



YUQI Homes 🏠 Video Tour

Every home, a video tour. Every buyer, one tap from an agent.

A video-first, AI-powered home-search platform. Built in Southern California, designed for the whole United States.

Yun Ai, Inc. · Diamond Bar, California · Investor deck · September 2026

THE PROBLEM

Home search still runs on static photos, and the portals sell the buyer as a lead

Buyers can't feel a home from photos

Twenty wide-angle photos hide the layout, the light and the neighborhood. Buyers burn weekends driving to homes they would have skipped after a two-minute video.

Agents can't afford video for every listing

A professional listing video costs hundreds of dollars and days of turnaround, so fewer than one in ten listings gets one. Video sells, but only the top listings get it.

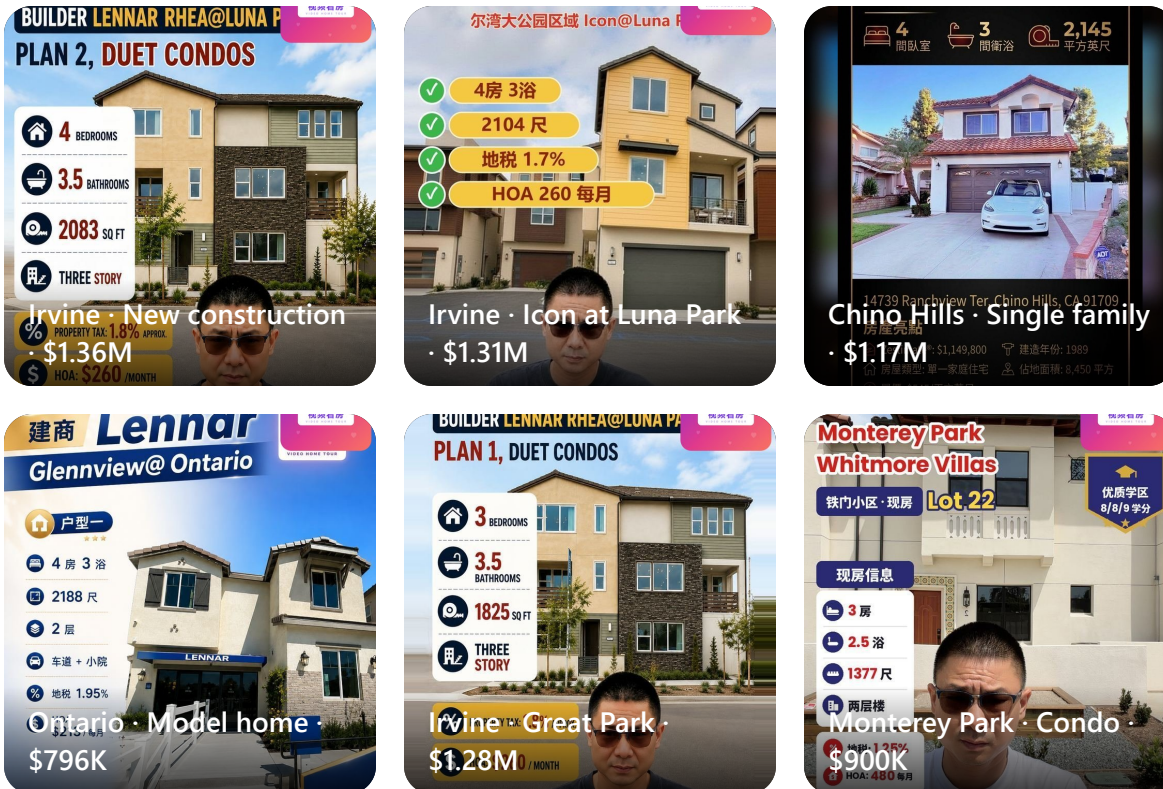
Portals monetize against both sides

Zillow, Realtor.com and Redfin resell the buyer to agents by zip code. The agent who did the work rarely gets the lead, and the buyer gets a stranger.

Result: the most expensive purchase of a person's life is still shopped like a classified ad. Only about **15%** of listings offer a video tour today, projected to reach **50%** by the end of 2030, and there is still no dedicated professional video home-tour platform.

