

# REPORT WRITER ENGINE 46.02.2 RELEASE NOTES

The following feature enhancements and bug fixes have been applied as a part of the Narrative1/Report Writer Engine version 46.02.2 release.

## NEW FEATURES AND ENHANCEMENTS

### Excel Model Land, Sales, Lease Grids

BETA: We've added automated adjustment sentences per comparable to the Land, Sales and Lease Grid.

Item	Comp Data	Comp Adj.
City	Mission Viejo	
Transaction Type	Closed Sale	
Price	\$26,200,000	
Similarity	similar	
property rights	fee simple	0.0%
financing	arm's length	0.0%
conditions of sale	normal	0.0%
Market Trends Through		0.0%
Subsequent Trends Ending		0.0%
location		0.0%
acres	0.49	10.0%
topography	level	-5.0%
shape	rectangular	-5.0%
utilities		0.0%
zoning	cn	0.0%
		0.0%
		0.0%
		0.0%
		0.0%
		0.0%
Net Adjustment		0.0%
Gross Adjustment		20.0%
Emphasis	primary	

Land Sale 1, located in the city of Mission Viejo, represents a Closed Sale of \$26,200,000 and is considered similar to the subject overall.

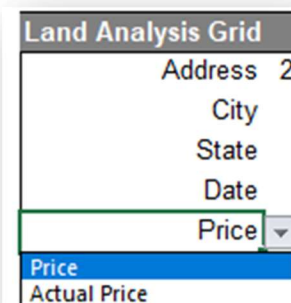
The property rights of the comparable, fee simple, do not require an adjustment. No adjustment is warranted for the financing of the transaction. The conditions of sale do not require an adjustment. An upward adjustment of 10.0% is warranted for the acres of the comparable. The topography is deemed superior to the subject and a downward adjustment of -5.0% is applied. A downward adjustment of -5.0% is warranted for the shape of the comparable. Adjustments for location, utilities and zoning were not necessary.

A gross adjustment of 20.0% and net adjustment of 0.0% is applied and the comparable is given primary emphasis when considering the reconciled value.

\*LightBox loves feedback! Let us know what you think of the new adjustment sentences – [valuationsupport@lightboxre.com](mailto:valuationsupport@lightboxre.com)

### Excel Model Land, Sales Grids

Toggle between price and Actual price in the Land and Sales Grids.



### Excel Model Land, Sales Grids

Add adjustments in the Ranges and Reconciled Values tables in the Land and Sales Grids.

Navigate ?

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Toggle Adjustments

Show
x

Show
x

Show
x

Hide
x

Hide
x

Hide
x

Hide
x

Hide
x

Choose Premise: As Is

Land Value Ranges & As Is Reconciled Value				
Number of Comparables:	4	Unadjusted	Adjusted	% Δ
Low:		\$27,736	\$26,349	-5%
High:		\$140,000,000	\$154,000,000	10%
Average:		\$53,624,281	\$57,648,934	8%
Median:		\$37,234,694	\$38,284,694	3%
Reconciled Value/Unit Value:			\$40,000,000	acre
Subject Size:			4.49	
Indicated Value:			\$179,674,013	<- Hand Enter
Excess Land Value				
Excess Acres:			0.04	
Reconciled Value/Unit Value:			\$40,000,000	<- Hand Enter
Indicated Value:			\$1,685,032	
Adjustments				
External Obsolescence:			\$13,000	<- Hand Enter
Contamination:				<- Hand Enter
Other:				<- Hand Enter
Other:				<- Hand Enter
Other:				<- Hand Enter
Other:				<- Hand Enter
Other:				<- Hand Enter
Other:				<- Hand Enter
<b>Total Adjustments</b>			<b>\$13,000</b>	
<b>As Is Indicated Value:</b>			<b>\$181,372,045</b>	
<b>Reconciled Final As Is Value:</b>			<b>\$180,000,000</b>	<- Hand Enter
<b>One Hundred Eighty Million Dollars</b>				

[N1LandGridRangesAndReconciledValue](#)

**Excel Model Subject Summary**

New Strengths/Opportunities table and Weaknesses/Threats table.

Hand enter the Strengths / Weaknesses of the subject in the tables below. Click the Toggle display button to format.

Show

Show

Show

Show

Show

Show

Show

Show

Strengths / Opportunities	
Occupancy	Around 90% occupied
Recent Renovations	Renovated in 2019
Stabilized	Mostly stabilized
Location	Gentrified area
Economy	Outlook is trending upward

[N1StrengthsOpportunitiesTable](#)

Weaknesses / Threats	
Demand	Lower demand for Retail than in the past
Supply	Lots of Retail in the area
Interest Rates	High interest rates

[N1WeaknessesThreatsTable](#)

**Excel Model Site**

New Site Categorization Table to delineate usable and surplus area.

Navigate

**Site Categorization Table**

Site Area		
Land Category	Acres	Square Feet
Usable Land	4.4737	194,876
Unusable Land	0.0000	0 <-Hand Enter
Excess Land	0.0000	0
Surplus Land	0.0181	789 <-Hand Enter
Easement	0.0000	0
Total Site Area	4.4919	195,665

[N1SiteAreaCategorizationTable](#)

Difference

**Excel Model Site, Improvements**

As Site and Improvements attributes can be quite extensive, the vertical display tables have been broken out for legibility.

Vertical Site Summary Tables (Best for fewer Parcels and more Attributes)

Customize Show Show

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

Site Summary			
	Parcel 1	Parcel 2	Totals
Parcel ID	808-221-12	808-221-13	
Location	This shopping center is located on the corner of Los Alisos Boulevard and Trabuco		
Land Use	Community: Shopping Plaza		
Current Use	Shopping Center		
Traffic Count (Most Recent)	16,400		
Map Latitude	33.629211		
Map Longitude	-117.663988		
N1SiteSummaryTable			
Site Size Attributes			
	Parcel 1	Parcel 2	Totals
Gross Land Area (Sq Ft)	171,143	24,522	195,665
Gross Land Area (Acres)	3.93	0.56	4.49
Usable Land Area (Sq Ft)	194,876		194,876
Usable Land Area (Acres)	4.47		4.47
N1SiteSizeTable			

**Excel Model File Info**

Formulas for contact and appraiser fields will now re-apply when adding a new contact from the DB.

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

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

We've corrected an issue where the Client's First and Last name field was pointing to the middle name.

**Excel Model Rent Roll**

We've corrected an issue where \$/Month in the PGI table was multiplied by 12. This multiplication has been removed.

**Excel Model Improvements**

Improvement Comments now import to the Building Comments field.

**Excel Model** **Sale Grid**

We've corrected an issue where there were some mis-matched formulas pointing to the data label above in Comp sheet 2

**Excel Model** **Various**

Fixed various formatting issues in the Scope, Dates, Premises and Land Grid worksheets.

**WHAT'S NEXT?**

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

- Analysis Grids: Auto-generated insert comparables when assigned to a job

**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](mailto:valuation@lightboxre.com) to request a demo of LightBox Valuation.