

MCP SERVER

NO CODE

CLOUD HOSTED

ProspectX MCP

Find Owners, Build Lists, Automate Outreach.

ProspectX finds and verifies B2B prospect data for real estate investors. This MCP connects your AI agent to skip tracing, property databases, and lead management tools to build highly targeted outreach lists. Stop manually checking property records; simply ask your agent to find owner contacts or filter properties based on specific criteria.

A+ Quality Score 98.33/100

skip-tracing

property-data

direct-mail

b2b-prospecting

crm-enrichment

outreach-lists



The connectivity layer between AI and the world's software.



Vinkius sits between AI and every application. All communication passes through Vinkius Cloud via the Model Context Protocol (MCP) — with governance, observability, and security at every layer.

Your AI Connections Run Through Vinkius Cloud

The world's largest
managed MCP catalog

Vinkius is the connectivity layer where AI connects to the software your business already runs. We handle the hosting, the security, the credentials, the uptime — you get agents that actually do things.

We operate the world's largest managed MCP catalog. Major SaaS platforms, CRMs, databases, and cloud providers — running, monitored, production-ready. This MCP server is hosted and maintained by the Vinkius Cloud for AI Agents.

The agent doesn't manage credentials, doesn't manage uptime, doesn't manage security. Vinkius does.

— Architecture principle

Four Pillars of the Vinkius Runtime

01 — Security by design

Credentials stay encrypted at rest via AES-256. The AI agent never touches raw keys — they're injected into a sandboxed V8 isolate at runtime. Actions are logged, and connections have an emergency kill switch.

03 — Deterministic observability

Eight immutable metrics per endpoint: request volume, p95 latency, error rate, active connections, cost attribution. A live payload feed logs every tool call with mutation detection.

02 — Built on MCP Fusion

This MCP server was built with **MCP Fusion**, the open-source framework (Apache 2.0) that powers the entire Vinkius catalog. Schema-as-firewall strips undeclared fields, compiled PII redaction runs at zero overhead, and cryptographic lockfiles produce git-diffable audit trails.

04 — Autonomous operations

Servers are deployed, monitored, and patched autonomously. New capabilities and security patches ship weekly. Zero-downtime deployments ensure continuous availability across all managed MCP servers.

AES-256

Encryption at rest

Ed25519

PKI vault signatures

24h TTL

Ephemeral session keys

V8 Isolate

Sandboxed execution

One Token. Instant Access.

Every MCP server on Vinkius is accessed through a **Connection Token**. Tokens are generated in the cloud dashboard and produce a unique MCP endpoint URL. Paste this URL into any MCP-compatible client — no SDK required.

A single token can serve **multiple AI clients simultaneously**, or you can issue separate tokens per client for granular access control. Each token tracks its own request count, last activity timestamp, and can be individually enabled or revoked.

MCP ENDPOINT

`https://edge.vinkius.com/{token}/mcp`

Claude



Cursor



VS Code



Windsurf



Grok



Gemini

Security Is the Architecture

Security in Vinkius is not a feature — it's the foundation of the runtime. The gateway enforces multiple independent protection layers between AI agents and third-party APIs.

01 — Ed25519 PKI Vault

Every workspace has an Ed25519 Master Key. Session keys are generated ephemerally (24h TTL) and signed by the Master Key. Credentials never leave the vault boundary.

02 — V8 Isolate Sandboxing

Tool code runs inside isolated-vm V8 isolates with 64 MB memory caps and per-request timeouts. No filesystem access, no network access except through the SSRF-guarded fetch bridge.

03 — SSRF Guard

All outbound HTTP requests are DNS-resolved and validated before execution. Private IP ranges (10.x, 172.16-31.x, 192.168.x, AWS metadata 169.254.x) are blocked at the network layer.

05 — Cryptographic Audit Trail

Every request is signed into a SHA-256 hash chain with Ed25519 signatures. Events form a tamper-proof, SIEM-exportable forensic record.

04 — DLP & PII Redaction

A ResponseGuard pipeline intercepts every tool response. Configurable redaction patterns strip sensitive fields (emails, SSNs, card numbers) before data reaches the AI agent.