THE SOLUTION

YUQI makes a narrated video tour the default for every listing, at near-zero cost



- **For buyers:** a swipeable feed of narrated video tours in their own language, an AI assistant ("Grace") that answers questions and recommends homes, saved homes, price-drop alerts and one-tap tour booking.
- **For agents:** film on a phone, upload, done. The platform writes the script, narrates, captions, designs the cover and publishes a shareable landing page in minutes.
- **For both:** every lead is attributed to the agent who listed or shared the home. No zip-code lead auctions.

Live on the App Store and Google Play. English, Simplified and Traditional Chinese today; a new language is configuration, not a rebuild.

MISSION

AI and video do the matching. Agents do what only agents can.

One of the platform's core missions is to use AI and video home tours to gradually replace the traditional model of agents hand-picking properties for buyers. Grace matches and recommends homes to each buyer based on their needs and preferences, every recommendation backed by a real video walk-through. Licensed agents focus on the parts of the transaction where their expertise matters most: showings, negotiations, submitting offers and closing the deal.

15%

LISTINGS WITH A VIDEO TOUR TODAY

Video is still the exception, produced only for premium listings.

50%

PROJECTED BY END OF 2030

Video becomes the default way homes are shown, and no dedicated professional platform exists yet.

1 tap

FROM RECOMMENDATION TO A LICENSED AGENT

Tour requests, offers and negotiations route to the agent who earned the lead.

An automated production line from phone footage to published listing

1 • Film

Agent walks through the home with a phone. No crew, no script, no editing.



2 • Clean

Cloud GPU jobs transcode, remove burned-in captions and normalize the footage.



3 • Narrate

AI writes the script from listing data and generates narration in each language with a cloned voice; subtitles burned in.



4 • Publish

Cover image designed automatically; listing goes live in the app and on a shareable landing page.



5 • Convert

Grace answers buyer questions; tour requests and chats route to the attributed agent with SLA tracking.

Minutes, not days

Upload to published listing is fully unattended. One broker currently runs the whole platform with automation.

Cents, not hundreds

Marginal cost per listing video is a few cents of compute. Infrastructure runs under \$200 per month today.

Built to scale

React Native app; Firebase / Google Cloud back end; Cloudflare video delivery; daily backups, monitoring and license verification against state records.

TRACTION

Built and launched in under three months, all organic

130

LISTINGS WITH VIDEO TOURS

16 Southern California cities, 34 new-construction communities

1,800+

VIDEO PLAYS

Listing tours and agent market-insight videos

38

TOUR & CONTACT REQUESTS

Generated in-app and routed to the attributed agent

8

LICENSED AGENTS ONBOARDED

Publishing listings and 25 insight videos

\$0

PAID MARKETING TO DATE

29 registered users, all word of mouth

<\$200

MONTHLY INFRASTRUCTURE

Development started June 15, 2026; first users July 2026

Live database snapshot, September 7, 2026.

MARKET

A \$100B commission pool and a \$5B+ search-and-advertising layer with no video default

TOTAL MARKET · UNITED STATES

~\$100B

Annual agent commissions on roughly 4–5 million existing-home and 700K new-home sales. Online search and agent advertising on top of it exceeds \$5B a year (Zillow, Realtor.com, Redfin, Homes.com).

SERVICEABLE · CALIFORNIA

~\$20B

California is the largest state housing market by value. Southern California alone records about 200,000 sales and roughly \$10B in commissions a year.

BEACHHEAD · CHINESE-SPEAKING
SOCAL

700K+

Greater Los Angeles has the largest Chinese-American population in the U.S.; Chinese buyers have been the top foreign buyers of U.S. homes for over a decade, with California their first destination.

Video-tour adoption is about 15% of listings today and projected to reach 50% by the end of 2030. No national portal has made video the default for every listing and no dedicated professional video home-tour platform exists. That gap is the company.

Free for buyers. Agents pay for video, leads and tools. The platform earns on transactions.

Referral commissions

Transactions originated on the platform pay a referral fee to Yun Ai, Inc., a licensed brokerage. The fee ladder rewards agents who close more deals through YUQI.

