



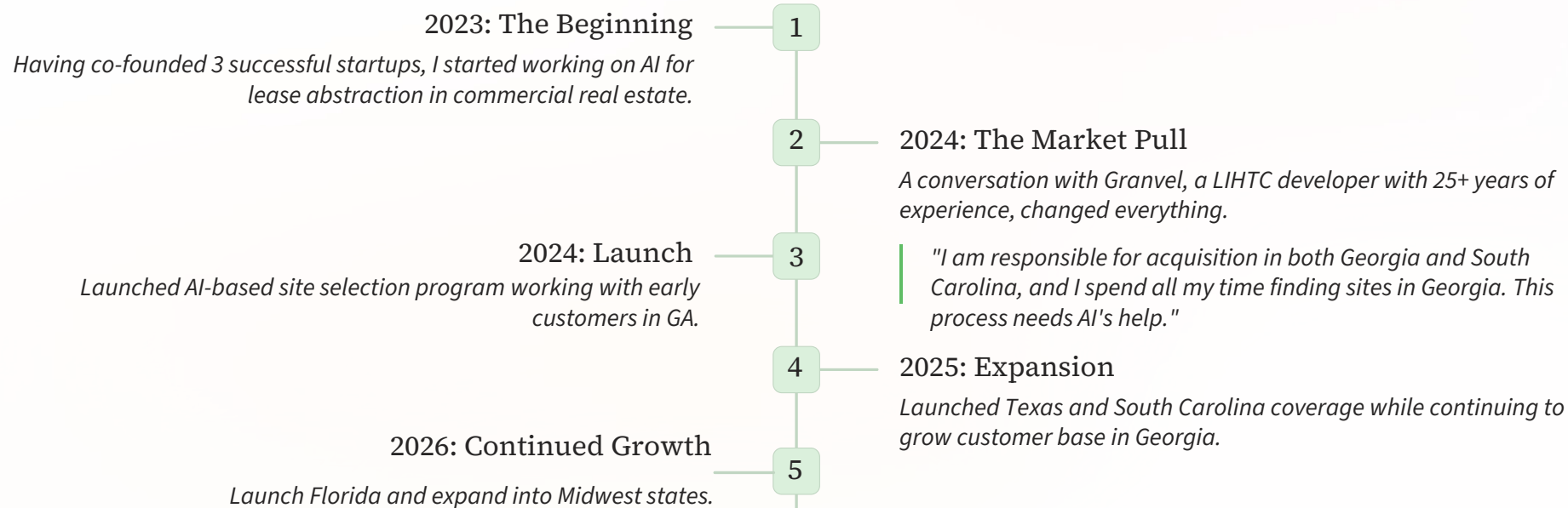
AI-Powered Site Selection for LIHTC Developers

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<https://parcell.ai>



Our Story – Built from Real Developer Pain Points



The Problem — LIHTC Site Selection Is Complex

Finding a QAP-competitive site shouldn't take weeks of manual validation and guesswork. Yet developers waste countless hours navigating a fragmented, inefficient process that puts winning projects at risk.



Complex QAP Rules

Every state has unique, intricate scoring requirements that change annually.

+



Massive Time Commitment

Developers spend too much checking eligibility and scoring criteria on sites.

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Missed Opportunities

Fewer opportunities considered and sub-optimal applications submitted.

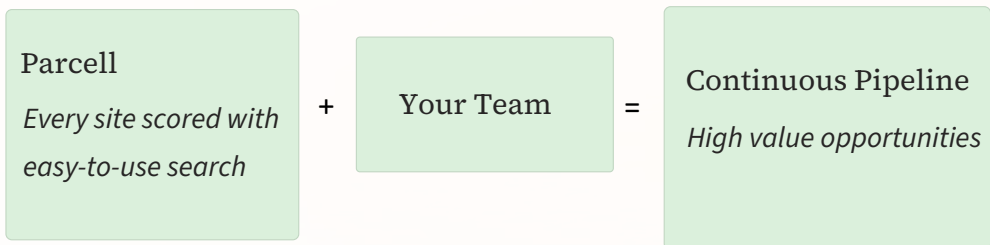
The Solution – Parcell

Your AI-Powered Co-Pilot for LIHTC Site Selection

Parcell interprets each state's QAP, scores every parcel against current rules, and lets you search in plain English – like working with a broker who knows every site.

Institutional-grade site intelligence, statewide.

