LLMDAY AUSTIN · WED OCT 14, 2026 · 4 PM · THE SUNSET ROOM

I SELL COMMERCIAL REAL ESTATE WITH GROK BOT

MATT BARGE

The bots draft. I press send. @matthewbarge

OWNER-SELLER · TREC 838374

TWO REAL DEALS



CITYPLACE DALLAS

10 furnished suites in Dallas



HOTEL DILLEY

A hotel on I-35 in Dilley, Texas

PART 01

GETTING THE DEALS TO

Before the first buyer called, the bots wrote, listed, built, and packaged both deals.

WRITE · LIST · BUILD · PACKAGE

01 LISTING COPY

02 GETTING THEM LISTED

03 OM

04 SALES WEBSITE

05 DUE DILIGENCE

06 BOT TEAM

07 SALES FLOW

01 · LISTING COPY

GROK BOT WROTE ALL THE LISTING COPY

Every word started as a Grok Bot draft from my P&Ls, T12s, and notes. I edited, then posted.

Verbatim from the live Hotel Dilley listing on Crexi. Lines with numbers left out.

FROM THE DESCRIPTION, VERBATIM

This is a small hotel a first-time owner can actually buy and actually underwrite.

No franchise: no flag fees, no brand PIP bills. Live in the owner's residence or house your operator. Demand sits on the interstate.

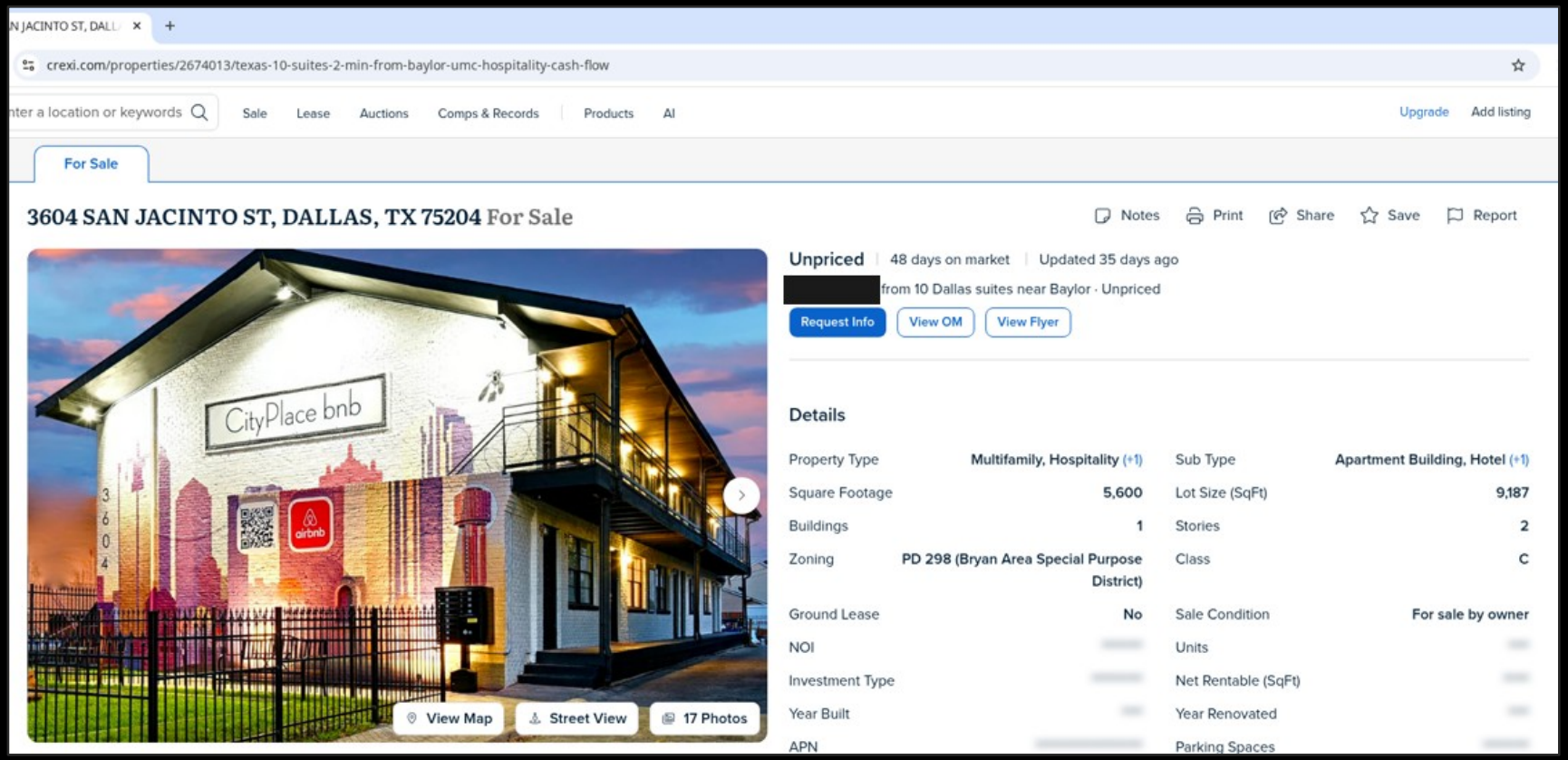
Extra upside: original town hotel (~100 years; railroad stop between Laredo and San Antonio; local lore includes Bonnie and Clyde), fully restored and still used as a hotel.

