



[Get ALL AI Automation + Agent Templates >>](#)

Prompts & Links - Build a Lead Gen AI Agent in Under 30 Minutes (+ Writes Personalized Emails)

(Follow the instructions in this video: https://youtu.be/6nZ1oYu78_o)

Templates:

AI Agent Template for Instant Setup:

<https://fabimarkl.com/automation-templates/#lead-generation>

Google Sheet Template:

https://docs.google.com/spreadsheets/d/1hqullFPln9kPuS1LBAr-qcOqc5pkyzkLrgOtJoo4eL_o/copy

Links:

Free Trial for N8N Account:

<https://n8n.io/>

Setup Apify Account:

<https://apify.com/>

Setup Firecrawl Account:

<https://www.firecrawl.dev/>

Setup OpenAI Account:

<https://platform.openai.com/>

**n8n and Apify link is affiliate link that will give me a small percentage of every sale, but have no effect on the price you pay or their free trial.*

[Click Here to Get AI Automation Template for Instant Setup >>](#)

Scrape Maps:

```
https://api.apify.com/v2/acts/compass~crawler-google-places/run-sync-get-dataset-items?token=YOUR_API_KEY
```

HEADERS

```
Accept  
application/json
```

```
Authorization  
Bearer YOUR_API_KEY
```

```
{  
  "includeWebResults": false,  
  "language": "en",  
  "locationQuery": "{{ $json['What location/city you want to  
search?'] }}" ,  
  "maxCrawledPlacesPerSearch": 10,  
  "maxImages": 0,  
  "maximumLeadsEnrichmentRecords": 0,  
  "scrapeContacts": false,  
  "scrapeDirectories": false,  
  "scrapeImageAuthors": false,  
  "scrapePlaceDetailPage": false,  
  "scrapeReviewsPersonalData": true,  
  "scrapeTableReservationProvider": false,  
  "searchStringsArray": [  
    "{{ $json['What is your search term?'] }}"  
  ],  
  "skipClosedPlaces": false  
}
```

Filter Duplicates:

```
const newData = $('Scrape Maps').all();  
const existing = $('Get Saved Leads').all();  
  
// Build a set of existing titles (case-insensitive, trimmed)  
const existingTitles = new Set(  
  existing
```

```

        .map(e => (e.json.Title || e.json.title ||
        '').toLowerCase().trim()))
        .filter(Boolean)
    );

    // Filter new data that is NOT already in the sheet
    const filtered = newData.filter(b => {
        const name = (b.json.title || b.json.Title ||
        '').toLowerCase().trim();
        return name && !existingTitles.has(name);
    });

    // If no new leads, return a clear message
    if (filtered.length === 0) {
        return [{
            json: {
                message: 'No new leads found',
                status: 'stopped'
            }
        }];
    }

    return filtered;

```

Scrape Website Content:

<https://api.firecrawl.dev/v1/scrape>

Authorization
Bearer YOUR_API_KEY

```

{
  "url": "{{ $json.Website }}",
  "formats": [
    "markdown",
    "html"
  ]
}

