



Getting Started

Your First Steps with IntelliTC Solutions

Beginner Guide

intellitcsolutions.com

Free During Beta • No Signup Required

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Welcome to IntelliTC

IntelliTC Solutions is a free, professional-grade real estate analysis platform designed to make complex property analysis accessible to everyone — from first-time homebuyers to seasoned investors and licensed professionals.

What is IntelliTC Solutions?

IntelliTC gives you access to 54 real estate calculators covering every aspect of property analysis: cash flow, deal evaluation, mortgage comparisons, investment returns, and much more. Everything runs directly in your browser — no downloads, no account, no subscriptions. It is 100% free during the beta period.

Who is it for?

IntelliTC serves four user profiles, each with a curated set of recommended tools:

- Investor — Analyze rental cash flow, cap rates, ROI, and deal underwriting
- Real Estate Agent — Run quick comparisons and prepare client-ready reports
- Homeowner — Understand mortgage costs, refinancing, and home equity
- Lender — Evaluate borrower scenarios, DTI ratios, and affordability

What you can do with IntelliTC:

- Analyze real estate deals with professional-grade calculators
- Compare multiple scenarios side-by-side
- Learn key real estate concepts using built-in Learn Mode
- Earn certificates through structured Learning Paths

TIP: No Account Required

IntelliTC is 100% free during the beta period. You do not need to create an account or provide any personal information to get started. Just open your browser and go.

Choosing Your Role

When you first visit IntelliTC Solutions, you will see a "Your Role?" option in the site header. Selecting your role personalizes your experience by surfacing a curated set of calculators most relevant to your work.

The four available roles:

- Investor — Focused on cash flow analysis, cap rates, and investment returns
- Real Estate Agent — Tools for client-facing presentations and quick deal checks
- Homeowner — Mortgage calculators, refinance analysis, and equity tracking
- Lender — Debt-to-income, affordability, and borrower scenario tools

How to select your role:

Click "Your Role?" in the site header at the top of any page. You will be taken to a profile selection page where you can choose the role that best describes you.

NOTE: You Are Not Locked In

Selecting a role only filters the recommended calculators shown on your homepage. You can freely explore any calculator on the platform regardless of your selected role. Think of it as a personalized starting point, not a restriction.

Understanding the Calculator Layout

Every calculator on IntelliTC follows the same consistent layout, so once you learn how one works, you can use them all. Here is a breakdown of the key areas:

Input Panel

Located on the left or top of the calculator. This is where you enter your numbers — purchase price, loan amount, rental income, expenses, and other deal-specific inputs. Fields are clearly labeled, and Learn Mode (see Section 5) provides plain-English explanations for every single input.

Results / KPI Panel

Located on the right or bottom of the calculator. This panel displays your results instantly — key performance indicators like cash-on-cash return, cap rate, monthly cash flow, and more. Results update in real time as you type.

Learn Mode Toggle

Found at the top of every calculator. Toggle it on to see plain-English explanations of what each field means and why it matters. Perfect for beginners who want to understand the numbers they are entering.

Export Buttons

After running a calculation, use the Export buttons to download your results as a CSV (for spreadsheet analysis) or PDF (for sharing with partners, lenders, or clients).

TIP: No Submit Button Needed

Results update automatically as you type — you do not need to click a "Calculate" or "Submit" button on most calculators. Just enter your numbers and watch the results update instantly in the KPI panel.

Your Data is Auto-Saved

IntelliTC automatically saves your calculator inputs as you work, so you never lose your progress. Here is how the auto-save system works:

- Your data is saved automatically every few seconds as you type
- If you close the browser tab and return within 45 days, your inputs are still there
- Data is stored locally in your browser only — IntelliTC does not upload or store your data on any server

Important Limitations to Know:

IMPORTANT: Clearing Browser History Erases Your Data

Because your data is stored in your browser's local storage, clearing your browser history or cache will permanently erase your saved calculator inputs. If you want to preserve results, export them as a CSV or PDF before clearing your browser.

NOTE: Each Calculator Saves Separately

Auto-save data does not carry over between different calculators. Each calculator maintains its own saved state independently. When you click "Calculate," the draft is cleared and replaced by your confirmed final inputs.