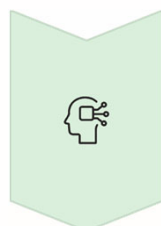
Example search: "Show me high-scoring vacant rural sites in Dallas around 5 acres in a QCT or DDA"



Beyond GIS Layers: How Parcell Works

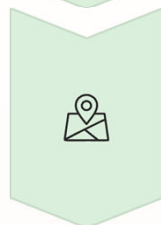
Parcell delivers QAP-scored site intelligence in seconds

AI + geospatial analysis + real-time data — always up to date. The following 3 step process is what makes Parcell so powerful.



AI Interprets QAP Rules

Our AI extracts scoring criteria, proximity requirements, and thresholds from each state's QAP — then we verify every implementation.



Every Parcel Scored

Millions of parcels scored against QAP criteria — transit, amenities, schools, opportunity areas, and more. Every score is auditable.



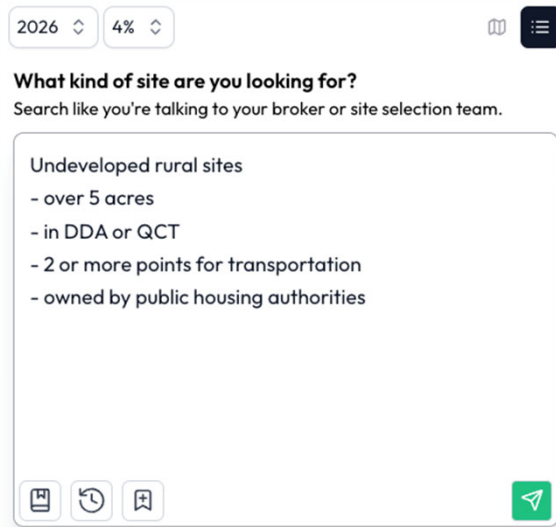
Instant Search & Filtering

Use natural language to filter by score, location (region, city, county), acreage, rural/urban sites or any QAP criterion. Get results in seconds, complete with scoring breakdowns and detailed reports.

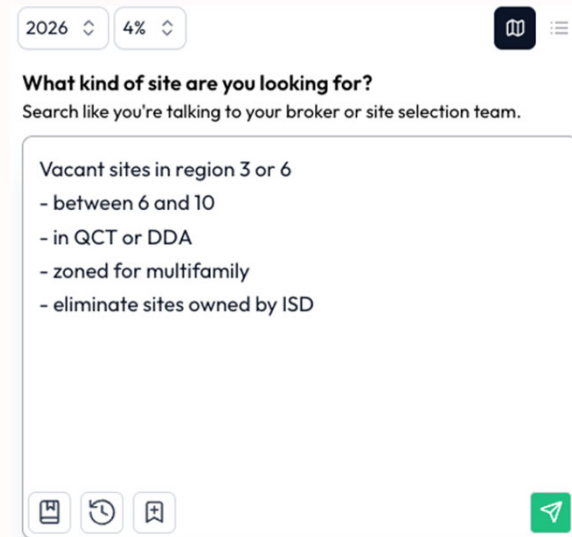
How Parcell Enables Rich Site Search Capability



Georgia Search Example



Texas Search Example



Intuitive Natural Language Queries

Developers can describe desired site characteristics in plain English, just like conversing with an expert broker.



Search Against Pre-Scored Parcels

Our AI pre-scores all parcels ingested from county records, allowing instant searching for high-potential sites.



Precision Site Identification

Quickly identify properties that not only meet general criteria but also align with specific project goals and QAP scoring opportunities.

Case Study: *How one Georgia developer took her site qualification time from 3 hours to less than 5 minutes*