Full financial package (monthly P&L, appraisal, renovation docs, CO) available under confidentiality agreement. More detail at https://hoteldilley.com/buy.

02 · GETTING THEM LISTED

LISTED ON CREXI AND BIZBUYSELL

Same copy, two marketplaces. Every lead from both lands in one Gmail inbox, where the bots watch it.



CITYPLACE DALLAS ON CREXI

The live listing, with copy drafted by Grok Bot.

The same deal runs on BizBuySell.

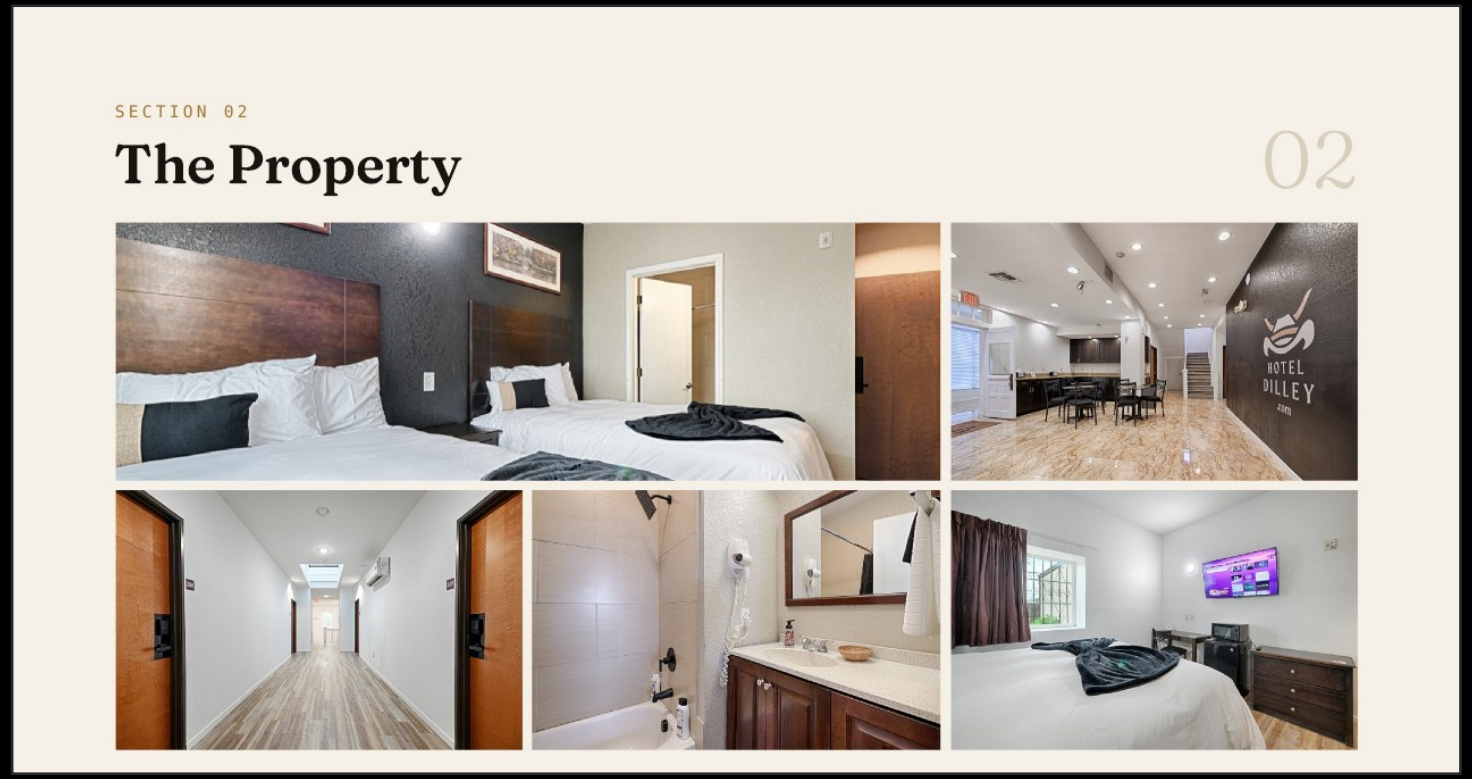
Income line hidden.