Learn Mode — Your Built-In Tutor

Learn Mode is one of IntelliTC's most powerful features for beginners. It transforms every calculator into an interactive learning experience by adding plain-English explanations to every single input field.

What Learn Mode explains:

- What each input field means in plain English
- Why that number matters to your analysis
- Typical value ranges for that input
- Common mistakes to avoid

How to activate Learn Mode:

Look for the Learn Mode toggle at the top of any calculator page. Click it once to turn it on — explanations appear next to each input field. Click it again to hide them when you are ready to work faster.

TIP: Perfect for Beginners

If you are not sure what number to enter for a field like "Cap Rate" or "Vacancy Rate," turn on Learn Mode. It will tell you what typical values look like and help you make an informed estimate, even if you are brand new to real estate.

Learn Mode is available on every calculator and does not affect your results or saved data. You can toggle it on and off as many times as you like.

Exporting Your Results

Once you have run a calculation, IntelliTC makes it easy to save and share your results in professional formats. Every calculator includes export functionality.

Export to CSV

Downloading as a CSV file creates a spreadsheet you can open in Microsoft Excel, Google Sheets, or any other spreadsheet application. Use CSV when you want to do further analysis, build custom models, or keep a structured record of your inputs.

Export to PDF

Downloading as a PDF generates a professional, print-ready report that includes all your inputs, results, and KPIs. PDF exports are ideal for sharing with partners, presenting to lenders or investors, or keeping on file for due diligence.

How to export:

- Enter your inputs and run a calculation
- Look for the Export or Download buttons in the calculator
- Click CSV or PDF depending on your needs
- Your file will download automatically to your device

TIP: Save Before Clearing Your Browser

If you plan to clear your browser history or switch devices, export your results first. A downloaded CSV or PDF preserves your work permanently, outside of browser storage.

Dark Mode

IntelliTC includes a full dark mode option that changes the platform's color scheme to a darker palette — easier on the eyes during long analysis sessions or in low-light environments.

How to enable Dark Mode:

Look for the moon icon in the site header at the top of any page. Click it to switch between light and dark mode. Your preference is remembered between browser sessions, so you will not need to re-enable it every time you visit.

- All calculators, results panels, and navigation adapt to dark mode
- Charts and KPI displays remain clearly readable in both modes
- Your dark mode preference persists across visits

TIP: Great for Long Work Sessions

If you are spending hours analyzing multiple properties or comparing scenarios, dark mode significantly reduces eye strain. Many power users keep it enabled full-time.

Where to Go Next

Now that you know the basics of IntelliTC, here are the best next steps to get the most out of the platform:

Explore the Homepage

The IntelliTC homepage organizes all 54 calculators by category. Browse to discover tools relevant to your goals — rental analysis, mortgage comparison, commercial investment, and more.

Try a Learning Path

Click Learn in the main navigation to access structured Learning Paths. These guided sequences walk you through related calculators in logical order, building knowledge step by step. Great for beginners who want a structured approach.

Visit the "Start Here" Page

The Zero Experience page (also called "Start Here") is designed for users with no prior real estate experience. It provides a gentle, guided introduction to the platform and key concepts before you dive into the calculators.

Read the Going Deeper Guide

Once you are comfortable with the basics, the Going Deeper guide covers advanced features including Scenario Lab, multi-calculator Workflows, comparison tools, and KPI interpretation.

Explore the Full Guide Library

IntelliTC offers 11 guides covering every aspect of real estate analysis. Visit the Guides page to explore them all:

Guide	Level
Getting Started	Beginner
Going Deeper	Intermediate
Mastering the Platform	Advanced
Senior's Corner	Specialty

Land Flip Analyzer	Specialty
Deal Underwriting Worksheet	Specialty
Capital Gains Tax Impact Guide	Specialty
The Language of Real Estate	Reference
The Wealth Architect's Roadmap	Strategy
Investment Strategy Playbook	Strategy
Professional Services Framework	Strategy

NEXT: Recommended – Going Deeper

After completing this guide, continue with "Going Deeper" to unlock IntelliTC's advanced features: Scenario Lab, Workflows, and more. All guides are available free at intellitcsolutions.com/guides.

Thank you for choosing IntelliTC Solutions. We hope this guide helps you get started with confidence. For questions or feedback, visit intellitcsolutions.com.



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