

VALUATION – DECEMBER 2022 RELEASE NOTES

The following enhancements have been included in the release.

NEW FEATURES AND ENHANCEMENTS

Jobs

Navigate to RIMSCentral from the Bidding Intelligence Module

We've added an Open RFP button to the Bidding Intelligence module for bids that are sourced from RIMSCentral. Now you can action your bidding strategy, directly!

Research

Project Comps

We've added a new Comps section to the Research – Project workflow to assist in choosing Land and Improved Sales. The Research application will automatically return up to 50 comparables that have market sales within the last two years within a mile of your subject. You can also use a filter to refine your search results or choose properties via the map interface.

The screenshot displays the software interface for project valuation. The main map shows the Los Angeles area with several location pins. The sidebar on the left contains a 'PROJECT MENU' with options like 'Project Overview', 'Define Site', 'Market', 'Neighborhood', 'Site', 'Sales', 'Improvements', 'Assessment', 'Zoning', 'Comps', 'Maps', 'Review', and 'Export'. The 'Comps' section is currently selected. The main content area shows a map with a search bar and various map controls. On the right, there is a 'Selected Comps (4 of 50 available)' section with a table of comparable properties.

Selected Comps (4 of 50 available)			
Select Parcels on Map to add to Comp List			
Subject: 515 N Alfred St, Los Angeles, CA, 90048			
Total Site Size SF	Total Site Acres	Zoning	
15,903	0.3651	R3C	
Flood Zone	Sale Date	Sale Price	
Not In Hazard	--	--	
<input type="button" value="Renumber"/> <input type="button" value="Sorted by most recent Sale Date"/> <input type="button" value="Remove Comps"/>			
1	2049 N ALTA VISTA AVE LOS ANGELES CA 90046	LAND	
Distance (Miles)	Site Size SF	Acres	
1.99177	2,782	0.05	
Flood Zone	Price/Acre	Sale Date	
Not In Hazard	\$25,916,666.67	10/12/2022	
Sale Price \$1,555,000			
2	656 HUNTLEY DR WEST HOLLYWOOD CA 90069	LAND	
Distance (Miles)	Site Size SF	Acres	
0.31147	5,585	0.13	
Flood Zone	Price/Acre	Sale Date	
X	\$3,011,538.46	9/22/2022	
Sale Price \$391,500			
3	WEST HOLLYWOOD CA 90069	LAND	
Distance (Miles)	Site Size SF	Acres	
0.89402	835	0.02	
Flood Zone	Price/Acre	Sale Date	
Not In Hazard	\$345,000,000	4/1/2022	
Sale Price \$6,900,000			
4	8461 BLACKBURN AVE LOS ANGELES CA 90048	LAND	
Distance (Miles)	Site Size SF	Acres	
0.53358	6,746	0.15	
Flood Zone	Price/Acre	Sale Date	
X	\$172,666,666.67	12/30/2021	
Sale Price \$1,000,000			

Report Writer Import Research Project Comps and apply to Job.

When importing a project from Research, Report Writer will assign the selected comps to the Job. Users can choose to compare their selections in the Subject/Comp view and/or choose new comps to apply to the job. Comp IDs will automatically import to the appropriate analysis grid in excel.

5 Search Results																	Save Grid	Export to Excel	Column Chooser
Property Id	Image Thumbnail	Ready For Use	Prop...	Prop...	Prop...	Add...	City	Cou...	State	Zip	Date...	Price	Acres	Land...	Zoni...	GBA	Rent...	No...	
<input type="checkbox"/>	23763		Old Alfred Apartme...	Garden/... Rise	Multi-Family	515 N. Alfred St.	West Hollywood	Los Angeles	CA	90048									
<input checked="" type="checkbox"/>	10216		541 N Orlando Ave	Garden/... Rise	Multi-Family	541 N Orlando Ave	West Hollywood	Los Angeles	CA	90048	08/05/2021	\$3,225,000	0.15	6,503	Wdr3c*	8,820		7	
<input checked="" type="checkbox"/>	10212		8736 Rangely Ave	Garden/... Rise	Multi-Family	8736 Rangely Ave	West Hollywood	Los Angeles	CA	90048	01/20/2021	\$3,300,000	0.23	9,934	Wdr1b*	3,148		6	
<input type="checkbox"/>	10215		8443 Clinton St	Garden/... Rise	Multi-Family	8443 Clinton St	West Hollywood	Los Angeles	CA	90048	10/22/2020	\$1,600,000	0.08	3,502	Wdr3c*	2,615		5	
<input type="checkbox"/>	10211		147 S Doheny Dr	Mid/High-Rise	Multi-Family	147 S Doheny Dr	Los Angeles	Los Angeles	CA	90048	07/10/2020	\$16,500,000	0.26	11,125	Lar4	25,904		20	

WHAT'S NEXT?

The LightBox team is working on some great new features.

- Jobs – Enhanced Bidding Intelligence
- Jobs – Edit RFPs, Bulk edit RFPs
- Research – Delete all Improvement Records
- Research – Summary of all Improvement Records
- CashFlow – Improved Argus importer
- Report Writer – Radius Search in Property Search
- Report Writer – Exportable Valuation data from Property Search