03 · OFFERING MEMORANDUM

GROK BOT BUILT THE OM

Seven pages from my P&Ls, the appraisal, and the photos. Shared after a signed CA.





THE COVER, AND SECTION 02: THE PROPERTY

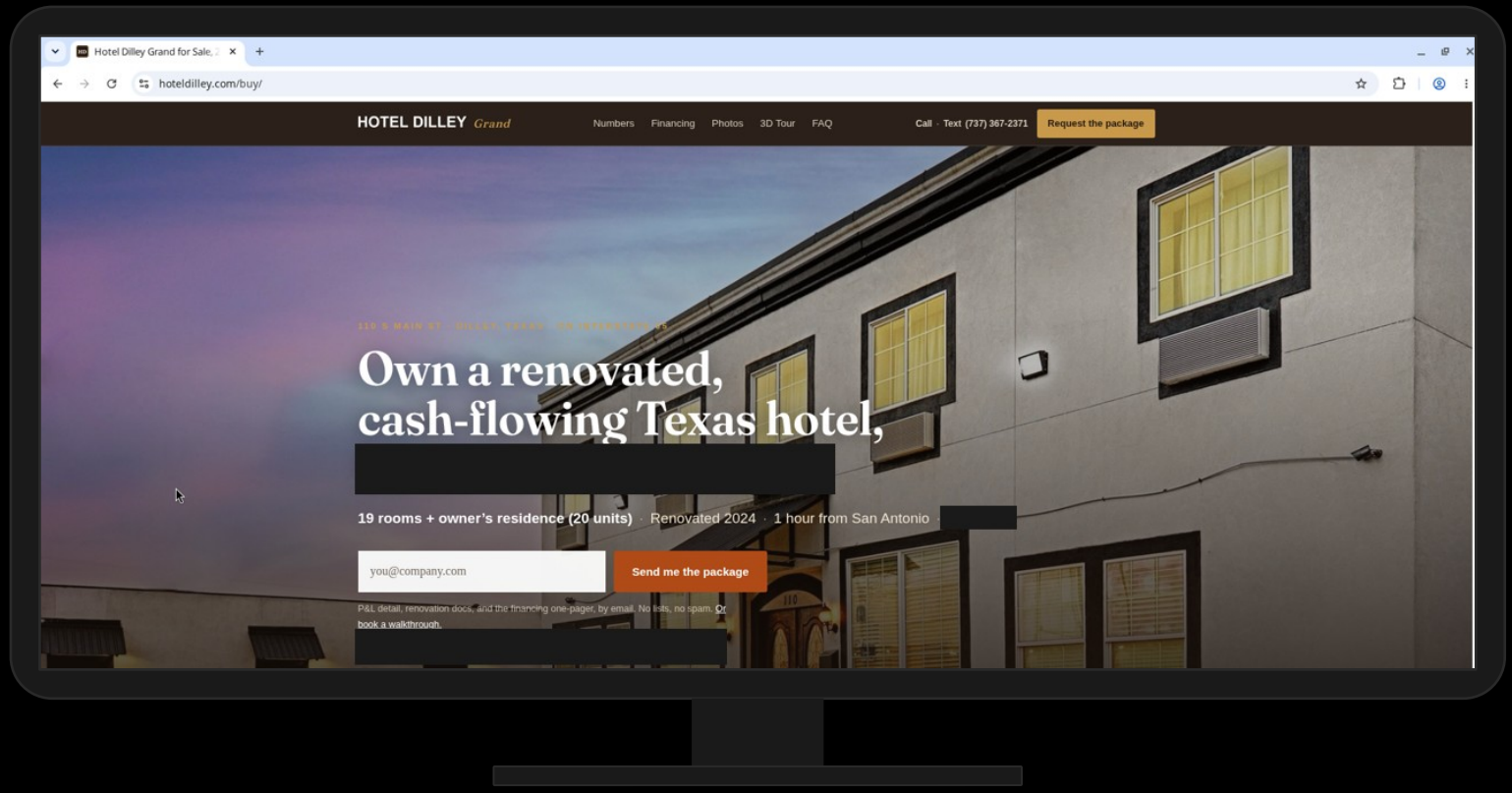
04 · SALES WEBSITE

A REAL SALES SITE, LIVE TODAY

I described the site. Cloud coding agents wrote the code. Site leads land in Gmail with everything else.