06 — Honeypot Trap System

Phantom credentials are injected into isolated environments. If a honeypot is used outside Vinkius infrastructure, the server is quarantined instantly.

Emergency Kill Switch

EU AI Act Art. 14(1)
Compliant

The kill switch is an **emergency halt** mechanism — not a simple toggle. When triggered, it executes three actions atomically:

01 — Server deactivated

The MCP server is immediately taken offline across the entire cluster.

02 — All tokens revoked

Every connection token is invalidated. Total lockout — reconnection blocked until new tokens are issued.

03 — WebSocket connections killed

Active connections terminated via Redis pubsub broadcast. Propagates to every runtime node in the cluster.

Full Visibility. Zero Guesswork.

The Vinkius cloud dashboard includes a full MCP Governance suite — real-time analytics and security controls for production AI operations.

Control Plane

KPI dashboard with request volume, latency, success rate, token consumption, and AI-generated operational briefings.

FinOps

Cost tracking per tool, payload compression savings, budget optimization signals, and consumption trends.

Firewall & DLP

PII redaction activity, sensitive data protection counters, and security event timeline.

Agent Activity

Which AI clients are connecting, how often, and what they're doing — real-time session tracking.

Tool Health

Slowest and most error-prone tools, with actionable root-cause insights and performance baselines.

Incident Log

Error trends, failure rates, status-code breakdowns, and forensic audit trail access.

Get started at cloud.vinkius.com — connect your AI agent in under 60 seconds.

ProspectX MCP

17 tools available

Cloud-hosted on Vinkius

Managing a large-scale acquisition pipeline means constantly jumping between spreadsheets, listing services, and skip tracing websites. ProspectX changes that. Your AI client connects directly to this MCP, giving it the ability to manage your entire lead generation process in one conversation. You can tell your agent to search for properties by specific criteria, like vacancy status or type, and then have it pull detailed owner contact information immediately. Need to track a mailing effort? You can check campaign details and even view response rates without logging into another portal. This MCP makes sure your AI agent has all the necessary data—from listing management to lead creation—all in one place, making Vinkius the central hub for your real estate intelligence.

This capability lets you filter specific groups of leads by status, manage comprehensive property lists, and instantly verify contacts so your outreach is always accurate.

Core Capabilities

01 — Find owner contact information

Uses skip tracing to locate phone numbers and email addresses for any given property.

03 — Manage outreach campaigns

Retrieves details about past direct mail campaigns and tracks their performance metrics.

05 — Organize and update leads

Creates new records for prospects or updates existing lead details with fresh information.

02 — Build targeted prospect lists

Filters existing leads or properties based on criteria like vacancy status, type, or motivation level.

04 — Search property databases

Locates specific properties by address or allows filtering across the entire database by type.

One Click on Vinkius — From Prompt to Execution

Available at vinkius.com/mcp/prospectx — connect your AI agent in three steps.

- 01 Sign in to your ProspectX account and generate the developer API key.
- 02 Connect that key to Vinkius via your AI client.
- 03 Ask your agent to perform a task, like 'Find me all vacant properties near this zip code' or 'Skip trace 123 Main Street'.

The bottom line is you give your agent the permission and the keys; it handles the complex database lookups and data organization for you.

Built For

This MCP is built for real estate investors, wholesale groups, and acquisitions teams. If your job involves finding motivated sellers or building cold outreach lists from public records, this saves hours of switching tabs.

Real Estate Wholesaler

Uses the MCP to run instant skip traces on properties they find and then creates new leads for follow-up.

Acquisition Specialist

Filters massive property databases by vacancy status and type, building lists of potential targets for direct mail campaigns.

Investment Analyst

Checks campaign details and tracks response rates to measure the success of past marketing efforts against specific properties.

What Changes When You Connect

- 01 Instant contact discovery: Instead of manually running a skip trace tool for every address, you simply ask your agent to `skip_trace` an address and get the owner's phone number or email right away. This saves hours on outreach planning.

