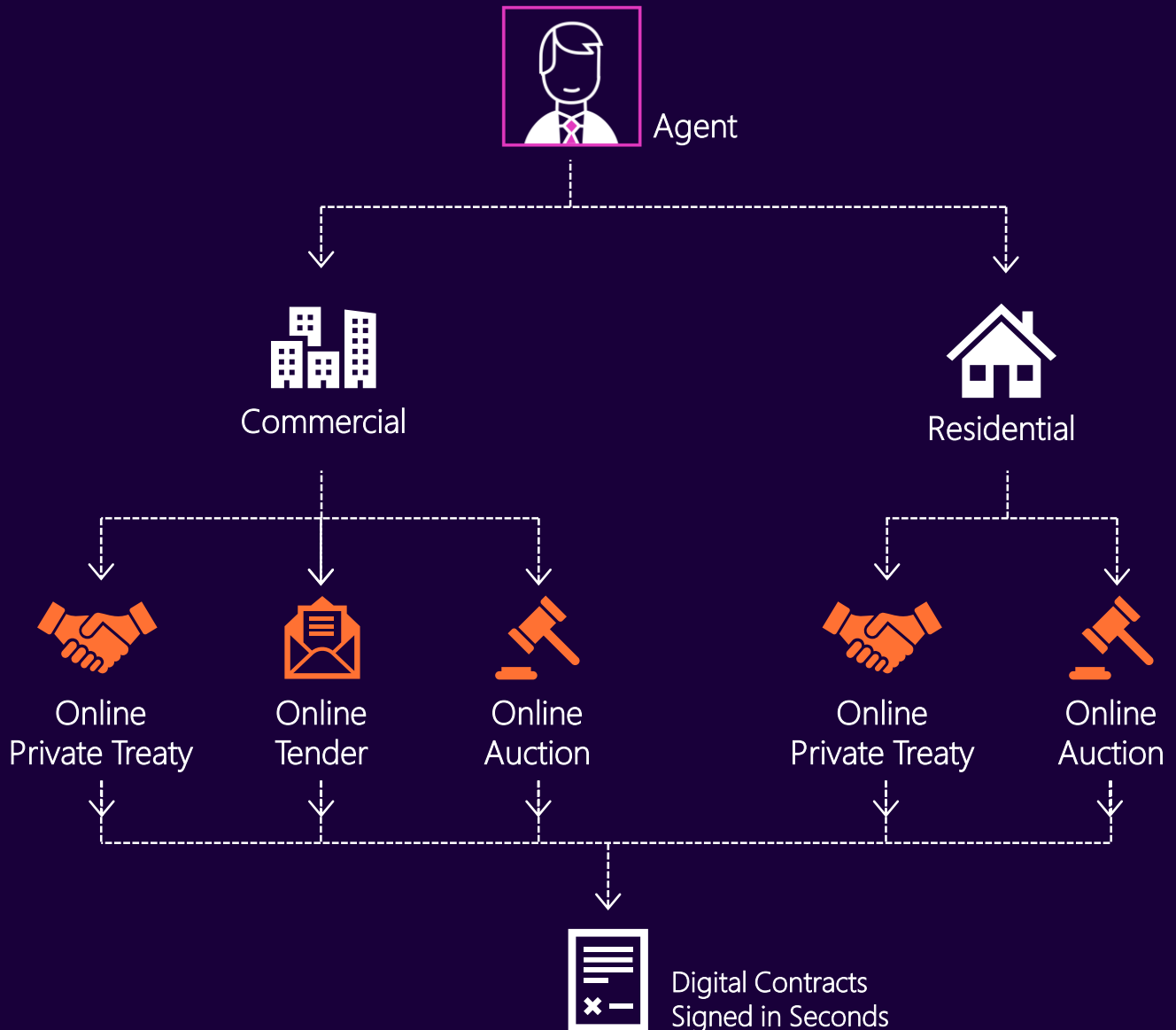
€355,000

📢 Your offer has been accepted! You must place a deposit.

Pay Deposit

# Fast, flexible sale completion

Switch between Private Treaty, Auction or Tender, mid-process, with a single tap



# Encrypted conveyance room



Innovative technology seamlessly connects both solicitors

Track all legal docs in the Document Vault

11 Legal Pack

#	Name	Size	Version
1	BER Cert.jpg <b>ACTIVE</b>	187.01kB	1
2	Cert of Compliance Building Regs.pdf <b>ACTIVE</b>	33.80kB	1
3	Cert of Compliance Planning.pdf <b>ACTIVE</b>	31.42kB	1
4	Contract for Sale.png <b>ACTIVE</b>	47.00kB	1
5	Copy Lease to Michael Tennant <b>ACTIVE</b>	27.62kB	1
6	Family Home Declaration.pdf <b>ACTIVE</b>	31.31kB	1
7	Folio Map.jpg <b>ACTIVE</b>	100.13kB	1
8	Lease.docx <b>ACTIVE</b>	11.70kB	1
9	Planning History.pdf <b>ACTIVE</b>	32.09kB	1
10	Test.pdf	39.54kB	1

Track all download activity by prospective buyers

2018-11-02 15:56:18 (2 weeks ago)	3
2018-11-02 15:56:18 (2 weeks ago)	3
2018-11-02 15:56:18 (2 weeks ago)	2

Track all key communications

3 Pre Contract Enquiries

3 Pre Contract Replies

# Dashboards providing real time Management Information (MI)



# Powerful tool for asset management clients

## Next generation Management Information (MI)



### Transparent

Record of all registered offers and bidders across the entire portfolio



### Dashboard Reporting

Live, real-time updates on interest levels, offers, completions and cash collections



### Online legal documents

Live tracking of legal document activity across the portfolio



### Online exchange and conveyance

Instant signed contracts using DocuSign and single click sharing of queries and replies



### Risk management

Cross portfolio tracking of buyers with AML and proof of funds compliance



### Forecasts

Accurate reporting and forecasting of exchanges and cash collections

### Reduction...

...of average time to completion by over 50%



# Value proposition



Estate Agent



Speed of completion  
Quicker fee payment  
Happy client



End-to-end  
Live data  
Control



Staff Costs  
Overheads  
Rate of fall through



Seller



Competitive bidding  
Maximum sale price



Speed  
Real time MI



Execution risk  
Costly delays  
Frustration



Buyer



Transparency  
Trust  
Communication



Convenience  
Control  
Live updates



Delays  
Frustration  
Costs



Solicitor



Speed of completion  
Quicker fee payment  
Happy client



Management  
platform  
Live data



Amount of  
chasing by estate  
agent and client



Bank



Customer experience  
Conversion rate



Live data  
Connectivity  
API feed



Time to draw down  
Rate of fall through



