

REPORT WRITER ENGINE 46.02.1 RELEASE NOTES

The following feature enhancements and bug fixes have been applied as a part of the Narrative1/Report Writer Engine version 46.02.1 release.

NEW FEATURES AND ENHANCEMENTS

Excel Model **Scope**

New Data Sources table displays all data sources used in the appraisal.

| Data Sources | | |
|---------------------------------|---|---------------|
| Category | Sources | |
| Market Data | www.easidemographics.com | <- Hand Enter |
| Ownership & Transaction History | N/A | <- Hand Enter |
| Assessment & Tax Data | Los Angeles County Office Of The Assessor | <- Hand Enter |
| Site Data | N/A | <- Hand Enter |
| Zoning Data | 0 | <- Hand Enter |
| Improved Data | N/A | <- Hand Enter |
| Sale Comparables | N/A | <- Hand Enter |
| Lease Comparables | N/A | <- Hand Enter |
| Expense Comparables | N/A | <- Hand Enter |
| Building Costs | N/A | <- Hand Enter |
| Income and Expense Data | N/A | <- Hand Enter |

N1DataSourcesTable

Excel Model **Assessment**

The Assessment worksheet has been expanded to accommodate 20 parcels.

Navigate

Toggle Display

Customize Tip: Change column width and row height to fit data (unprotect sheet first)

[Show](#)
[Show](#)
[Show](#)
[Show](#)
[Show](#)
[Show](#)

| Real Estate Assessment and Taxes | | | | | | |
|----------------------------------|--------------|----------------------|----------------------|------------------|----------------------|------------|
| Tax ID | Land | Improvements | Other | Total Assessment | Tax Rate | Taxes |
| Parcel 1 | 5509-003-005 | \$1,643,404 | \$737,563 | \$0 | \$2,380,967 | 0.0000 \$0 |
| Parcel 2 | 5509-003-009 | \$3,612,796 | \$1,430,676 | \$0 | \$5,043,472 | 0.0000 \$0 |
| Parcel 3 | 5509-003-010 | \$3,786,756 | \$1,430,676 | \$0 | \$5,217,432 | 0.0000 \$0 |
| Parcel 4 | 5509-003-007 | \$2,515,579 | \$1,105,518 | \$0 | \$3,621,097 | 0.0000 \$0 |
| Parcel 5 | 5509-003-011 | \$2,582,483 | \$1,105,518 | \$0 | \$3,688,001 | 0.0000 \$0 |
| Parcel 6 | 5509-003-006 | \$2,515,579 | \$1,105,518 | \$0 | \$3,621,097 | 0.0000 \$0 |
| Parcel 7 | 5509-003-004 | \$3,612,796 | \$1,430,676 | \$0 | \$5,043,472 | 0.0000 \$0 |
| Parcel 8 | 5509-003-003 | \$1,835,386 | \$353,246 | \$0 | \$2,188,632 | 0.0000 \$0 |
| Parcel 9 | 5509-005-007 | \$3,693,094 | \$867,086 | \$0 | \$4,560,180 | 0.0000 \$0 |
| Parcel 10 | 5509-005-008 | \$14,845,944 | \$21,603,356 | \$0 | \$36,449,300 | 0.0000 \$0 |
| Parcel 11 | 5509-005-011 | \$2,595,844 | \$1,105,518 | \$0 | \$3,701,362 | 0.0000 \$0 |
| Parcel 12 | 5509-004-005 | \$21,824,033 | \$29,975,901 | \$0 | \$51,799,934 | 0.0000 \$0 |
| Parcel 13 | 5509-005-012 | \$2,595,844 | \$1,105,518 | \$0 | \$3,701,362 | 0.0000 \$0 |
| Parcel 14 | 5509-005-006 | \$14,752,304 | \$22,103,676 | \$0 | \$36,855,980 | 0.0000 \$0 |
| Parcel 15 | 5509-005-009 | \$14,845,944 | \$21,603,356 | \$0 | \$36,449,300 | 0.0000 \$0 |
| Parcel 16 | 5509-004-004 | \$3,626,191 | \$1,430,676 | \$0 | \$5,056,867 | 0.0000 \$0 |
| Parcel 17 | 5509-004-006 | \$2,502,183 | \$1,321,000 | \$0 | \$3,823,183 | 0.0000 \$0 |
| Parcel 18 | 5509-004-007 | \$2,502,183 | \$1,105,518 | \$0 | \$3,607,701 | 0.0000 \$0 |
| Parcel 19 | 5509-004-008 | \$2,582,483 | \$1,105,518 | \$0 | \$3,688,001 | 0.0000 \$0 |
| Parcel 20 | 5509-004-010 | \$6,998,140 | \$3,274,133 | \$0 | \$10,272,273 | 0.0000 \$0 |
| Totals | | \$115,468,966 | \$115,300,647 | \$0 | \$230,769,613 | \$0 |

