



The following enhancements and/or bug fixes have been applied as part of the Report Writer Engine/Template version 46.02.30:

ENHANCEMENTS

Valuation Model Interface update

We've updated the Valuation Model to be consistent with our parent branding.

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Report Writer

Subject ID: 4105 | 1545 W Camelback Rd Phoenix, AZ | Multi-Family | Office File: 2024-1254 V-46.02.30 | 01/28/2025

Land Sale Analysis Grid

Add Comparables for Analysis

Step 1: Search for Land Sales Step 2: Add/Arrange Comparables Step 3: Click for Data Entry Indicators

Refresh Comp Data Show Comp Thumbnails in Grid Copy Comp IDs to Clipboard View Comp Maps

Job Assigned Comps: 4121, 4122, 4123, 4124, 4125

Copy Job Assigned Comps

Database IDs	ID# 4105	ID# 4121	ID# 4122	ID# 4123	ID# 4124	ID# 4125	Comp 6	Comp 7	Comp 8	Comp 9	Comp 10
Land Analysis Grid											
Address	1545 W Camelback	4628 N 23rd Ave	2326 W Coolidge St	4648 N 23rd Ave	2225 W Highland	931 W Pierson St					
City	Phoenix	Phoenix	Phoenix	Phoenix	Phoenix	Phoenix					
State	AZ	AZ	AZ	AZ	AZ	AZ					
Date	1/2/2025	4/26/2022	4/26/2022	4/26/2022	7/8/2021	6/29/2021					
Price	--	\$2,458,000	\$2,458,000	\$2,458,000	\$167,500	\$1,100,000					
Price Adjustment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Adjusted Price	\$0	\$2,458,000	\$2,458,000	\$2,458,000	\$167,500	\$1,100,000	\$0	\$0	\$0	\$0	\$0
Acres	4.27	1.79	0.83	0.39	0.31	0.29					
Price Per Acre		\$1,373.184	\$2,961.446	\$6,302.564	\$540.323	\$3,793.103					
Transaction Adjustments											
Property Rights	Sandwich Leasehold	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	0.0%	0.0%	0.0%	0.0%
Financing	Conventional	Unknown	0.0%	Unknown	0.0%	Unknown	0.0%	0.0%	0.0%	0.0%	0.0%
Conditions of Sale	Cash	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Expend After Sale		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Adjusted Price/Acre		\$1,373.184	\$2,961.446	\$6,302.564	\$540.323	\$3,793.103	\$0	\$0	\$0	\$0	\$0
Market Trends Through 1/2/2025	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Adjusted Price/Acre		\$1,373.184	\$2,961.446	\$6,302.564	\$540.323	\$3,793.103	\$0	\$0	\$0	\$0	\$0
Subsequent Trends Ending 1/2/2025	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Adjusted Price/Acre		\$1,373.184	\$2,961.446	\$6,302.564	\$540.323	\$3,793.103	\$0	\$0	\$0	\$0	\$0
Characteristics Adjustments											
Location											
% Adjustment		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Qualitative		Similar	Similar	Similar	Similar	Similar	Similar	Similar	Similar	Similar	Similar
\$ Adjustment		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Acres	4.27	1.79	0.83	0.39	0.31	0.29					
% Adjustment		5%	5%	0%	0%	0%	0%	0%	0%	0%	0%
Qualitative		Inferior	Inferior	Similar	Similar	Similar	Similar	Similar	Similar	Similar	Similar
\$ Adjustment		\$68,659	\$148,072	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Topography	Level	Level	Level	Level	Level	Level					
% Adjustment		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Qualitative		Similar	Similar	Similar	Similar	Similar	Similar	Similar	Similar	Similar	Similar
\$ Adjustment		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Shape	Roughly rectangular	Irregular	Rectangular	Rectangular	Rectangular	Irregular					
% Adjustment		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Qualitative		Similar	Similar	Similar	Similar	Similar	Similar	Similar	Similar	Similar	Similar
\$ Adjustment		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities	All Utilities Available	All Available	All Available	All Available	All Available	All Available					

File Info Scope Dates, Premises Contracts, History Market Area Market Analytics Submarket Analytics Assessment Site Improvements Zoning Land Grid Cost Sales Grid Expense Grid Lease Grid Rent Roll



Valuation Model Fannie Mae XML generator

We're thrilled to support the new required xml submission format for Fannie Mae Multi-Family projects. The new Valuation Model will link directly to a new review worksheet in which the appraiser can review and fill out any missing data, then create the xml file with a click of a button.

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Navigate Previous Nav Range Next Nav Range Prep Fields and Tables Print or Copy Tables Lists Options Merge Workbooks Export Subject Data Database Connection Support Center

Report Writer

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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32

Create XML file

Fannie Mae Multi-Family XML Generator

Subject Property		
Fannie Mae Field		Data
Collateral Reference Number	O	9505033844
Deal Acquisition Identifier	O	
Deal Identifier	R	11420253
Property Master Number	O	
Property Name	R	Charming Apartments
Property Address	R	1345 Charming St
Property City	R	Charming
Property State	R	CO
Property Zip Code	R	80010
Property County Name	R	Charming
Property Housing Type	R	Multifamily
Property Land Ownership Right Type	R	Leasehold
Land Area In Acres	R	1.1200
Property Flood Zone Code	R	X
	O	The subject is outside the 500 year flood plain. The appraiser is not an expert in this matter and is reporting data from FEMA maps.
Property Flood Zone Comment		
Property Zone Description	R	QA-RMU
Property Zoning Mitigant Comment	O	
Number of Buildings	R	2
Gross Building Square Footage	R	25,995
Property Net Rentable Square Footage	O	25,995
Property Built Year	R	1961
Property Renovation Year	O	2024
Total Number of Units	R	44
Property Unit Type	R	Apartment

Structured Data Exchange Requirements

Sample Data	Validation R
00000000001234	10-character I
1	Must be a pos
2	Must be a pos
3	Must be a pos
Surfside Apartments	Free form text
12345 Holiday Hwy	Free form text
Surfside	Free form text
HI	Two character
12345	Must be a str
Hawaii	Free form text
Multifamily	Must be one o
Fee Simple	Must be one o
0.0274	Must be a dec
X	Free form text
Outside of 500-year flood zone.	Free form text
A-1A - Agricultural/Residential, 1.00 Acre Mi	Free form text
According to Hawaii Planning and Zoning Offi	Free form text
3	Must be an in
1,000	Must be a pos
864	Must be an in
1985	Free form text
2001	An integer val
1	Must be an in
Apartment	Must be one o

Capitalization and Multipliers Income-Expense Summary Values Summary LBX Valuation Data Capture Fannie Mae Generator