Agent memberships

Subscription for the production pipeline, channel page, CRM, inbox with SLA tracking and analytics. Video for every listing at a flat monthly price.

Sponsorship & data

Lenders, title and escrow companies and home builders featured in the app; premium placement for new-construction communities.

Why it works: we earn when a home sells, not when a buyer is resold. That keeps buyers on the platform, keeps agents publishing, and keeps the cost of every listing video at cents.

COMPETITION

Portals have search without video. Social has video without search. Tools serve agents only.

	VIDEO ON EVERY LISTING	SEARCH & LISTING DATA	AI ASSISTANT	VERIFIED AGENTS & ATTRIBUTION	MULTILINGUAL	EARNES ON
YUQI Homes	✓	✓	✓	✓	✓	Transactions
Zillow · Realtor.com · Redfin · Homes.com	—	✓	partial	—	—	Selling leads
YouTube · TikTok · Instagram · Xiaohongshu	some	—	—	—	✓	Ads
Matterport · BoxBrownie · AI video editors	paid per video	—	—	—	—	Tool fees
WeChat groups · classifieds	—	—	—	—	✓	—

YUQI is the only product that is both a buyer destination and the agent's production tool, with incentives aligned to the sale.

Beachhead, then metro, then state, then nation

Now

Chinese-speaking Southern California

Dense, underserved by English-only portals, reachable through the founder's brokerage network. Agent referral program: every agent onboards colleagues.

Next

All of Southern California

CRMLS data integration (application in progress) gives every listing in the region an automated video tour without manual uploads. English-first marketing, Apple Search Ads.

Then

California → United States

Add MLS feeds and languages metro by metro. Same pipeline, same app, near-zero marginal cost per listing. Bay Area, Seattle, New York, Texas.

Agent referral loop

Each verified agent gets a referral code and a channel page; onboarding a peer is one link.

Content flywheel

Agent "Insights" videos and shareable landing pages bring buyers in from social channels.

Builder partnerships

New-construction communities get model-home tours and premium placement; 34 communities already listed.

GOALS

From Southern California to a nationwide video home-search platform

End of 2026

1,000+ registered agents actively using the app in Southern California

3,000+ property listings published

End of 2027

5,000+ agents across California

10,000+ published listings

End of 2030

500,000+ cumulative listings nationwide

10 million+ unique visitors per month

Three levers: the agent referral program, MLS data integration that puts a video on every listing automatically, and a pipeline that adds a metro or a language as configuration.

A licensed broker who built the platform, backed by AI-assisted engineering

Wilson (Fuqiang) Yun · Founder & CEO

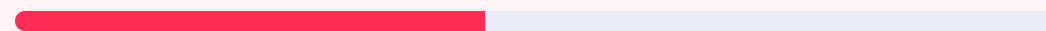
Licensed California real-estate broker (DRE #02167331), founder of Yun Ai, Inc. (corporate DRE #02322018), Diamond Bar, CA. Serves Chinese-speaking home buyers across the San Gabriel Valley, Orange County and the Inland Empire, and built YUQI to give every one of his listings a video tour.

Product, engineering and operations are run with an AI-assisted development workflow: the full platform (app, cloud pipeline, AI assistant, monitoring) was shipped in under three months at an infrastructure cost under \$200 per month.

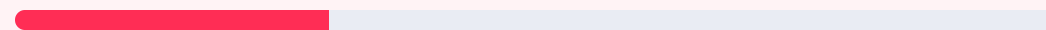
Raising \$500,000 pre-seed

Post-money SAFE, \$5M valuation cap. Use of funds over the next 12 months:

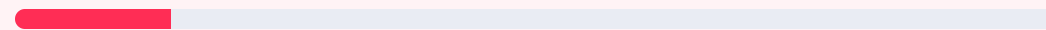
Product & engineering (MLS feed, agent CRM, English market) · 45%



Growth: agent acquisition & buyer marketing · 30%



Data licensing, legal & insurance · 15%



Reserve · 10%



Targets funded by this round: 1,000 agents and 3,000 listings in Southern California by end of 2026, CRMLS integration live.



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