N1AssessmentTable

Excel Model **Site**

The Site worksheet has been expanded to accommodate 20 parcels.

Navigate

Toggle Display

Row Display

- Show
- Show
- Show
- Show
- Show
- Show
- Show
- Show
- Show
- Show
- Show
- Show
- Show
- Show
- Show
- Show
- Show
- Show
- Show

Customize

Tip: Change column width and row height to fit data (unprotect sheet first)

Show Show Show

| Land Summary | | | |
|--------------|-------------------------|-------------------------|-----------|
| Parcel ID | Gross Land Area (Acres) | Gross Land Area (Sq Ft) | |
| Parcel 1 | 5509-003-005 | 1.70 | 73,861 |
| Parcel 2 | 5509-003-009 | 4.21 | 183,194 |
| Parcel 3 | 5509-003-010 | 4.44 | 193,389 |
| Parcel 4 | 5509-003-007 | 3.19 | 139,009 |
| Parcel 5 | 5509-003-011 | 3.31 | 144,069 |
| Parcel 6 | 5509-003-006 | 3.19 | 138,997 |
| Parcel 7 | 5509-003-004 | 3.59 | 156,532 |
| Parcel 8 | 5509-003-003 | 0.89 | 38,572 |
| Parcel 9 | 5509-003-009 | 4.31 | 187,578 |
| Parcel 10 | 5509-005-008 | 8.44 | 367,468 |
| Parcel 11 | 5509-005-011 | 3.31 | 144,026 |
| Parcel 12 | 5509-004-005 | 11.15 | 485,711 |
| Parcel 13 | 5509-005-012 | 3.31 | 144,126 |
| Parcel 14 | 5509-005-006 | 7.43 | 323,561 |
| Parcel 15 | 5509-005-009 | 8.31 | 362,126 |
| Parcel 16 | 5509-004-004 | 4.00 | 174,068 |
| Parcel 17 | 5509-004-006 | 3.31 | 144,071 |
| Parcel 18 | 5509-004-007 | 3.31 | 144,036 |
| Parcel 19 | 5509-004-008 | 3.31 | 144,074 |
| Parcel 20 | 5509-004-010 | 7.14 | 310,968 |
| Totals | | 91.81 | 3,999,436 |

N1LandSummaryTable

Excel Model Zoning

The Zoning worksheet has been expanded to accommodate 10 Zoning records. Zones entered in the Property database will automatically import into the zoning worksheet via the subject import.