Sufficient acreage identified



Stable communities scoring verified



DDA or QCT status confirmed



Schools, transit and amenities verified



Owning entity identified



Flood plains, wetlands and risk factors checked



Current zoning validated



Previous projects and friendliness to LIHTC assessed



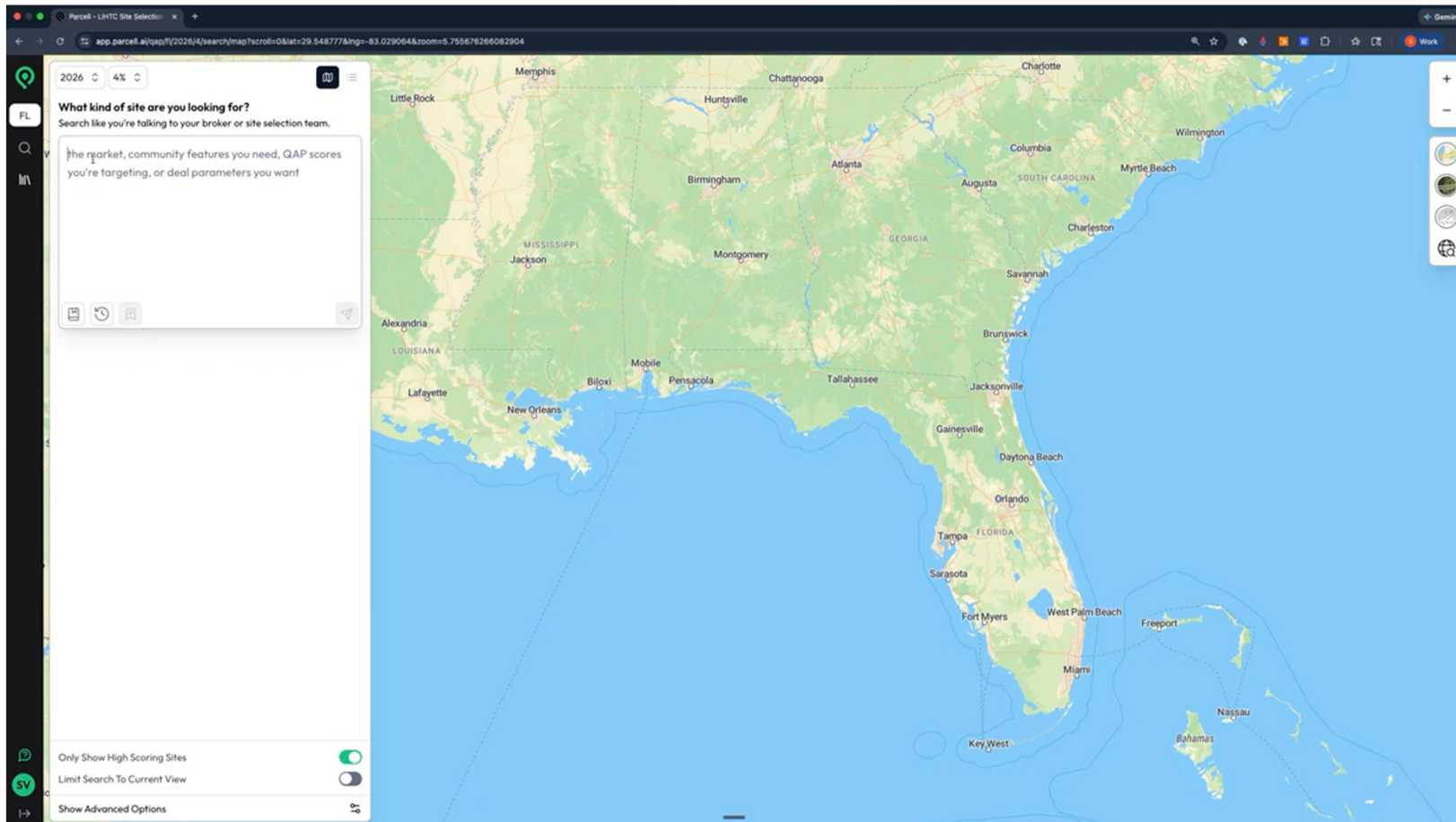
Listing status confirmed



Instantly review adjacent parcels for other options or assemblage opportunities

Make confident decisions in 2–5 minutes, not hours or days. We call this Instant Qualification.

Product Demo: See Parcell In Action



Florida 4% round with SAIL Financing



Why Top Development Firms Choose Parcell?

100X

More Opportunities

Review exponentially more site opportunities

90%

Time Reduction

Dramatically reduce time spent on QAP scoring



Find Your Alpha Deals

Use rich data, analytics and search to find winning deals



DOMINIUM



Parcell Team



Headquartered in Atlanta, collaborating closely with a dedicated team of industry and technology experts.

Get in touch

*Sang Venkatraman
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Appendix: Product Screenshots



2026 ▾ 4% ▾

What kind of site are you looking for?
Search like you're talking to your broker or site selection team.

Rural sites
- vacant or undeveloped
- between 3 and 5 acres
- In QCT or DDA

376 Sites Excluded 338 Sites 5.3K Sites

Only Show High Scoring Sites

Rural Pool In QCT

Total Score 82/82 ●

Assumed Developer Score 49/49 ●

Geographic Score Breakdown 33/33 ●

- > Desirable Amenities 20/20 ●
- > Stable Communities 6/10 ●
- > Quality Education 3/3 ●
- > Community Transportation 2/2 ●
- > Previous Projects 2/3 ●

Details

Parcel Number	County	Jurisdiction
00410066	MCDUFFIE	CITY OF THOMSON
Census Tract	Matching Listings	Current Zoning