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- 02** Targeted list building: Need 50 properties that are vacant? Use the MCP to automatically filter them using `list_properties_by_type` and immediately compile a manageable group with one tool call, eliminating spreadsheet sorting.
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- 03** Complete visibility into campaigns: You can pull campaign performance data by calling `get_campaign` or `list_campaigns`, letting you see response rates and delivery status without leaving your agent environment.
-
- 04** Data enrichment on demand: When reviewing a lead, you don't need to jump to another site. Your agent uses the MCP to check property details (`get_property`) or fetch detailed leads (`get_lead`), giving you immediate context for follow-up calls.
-
- 05** Efficient data management: If you find a solid group of prospects, use `create_property_list` and save it immediately. You'll never lose your work again, keeping everything organized inside the MCP.
-

Real-World Applications

Validating contacts for direct mail

A wholesaler finds a promising property but can't find the owner's name or phone. They ask their agent to run `skip_trace` on the address, instantly getting John Doe and his primary phone number, allowing them to proceed with targeted mailing.

Updating stale lead records

An investor has a lead from last year. Instead of guessing the current contact info, they prompt their agent to use `get_lead` and then follow up by calling `update_lead`, ensuring all data points are fresh before outreach.

Building a pool of motivated sellers

An acquisitions team needs 100 houses that are vacant in Q3. They instruct their agent to use `search_properties` and filter by vacancy status, receiving an immediate list they can save using `create_property_list`.

Analyzing past marketing efforts

A manager wants to know how well the last campaign did. They ask their agent to `list_campaigns` and then request details on a specific effort using `get_campaign`, seeing the delivery metrics immediately.

Patterns to Avoid

Manually cross-checking sources

X AVOID

Copying an address from one site, pasting it into Google Maps to verify location, then opening a separate skip tracing website and manually entering the data again.

✓ INSTEAD

Give your agent the property address and simply ask it to `skip_trace`` that property. The MCP handles all the lookups automatically and returns clean contact data.

Forgetting which list holds what

X AVOID

Creating three different lists (e.g., 'Hot', 'Cold', 'To Vet') across multiple platforms, making it impossible to tell where a prospect ended up.

✓ INSTEAD

Use `create_property_list`` and then use the agent to organize all properties into that single list. You can view and manage everything using `get_property_list``.

Missing filtering criteria

X AVOID

Running a general property search without specifying if you only want multi-family units or vacant homes, resulting in thousands of irrelevant results.

✓ INSTEAD

Use `list_properties_by_type`` first to narrow down the scope (e.g., 'multi-family') before running a detailed search using `search_properties``.

The Right Fit

Use this MCP if your core business loop involves finding physical assets and enriching their associated owner data. Specifically, you need tools that bridge public records, property databases, and CRM functions—like checking vacancy status or running a skip trace. You should use it to build highly targeted outreach lists based on real-world criteria.

Don't use this if your workflow is purely about internal document management (e.g., drafting legal contracts) or abstract data modeling (e.g., optimizing supply chain routes). For pure CRM maintenance without property focus, a general lead enrichment service might suffice, but you lose the critical ability to cross-reference physical addresses and vacancy status that this MCP provides.

The pain of manual prospect research is exhausting.

Right now, finding one motivated seller means logging into a database to check property type. Then you open a second tool just for skip tracing and paste the address in. If that fails, you jump to a third site to see if it's vacant, copying addresses between five different tabs until your eyes glaze over.

With this MCP, all those steps happen inside one conversation. You tell your agent: 'Find me every multi-family unit that is vacant and skip trace the owners.' The result is an organized list of contacts, ready for action.

ProspectX provides targeted data enrichment.

The specific manual steps that disappear include checking if a property exists in the database, validating its status, and finding the owner's direct contact info. All this is done by combining calls to `search_properties` and `skip_trace` into one simple prompt.

You move from spending half your day just *finding* information to spending that time actually closing deals.

ProspectX MCP with 17 Tools

These tools let you manage the entire lifecycle of a prospect lead—from initial search to final data enrichment.