| Navigate | | Customize | | Show | |
|----------------|--------------------------------|--|--|----------|--|
| Toggle Display | | Zoning Summary | | | |
| | | 1 | | 2 | |
| Show | Zoning Authority | City - Los Angeles, CA | City - Los Angeles, CA | | |
| Show | Zoning District | Residential | Commercial | | |
| Show | Zoning Code | R-4 | C2-1 | | |
| Show | Zoning Type/Description | Multiple Dwelling | Commercial | | |
| Show | Zoning Density/FAR | In Height districts 1, 1L, 1VL, AND 1XL the maximum FAR is 3. In Height district 2 the maximum FAR is 6. In Height district 3 the maximum FAR is 10 In Height district 4 the maximum FAR is 13 | In Height districts 1, 1L, 1VL, AND 1XL the maximum FAR is 1.5. In Height district 2 the maximum FAR is 6. In Height district 3 the maximum FAR is 10 In Height district 4 the maximum FAR is 13 | | |
| Show | Minimum Lot Area | 5000 sq ft per lot . 400 sq ft per dwelling unit; 200 sq ft per guest room | For residential uses at lowest residential story: 5000 sq ft per lot . 400 sq ft per dwelling unit; 200 sq ft per guest room | | |
| Show | Front Set Back Distance | 15 ft; 10 ft for key lots | none required | | |
| Show | Side Yard Distance | 5 ft; 10 percent lot width when lot width is greater than 50 ft; 3 ft min; 1 additional ft for each story over 2nd, not to exceed 16 ft | For residential uses at lowest residential story: 5 ft; 10 percent lot width when lot width is greater than 50 ft; 3 ft min; 1 additional ft for each story over 2nd, not to exceed 16 ft, otherwise none. | | |
| Show | Back Yard Distance | 15 ft; 1 additional ft for each story over 3rd; 20 ft max | For residential uses at lowest residential story: 15 ft; 1 additional ft for each story over 3rd; 20 ft max, otherwise none. | | |
| Show | Maximum Building Height | Maximum of 45 ft. In Height | Unlimited except in Height | | |

N1ZoningSummary

Excel Model Lease Grid

BETA: We've added an MF HUD form to the Lease Grid. Configuring the Lease Grid for Multi-Family and choosing a unit type in the adjustment Grid will auto fill up to 5 comps in the MF HUD Form.

Navigate

BETA : HUD Form: HUD-92273-S8

Instructions: Configure Grid to Multi-Family, add comps and choose Unit type for each comp

Rent Comparability Grid

Unit Type → 2 Bedroom

OMB Approval # 2502-0507 (exp. 01/31/2018)

Subject's FHA #:

| Subject | | Comp #1 | | Comp #2 | | Comp #3 | | Comp #4 | | Comp #5 | |
|---------------------------------|---------|-----------------------------|---------|--------------------|--------|---------------------|---------|--------------------------|---------|-------------------------------|--------|
| Database Record 2462 | Data | Alfred Apartments | | Oakdale | | 71 Skillman Avenue | | Vinings at Palm Bay | | Brandywine Hundred Apartments | |
| 6200 W 3rd St | on | 515 N Alfred Street | | 101Line Acres Road | | 71 Skillman Avenue | | 1000 Palm Place Drive NE | | 400 Foulk Rd | |
| Los Angeles, LOS ANGELES | Subject | West Hollywood, Los Angeles | | Concord, Merrimack | | Jersey City, Hudson | | Palm Bay, Brevard | | Wilmington, New Castle | |
| A. Rents Charged | | Data | \$ Adj | Data | \$ Adj | Data | \$ Adj | Data | \$ Adj | Data | \$ Adj |
| 1 S Last Rent / Restricted? | | \$1,500 | | \$1,500 | | \$2,200 | | \$1,075 | | \$1,288 | |
| 2 Date Last Leased (mo/yr) | | | | | | | | | | | |
| 3 Rent Concessions | | | | None | | | | None | | | |
| 4 Occupancy for Unit Type | | 77% | | 83% | | 91% | | 100% | | 100% | |
| 5 Effective Rent & Rent/ sq. ft | | \$1,500 | 0.83333 | \$1,500 | 1.6484 | \$2,200 | 2.58824 | \$1,075 | 1.18523 | \$1,288 | 1.0198 |
| B. Design, Location, Condition | | Data | \$ Adj | Data | \$ Adj | Data | \$ Adj | Data | \$ Adj | Data | \$ Adj |
| 6 Structure / Stories | G / 2 | WU / 2 | | | | | | | | | |
| 7 Yr. Built/Yr. Renovated | 1950 | / 0 | | | | 2016 / 0 | | 1987 / 0 | | | |
| 8 Condition /Street Appeal | | | | | | | | | | | |
| 9 Neighborhood | | | | | | | | | | | |
| 10 Same Market? Miles to Subj | | 1.360 | | 2.970.8 | | #### | | #### | | #### | |
| C. Unit Equipment/ Amenities | | Data | \$ Adj | Data | \$ Adj | Data | \$ Adj | Data | \$ Adj | Data | \$ Adj |
| 11 # Bedrooms | 2 | 2 | | 2 | | 2 | | 2 | | 2 | |
| 12 # Baths | 2 | 2 | | 2 | | 2 | | 1 | | 0 | |
| 13 Unit Interior Sq. Ft. | 1050 | 1,800 | | 910 | | 850 | | 907 | | 1,263 | |
| 14 Balcony/ Patio | | Y | | N | | N | | N | | N | |
| 15 AC: Central/ Wall | | W | | N | | N | | C | | N | |
| 16 Range/ refrigerator | | RF | | N | | N | | RF | | N | |
| 17 Microwave/ Dishwasher | | D | | N | | N | | D | | N | |
| 18 Washer/Dryer | | N | | N | | HUN | | HUN | | N | |
| 19 Floor Coverings | | V | | | | VC | | C | | | |
| 20 Window Coverings | | | | | | | | B | | | |
| 21 Cable/ Satellite/Internet | | CSI | | N | | CSI | | CSI | | N | |
| 22 Special Features | | | | | | | | | | | |