OPEN IT NOW

hoteldilley.com/buy



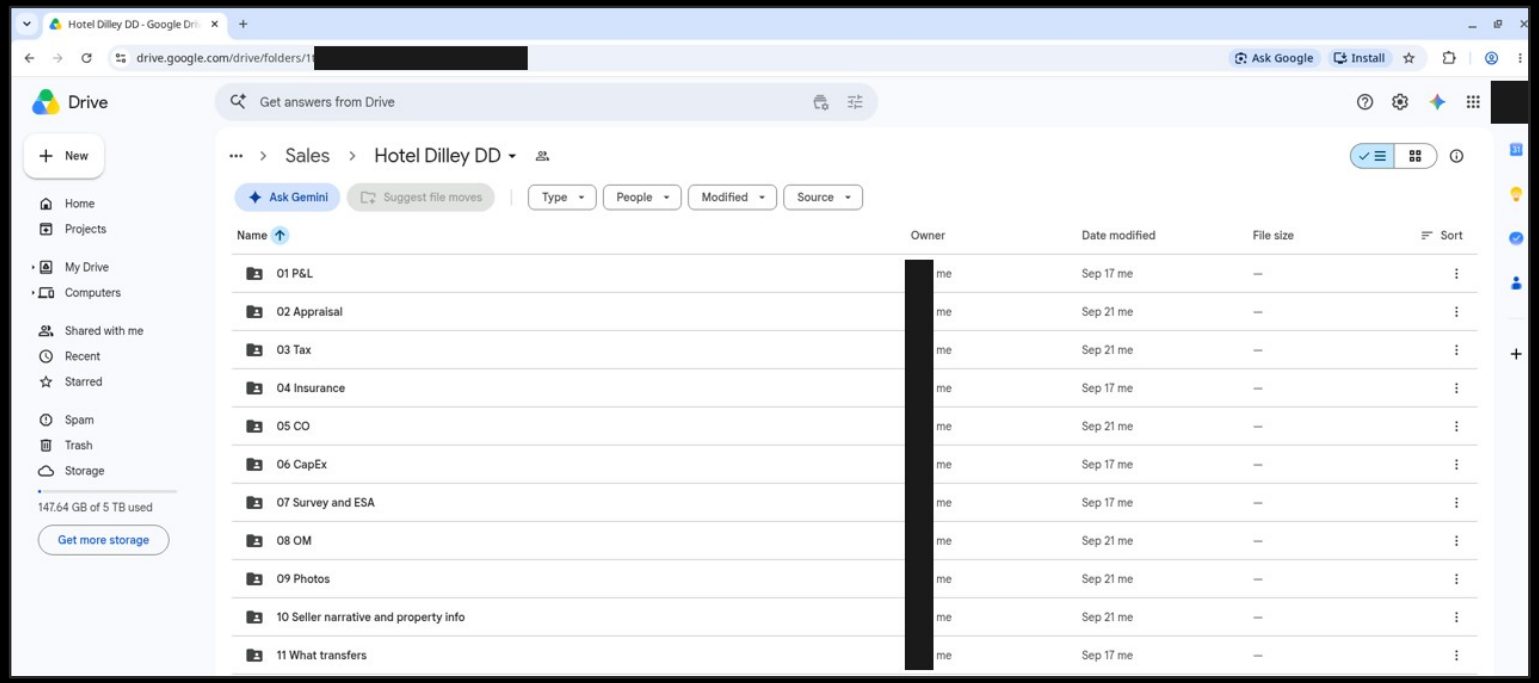
DILIGENCE, READY BEFORE THE FIRST CALL

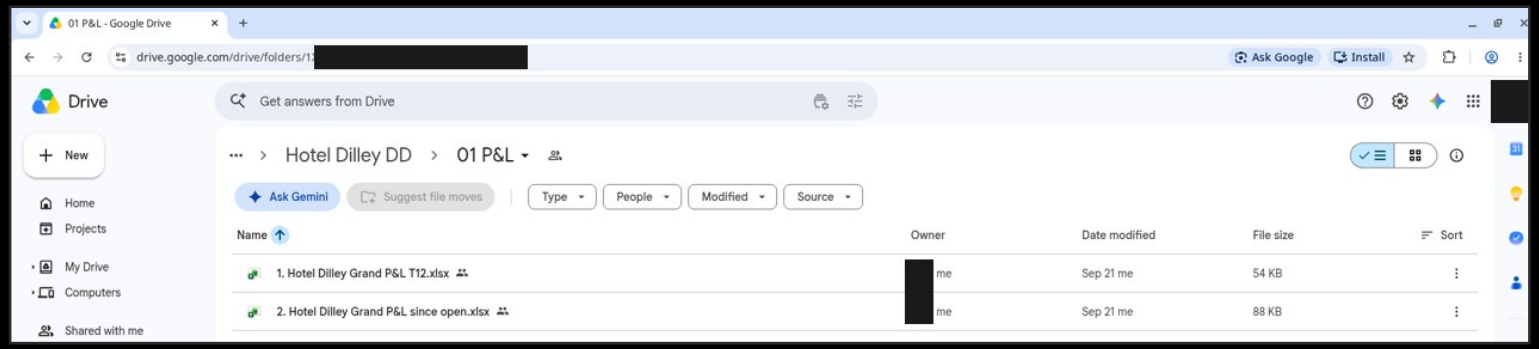
01 SUMMARY PDFS
Built from my historical P&Ls.

02 T12 SPREADSHEETS
Rebuilt from my historical P&Ls.

03 DRIVE DATA ROOM
A Google Drive folder per deal.

NO SIGNED CA, NO DATA ROOM.





HOTEL DILLEY DD: THE TOP FOLDER, THEN THE P&L FOLDER

THE BOT TEAM

Each bot has one job, its own memory, and its own skills. I approve anything that goes out.

01 CHIEF OF STAFF

The big picture: priorities, follow-ups, and what needs me today.

02 SALES

Leads, replies, CAs, buyer vetting, and the LOI summary.

03 OPS

Financials, T12s, and the diligence folders.

ALSO ON THE TEAM Social, Tennis, and more. Same pattern: one job each.

EVERY LEAD, THE SAME LOOP

01 LEAD
A Crexi, BizBuySell, or website lead hits Gmail.

02 DRAFT
The hourly watch drafts a brief reply in the thread.

03 I SEND
I read it, fix it if needed, and press send.

04 TEXT AND CALL
Quo makes the contact, texts, and logs the call.

THE LEAD COMES IN > THE REPLY GOES OUT

INBOUND · CREXI LEAD ALERT

A. opened flyer on [amount hidden]/mo from 10 Dallas suites near Baylor · Unpriced in DALLAS

emails@notifications.crexi.com · Mon Oct 12, 4:51 AM PT

A. has downloaded the flyer for [amount hidden]/mo from 10 Dallas suites near Baylor · Unpriced in DALLAS.

Click below to access contact information from your property dashboard.

[View Property Dashboard]

In order to reply directly to interested parties via email you will need to upgrade to Sale PRO.

SENT · GMAIL REPLY

CityPlace - next step

Matt Barge · Mon Oct 12, 7:36 AM PT · 2h 45m later

Hi A.,

Got your note on CityPlace. Ten furnished suites in one building, two minutes from Baylor. More here: http://cityplacebnb.com/buy

What is your phone number so I can give you a call?

Matt
[phone hidden]