#	TOOL	DESCRIPTION
01	<code>check_prospectx_status</code>	Verifies that your AI agent has proper connectivity to ProspectX.
02	<code>create_lead</code>	Generates a new lead record based on information you provide.
03	<code>create_property_list</code>	Builds and saves a new group of properties for later use in campaigns.
04	<code>get_campaign</code>	Retrieves specific details about an existing direct mail campaign.
05	<code>get_dashboard</code>	Pulls general overviews and metrics from your main ProspectX dashboard.
06	<code>get_lead</code>	Fetches all specific details for a single lead record by ID or criteria.
07	<code>get_property_list</code>	Retrieves the contents and status of an existing property list.
08	<code>get_property</code>	Gets all available data points for a specific property address or ID.
09	<code>list_campaigns</code>	Lists all the marketing campaigns you have run in your account.
10	<code>list_leads_by_status</code>	Filters and returns a list of leads based on their current status (e.g., 'Hot' or 'Cold').
11	<code>list_leads</code>	Generates a full list of all existing leads in your database.
12	<code>list_properties_by_type</code>	Filters the property database to show only properties matching a specified type (e.g., 'Multi-Family').
13	<code>list_properties</code>	Provides a comprehensive list of all indexed properties in your area.
14	<code>list_property_lists</code>	Displays the names and summaries of all created property lists.
15	<code>search_properties</code>	Searches for properties using multiple criteria like address, vacancy status, or type.
16	<code>skip_trace</code>	Runs a skip trace on an address to find the property owner's contact information.
17	<code>update_lead</code>	Modifies and saves updated data points for an existing lead record.

See It in Action

Real prompts you can use once this MCP is connected to your AI agent through Vinkius Cloud.

U Run a skip trace on the property at 123 Main Street to find the owner's contact info



Skip trace complete. The owner of 123 Main Street is John Doe. Primary phone: (555) 123-4567. Email: john@example.com.

U Find all vacant properties in the database for a targeted mailing campaign



I found 42 vacant properties matching your criteria. Would you like me to add them to your 'Q3 Direct Mail' campaign?

U Show all hot leads that are ready for follow-up in ProspectX



You have 5 hot leads ready for follow-up today. Sarah Connor requested a call back at 2 PM. Should I list the others?

Frequently Asked Questions

01 How does ProspectX find the owner's contact info?

ProspectX uses its skip trace tool, which automatically searches public and private databases to locate phone numbers and emails for a given property address. This is far faster than manual research.

02 Can I use ProspectX MCP to filter properties by vacancy status?

Yes, you can use the `list_properties_by_type` and `search_properties` tools together. You tell your agent exactly what criteria—like vacant or multi-family—you need.

03 What is the difference between `get_lead` and `get_property` in ProspectX?

The `get_lead` tool pulls detailed information about a prospect contact record, while `get_property` focuses solely on physical property details like its type or address history.

04 Does ProspectX help with direct mail campaigns?

Absolutely. You can use the MCP to manage and track your efforts by listing all existing campaigns (`list_campaigns`) and checking their performance metrics using `get_campaign`.

05 Is ProspectX suitable for wholesaling operations?







Yes, it's built for wholesalers. You can use the MCP to find motivated sellers by searching properties and immediately creating a structured list that you can share with your team using `create_property_list`.

Go Live in 60 Seconds

Get your connection token from cloud.vinkius.com, then paste the endpoint URL into any MCP-compatible client.

YOUR MCP ENDPOINT

```
https://edge.vinkius.com/[TOKEN]/mcp
```

CLIENT	WHERE TO CONFIGURE
 Claude AI	Profile → Customize → Connectors → "+" → Add custom connector → Paste endpoint
 Cursor	Settings → Features → MCP Servers → "+ Add New MCP Server" → Type: SSE → Paste endpoint
 VS Code	Ctrl/Cmd+Shift+P → "MCP: Add Server" → add <code>"prospectx": { "url": "..." }</code>
 Windsurf	MCP Settings → <code>mcp_settings.json</code> → Add endpoint URL
 ChatGPT	Settings → Tools & plugins → Add MCP server → Paste endpoint
 Gemini	Extensions → Add MCP Server → Paste endpoint URL

ASK AN AI ABOUT THIS

Let your preferred AI explain this MCP server

-  **Ask ChatGPT** 
-  **Ask Claude** 
-  **Ask Perplexity** 
-  **Ask Gemini** 
-  **Ask Grok** 

READY TO CONNECT

ProspectX is live on Vinkius Cloud.

Get your connection token, paste it into your AI agent, and start building. No SDK. No deployment. Just results.

[Start at cloud.vinkius.com](https://cloud.vinkius.com) →

vinkius.com · support@vinkius.com

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