<-Choose from Dropdown

<-Choose from Dropdown

<-Choose from Dropdown

<-Choose from Dropdown

*LightBox loves feedback! Let us know what you think of the new HUD form – valuationsupport@lightboxre.com

Excel Model Rent Roll

The Rent Roll tables now facilitate Subject data exporting to Web. The Following Data Fields can be exported via the Subject Export.

Commercial Lease Rent Roll

- Lessee
- Suite
- Space Type
- Size/SF
- Lease Start Date
- Lease Expire Date
- Lease Term
- Lease Type
- Eff.\$/Mo.
- Eff.\$/Year
- Eff.\$/SF
- Eff.\$/SF/Mo.

Multi-Family (Unit) Lease Rent Roll

- Unit Description
- Floor
- No. of Units
- Vacant Units
- Rent/Mo.
- Rent/Year.
- Rent/SF/Mo.
- Market Rent/Mo.
- Market Rent/SF

Engine**File Info**

Now Client and Appraisers assigned to a job in Report Writer's job manager will automatically import into the File Info worksheet when a subject is imported.

| First Client Information | |
|--------------------------|-----------------------|
| Client 1 File Number | LBX-0604202100 |
| Company Name | Bank & Trust, Co. |
| Salutation | Mr./Ms. |
| First Last | Lender |
| Designation | |
| Client Display Name | Mr./Ms. Ima Lender |
| Title | |
| Address | Client Address |
| Address2 | |
| City | Client City |
| State/Province | Client State/Province |
| Zip/Postal Code | 03301 |
| Country | |
| Phone Number | Client Phone |
| Phone Number 2 | |
| Fax Number | |
| E-mail | Client Email |
| Web Site | Client Web Site |

Add Client ?

Engine**Navigation Form**

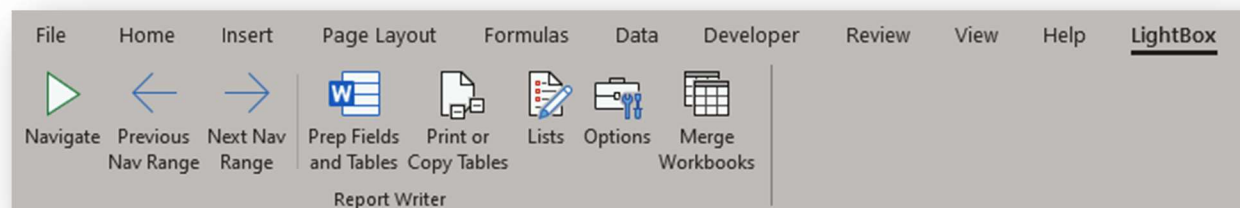
The Navigation form now initially opens on the same monitor as the Excel workbook. Users can move the form to another monitor as needed.

