

REPORT WRITER WEB 1.23.1 RELEASE NOTES

The following enhancements and bug fixes have been included in the N1-Web version 1.23.1 release.

NEW FEATURES AND ENHANCEMENTS

N1-Web Transactions

The Transactions page has added sections for data entry efficiency. See the New Fields section for new standardized transactions fields.

The screenshot displays a web form titled "Appraisal Values" with a "Hide" button in the top right corner. The form is organized into two columns. The left column contains input fields for "Appraisal Date" (05/06/2020) and "Appraised Value" (\$10,500,000). The right column contains calculated values: "Land Value Per SF" (\$5.60), "Land Value" (\$61,600,000), "Improvement Value" (\$10,999,994), and "Improvement Value Per SF" (\$10,999.99). Each calculated value has a "Calculate" button next to it. Below the main form area, there is a section for "Multipliers and Rates" with a "Show" button in the bottom right corner.

N1-Web Transactions

We've added a "Condominium/Strata" option to the property rights dropdown in Transactions.

N1-Web Transactions

The Cap Rate calculation will now calculate when the Inc/ exp page is saved. The Cap Rate Calc will use the Active instance of the transactions page and the active instance in the inc/exp page.

N1-Web Job Manager

We've added a Portfolio/Parent Job Number field to support Job's that require a parent.

Job Details Hide

Job Name

Appraiser 1 * Appraiser 1 License

Appraiser 2 Appraiser 2 License

Appraiser 3 Appraiser 3 License

Appraiser 4 Appraiser 4 License

Office File* **Auto-generated!** Status *

Portfolio/Parent Job Number

Percent Complete Originator

Created By: jtilley90

N1-Web Job Manager

We've added dropdowns for 2 more appraisers and 2 more contacts to the Job editor screen. These additions are exportable in the excel export and are searchable.

BUG FIXES

N1-Web Transactions

We've corrected an issue where the adjustments comments section was not always showing/hiding appropriately.

N1-Web Transactions

We've corrected an issue where data within the Sale Verification Phone field could not be deleted.

N1-Web Job Manager

We've corrected an issue where scrolling via a mouse would affect the dates in the Job Manager.

N1-Web Job Manager

We've corrected an issue where adding a new job from the Companies page, would not engage dropdowns.

N1-Web Property Search

We've corrected an issue where the Property Type chips were not clearing when the Clear Search button was clicked.

N1-Web Subject Import

We've corrected an issue where Country was not correctly importing into Excel.

REMOVAL OF FUNCTIONALITY

Due to low usage, Report Writer has removed the Calendar/Scheduler functionality from the Jobs Manager.

NEW FIELDS

Page Name	Web Display Name	Description
Transactions	FF and E Adjustment	FF&E at time of sale, contributory to sale price
Transactions	Excess Land Adjustment	Excess land price at time of sale, contributory to sale price
Transactions	Business Value Adjustment	Business value at time of sale, contributory to sale price
Transactions	Financing Terms Adjustment	Adjustment to sale price based on financing terms
Transactions	Conditions of Sale Adjustment	Adjustment to sale price based on conditions of sale
Transactions	Expenditures after Sale Adjustment	Adjustment to sale price based on expenditures after sale
Transactions	Other Adjustment	Adjustment to sale price based on other factors
Transactions	Price Per Bedroom	Price Per Bedroom
Transactions	Price Per MF Room	Price Per MF Room
Transactions	Price Per MF Bedroom	Price Per MF Bedroom
Transactions	Price Per Buildable SF	Price Per Buildable SF
Transactions	Price Per Primary Frontage Feet	Price Per Primary Frontage Feet
Transactions	Price Per FAR	Price Per FAR
Transactions	Price Per Bay	Price Per Bay
Transactions	Price Per Space	Price Per Space
Transactions	Property Included	Area(s) included in sale (i.e. Real Property, Going Concern, Real & Personal Property)
Transactions	Lender	Name of Lender for Transaction
Transactions	Buyer Type	Type of buyer (i.e. Owner-User, Investor, Partial-User, etc.)
	Highest and Best Use	Highest and Best Use of property at time of sale
Transactions	Finish Condition	Finish condition at time of sale (i.e. Finished, Warm Shell, etc.)
Transactions	Land Value Per SF	Appraiser estimated land value allocation for improved properties.
Transactions	Land Value	Allocated value of Land for a property.
Transactions	Improvement Value	Allocated value of improvements for an improved property.

Transactions	Improvement Value Per SF	Total value of improvements divided by Allocated improvements price per SF of GBA.
Transactions	Room Revenue Multiplier	Calculated field for Hospitality and Lodging
Transactions	TOS NOI	NOI at time of sale
Transactions	TOS Tenancy Type	Describes property configuration at time of sale (i.e. Multi-Tenant, Single-Tenant).
Transactions	Income Growth	Describes upcoming income growth (i.e. Stable, Increasing, Flat, etc.) at time of sale.
Transactions	Risk Profile	Describes property's risk level (i.e. Average Risk, High Risk, etc.) at time of sale.
Transactions	Original List Price	Original List price for analysis against price sold for
Transactions	Original List Price Difference	Percent difference from Original List Price to Sale Price
Transactions	Current List Price	Most recent List price for analysis against price sold for
Transactions	Current List Price Difference	Percent difference from Current List Price to Sale Price
Transactions	Environmental Concerns	Description of any environmental issues as property
Transactions	Environmental Status	Status at time of Sale
Transactions	Environmental Remarks	Additional environmental/contamination notes
Transactions	Clean up Costs	Cost of remaining environmental clean-up
Transactions	Type of Contamination	Description of contamination type
Transactions	Responsible Party	Party responsible for contamination
Transactions	Percent Diminution in Value	Percent sale price was decreased due to contamination
Transactions	Diminution Source	Information source for percent decrease in value due to contamination
Transactions	Percent Stigma	Percent sale price was decreased due to stigma from contamination

WHAT'S NEXT?

LightBox is working on some great new features to increase your efficiency.

- Zoning Page: Support for multiple Zones
- Job Manager: Attach/Assign comparables to a Job
- Job Manager: Contacts/appraiser data import to excel

INTRODUCING LIGHTBOX VALUATION:

LightBox Valuation is a revolutionary end-to-end workflow solution that helps valuation professionals win more engagements, research property & market data, and write high-quality appraisal reports. This product integrates core elements of many standalone LightBox applications (e.g. LandVision, RIMS Central, Narrative1, PARCEL, etc.) to create a single seamless experience, which is unrivaled in the market.



Contact valuation@lightboxre.com to request a demo of LightBox Valuation.