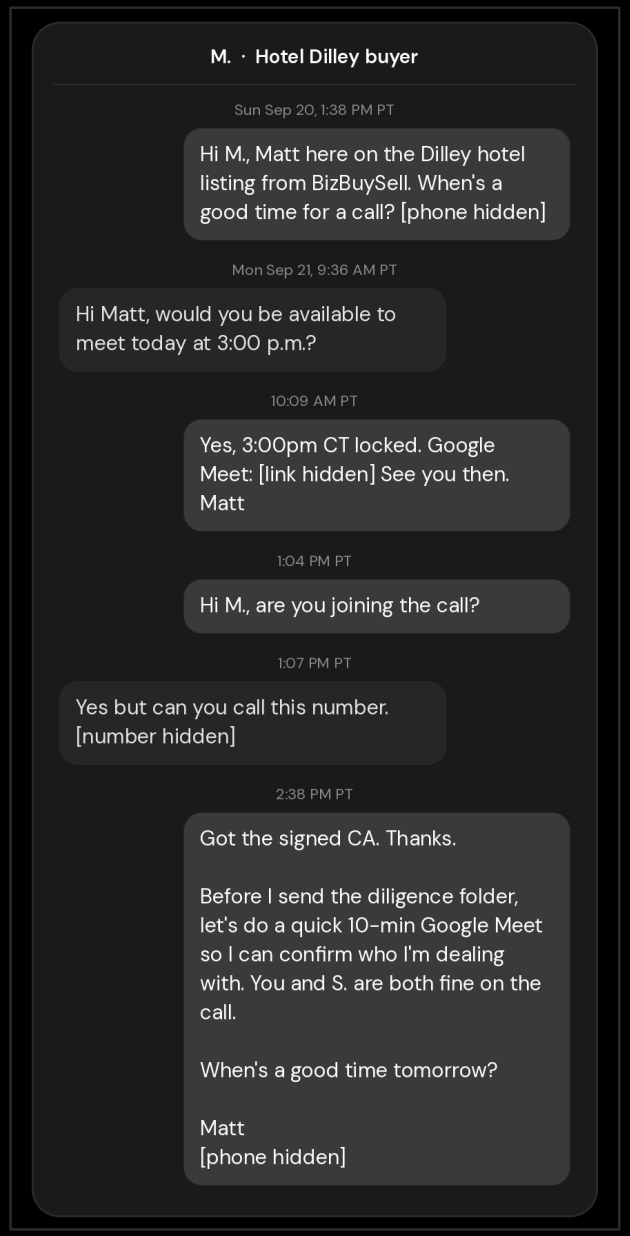
A REAL CREXI LEAD AND THE REPLY. NAMES AND NUMBERS HIDDEN.

EVERY BUYER TEXT, APPROVED BY ME

The Quo plugin puts my business phone in the loop. Bots create the contact and draft the text. Nothing goes out until I say yes.

- **CONTACT CREATED**
- **TEXT DRAFTED**
- **I APPROVE, IT SENDS**

A REAL THREAD WITH A HOTEL DILLEY BUYER.



QUO · CALL TRANSCRIPT

EVERY CALL, ON THE RECORD

After a call, the bot pulls the transcript. Before the next call, I know exactly what was said.

Buyer call, CityPlace (Dallas) · Fri Oct 9, 2026 · 19 min · excerpt, verbatim

S. (BUYER)
So we were thinking, like, you know, we wanted to see what... What's going on. You know, what what... Why is it coming out for... Out in the market? And what... What's your take on that?

MATT
Sure. So, I mean, the property's doing great. I mean, we're sold out this weekend. It's Texas Oklahoma game tonight, so it's the highest rates of the year. [...] As far as why I'm selling, so I've gotten really into AI engineering, and I'm really wanting to focus on AI.

S. (BUYER)
When you say game night, what... Which game night is it, Matt?

MATT
It's Texas Oklahoma. So they call it Red River, and it's, like, the biggest game in Dallas every year. [...] But the thing that's nice about Dallas and Downtown Dallas especially is that compared to other regions of The US, it's really stable year round.

A REAL BUYER CALL ON CITYPLACE. EXCERPT, VERBATIM.

THE HOURLY INBOUND WATCH

READS

Gmail, every hour, on a schedule.

LOOKS FOR

Leads from Crexi, BizBuySell, and my two sites.

DRAFTS

A brief reply in the lead's own Gmail thread.

ASKS

For a phone number when the lead left none.

Missed a run because a connector was down? The next run catches up.



HOW TO START THIS WEEK

Do not build the whole team on day one. Add the next bot when the last one earns its job.

01

START WITH THE INBOX

One bot that reads your leads every hour and drafts replies.

02

CONNECT THE REAL TOOLS

Gmail, your phone line, Drive. The bot has to see the real work.

03

TEACH IT RULES

Every fix you make can become a standing rule.

GIVE EACH BOT ONE REAL JOB. STAY ON THE SEND BUTTON.

FOLLOW ALONG ON X

@MATTHEWBARGE

THE BOTS DRAFT. I PRESS SEND.

Come find me after. I'll show you the routines and the rules on my phone.

THANKS. COME TALK TO ME.

Ask me about the routines, the rules, or the hotel.

X	**@matthewbarge**
WEB	cityplacebnb.com/buy hoteldilley.com/buy
LICENSE	Texas agent, TREC 838374