Engine**Apply Comps**

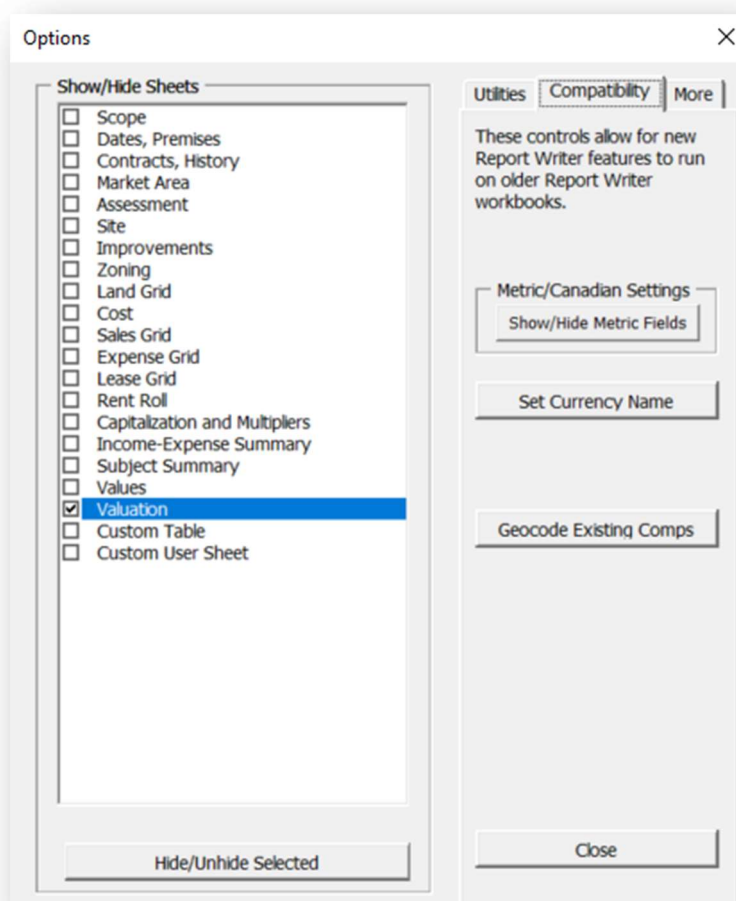
The 'Apply Comps' function has been optimized to reduce application time.

Ribbon**Ribbon**

The N1 Ribbon will now be labeled as "LightBox" in an effort to unify to our parent Branding.

**Excel Ribbon Options**

We've removed unnecessary functions from the Options button to reduce onboarding time.

**Excel Ribbon Prep fields and Tables**

The 'Prep fields and Tables' function has been optimized to reduce prep time by 35%.

Word Ribbon **Merge Fields and Tables**

The 'Merge fields and Tables' function has been optimized to reduce merge time by 40%.

Word Ribbon **Fields and Tables**

The Fields and Tables form has been widened for better visibility.

Word Ribbon **Pictures**

The picture tool has been widened for better visibility and the spin button has been replaced with a scroll bar to optimize usability.

Word Ribbon **Cancel Merge**

The Merge Loading Bar now allows cancelling. Note that cancelling the merge will leave the document in a half-merged state.

For more information regarding the Valuation Excel Model and Engine functionality, please see our documentation.

BUG FIXES**Excel Model** **File Info**

All zip code fields now have a correct format of: Special Format: Zip Code

Excel Model **Site**

N1DBEasement_Acres and N1DBEasement_Land_SF have been added to the site worksheet. Easement data will now import and export via the subject property.

Excel Model **Expense Grid**

We've corrected an issue where the Appraisal values were not linked for the Expense Category tables

Engine **Comp Images**

We've corrected an issue where clipboard settings would cause a "PasteSpecial" error when importing Comp images.

Engine **Subject export**

We've corrected an issue where fields that over 500 characters would fail to import. We've added a warning message to indicate which fields cannot be exported to the database due to the 500 character limit.

- Engine** **Fields & Tables Loading Bar**
We've corrected an issue where the fields and tables loading bar did not auto close when finished.
- Engine** **Project Amenities**
We've corrected an issue where some Project Amenities were not importing via the subject.
- Engine** **Copy Comp IDs**
We've corrected an issue where the "Copy Comp IDs" button now works, regardless of Office version.
- Engine** **Arrange Comps**
We've corrected an issue where there was a Type mismatch error when adding comps to grid after removing comps from file.

WHAT'S NEXT?

LightBox is working on some great new features to increase your efficiency and quality of your reports.

- Analysis Grids: Auto-generated adjustment text
- Subject Summary: SWOT analysis table

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.