```

Extract Info:

```
const html = $input.first().json.data.html;

// Email regex
const emailRegex =
/[a-zA-Z0-9._%+-]+@[a-zA-Z0-9.-]+\.[a-zA-Z]{2,}/gi;

// Social regexes
const socialRegexes = {
  facebook:
/(https?:\/\/(?:www\.)?(?:facebook|fb)\.com\/[\^s'"]+))/gi,
  instagram:
/(https?:\/\/(?:www\.)?(?:instagram|ig)\.com\/[\^s'"]+))/gi,
  linkedin: /(https?:\/\/(?:www\.)?linkedin\.com\/[\^s'"]+))/gi,
  x:
/(https?:\/\/(?:www\.)?(?:x\.com|twitter\.com)\/[\^s'"]+))/gi,
  tiktok: /(https?:\/\/(?:www\.)?tiktok\.com\/[\^s'"]+))/gi,
  youtube:
/(https?:\/\/(?:www\.)?(?:youtube\.com|youtu\.be)\/[\^s'"]+))/gi,
};

// Extract ALL valid emails
let emails = [];
const foundEmails = html.match(emailRegex);
if (foundEmails) {
  // Filter out junk emails
  const validEmails = foundEmails.filter(e =>
    !e.includes('example.com') &&
    !e.endsWith('.jpg') &&
    !e.endsWith('.png') &&
    !e.endsWith('.svg') &&
    !e.endsWith('.gif') &&
    !e.includes('sentry.io') &&
    !e.includes('schema.org') &&
    !e.includes('w3.org')
  );

  // Remove duplicates (case-insensitive)
  const uniqueEmails = [...new Set(validEmails.map(e =>
    e.toLowerCase()))];
  emails = uniqueEmails;
}

// Extract ALL social links per platform (deduplicated)
const socials = {};
for (const [name, regex] of Object.entries(socialRegexes)) {
```

```

const matches = [...html.matchAll(regex)];
if (matches.length > 0) {
  // Get all URLs, clean them, deduplicate
  const urls = matches
    .map(m => m[0].trim().replace(/[\\]}>,"\\s]+$/, ''))
    .filter((url, index, self) => self.indexOf(url) === index);
  // Remove duplicates
  socials[name] = urls.join(', '); // Join multiple with comma
} else {
  socials[name] = 'Not found';
}
}

// Build final flat object
const output = {
  email: emails.length > 0 ? emails.join(', ') : 'Not found', //
  // Join all emails with comma
  facebook: socials.facebook,
  instagram: socials.instagram,
  linkedin: socials.linkedin,
  x: socials.x,
  tiktok: socials.tiktok,
  youtube: socials.youtube
};

// Return flat key/value fields
return [{ json: output }];

```

Random Delay:

```

// Generate a random delay between 1 and 5 seconds (including
decimals)
const min = 1; // minimum seconds
const max = 5; // maximum seconds

// Create random decimal delay, e.g. 1.7 or 4.3 seconds
const delaySeconds = (Math.random() * (max - min) +
min).toFixed(1);

// Pass to the next node
return [{ delaySeconds }];

```

Email Generator:

You are an expert at writing friendly, casual cold outreach emails.

Available info:

Category: {{ \$('Get New Leads').item.json.Category }}
Business Name: {{ \$('Get New Leads').item.json.Title }}
Rating: {{ \$('Get New Leads').item.json.Rating }}
Review Count: {{ \$('Get New Leads').item.json.Reviews }}

EXAMPLE EMAIL TO MODEL (follow this EXACT style and structure):

Hi Best Spa team,

You are doing a great job as Category!

I checked out your [Rating]-star rating with [Review count] reviews and customers are very happy ;)

Would you like to know how to get 30% more bookings while reducing no shows by 50%?

I just made a quick video for you sharing how you can do this.

I'm Fabian, an AI systems expert helping [Category] businesses increase revenue and cut costs.

Just reply "yes" and I send over the video ;)

Fabian Markl

<https://www.linkedin.com/in/fabimarkl/>

YOUR TASK:

Write an email following the EXACT structure above, but personalize it for:

- Business Name: {{ \$('Get New Leads').item.json.Title }}
- Category: {{ \$('Get New Leads').item.json.Category }}
- Rating: {{ \$('Get New Leads').item.json.Rating }} stars
- Reviews: {{ \$('Get New Leads').item.json.Reviews }} reviews

RULES:

1. Keep the same casual, friendly tone
2. ONE sentence per line with empty lines between
3. Use emojis sparingly (like ;) or :))
4. Replace "Best Spa" with the actual business name

5. Replace "spas" with the actual category
6. Reference their rating/reviews in line 3
7. Keep everything else exactly the same
8. Do NOT add extra sentences or change the structure
9. for the greeting use the name of the business but if the name includes multiple infos make sure to keep it simple so the greeting doesn't look weird. Example: if business name is "Hi Neil G Carousso, CPA, CFP team" in the greeting only say "Hey Mr Carousso" or "Hey Carousso Team" use "team" if the business name is NOT a personal name

Output ONLY the email, nothing else.

Cost Break Down:

<https://claude.ai/public/artifacts/826b509d-6abf-40a5-81ef-c67c63b58677>