

VALUATION – JANUARY 2023 RELEASE NOTES

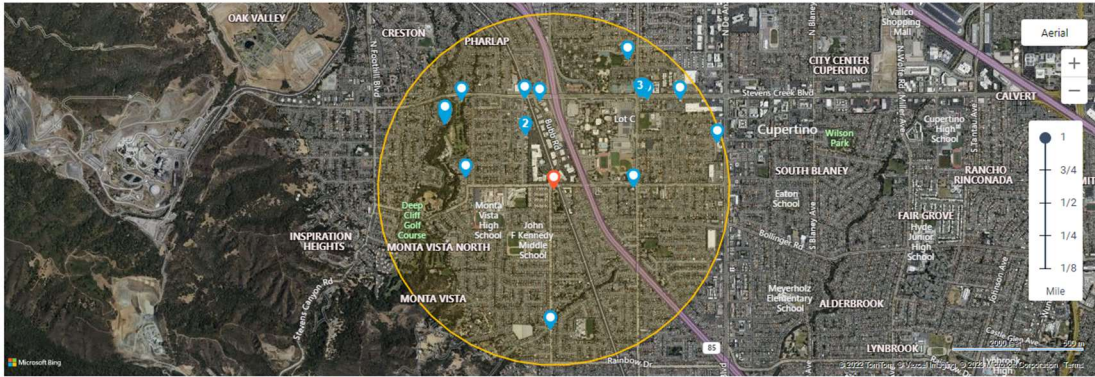
The following enhancements have been included in the release.

NEW FEATURES AND ENHANCEMENTS

Jobs Enhanced Bidding Intelligence

We've provided a table of Prior Jobs and nearby jobs to provide better intelligence on your involvement/expertise on the RFP property.

For RFPs originating from Parcel or RIMSCentral, we've added a Scope of Work section to help inform your decision on fee and turn-around time.



📍 SUBJECT PROPERTY
 📍 PRIOR JOBS COMPLETED BETWEEN 01/14/2020 AND 01/14/2023

Potential Involvement

Type	Address	Property Type	Property Sub-Type	Report Type	Completed By	Completion ... ↑	Client	Distance
Nearby Job	22100 Stevens Creek Blvd	Sport/Entertainment	Golf Course/Driving Range	Appraisal	Robert George	Jul 30, 2021	Fester LLC	0.73 miles
Nearby Job	22095 Dean Ct	Residential	Single Family Home	Appraisal	Robert George	Aug 27, 2021	Fester LLC	0.74 miles
Nearby Job	10218 Imperial Ave	Industrial	Salvage yard	Appraisal	Robert George	Aug 31, 2021	Fester LLC	0.36 miles
Nearby Job	22096 Dean Ct	Residential	Single Family Home	Appraisal	Robert George	Sep 10, 2021	Robert George	0.72 miles
Nearby Job	22096 Dean Ct	Industrial	Manufacturing-Pharmaceuticals	Appraisal	Robert George	Sep 17, 2021	Fester LLC	0.72 miles
Nearby Job	10255 S De Anza Blvd	Retail-Commercial	Shopping Center - Neighborhood Center	Appraisal	Robert George	Sep 30, 2021	Allerio	0.97 miles
Nearby Job	20750 Stevens Creek Blvd	Retail-Commercial	Restaurant - Sit Down	Appraisal	Robert George	Oct 1, 2021	Fester LLC	0.88 miles
Nearby Job	22096 Dean Ct	Residential	Single Family Home	Appraisal	Robert George	Oct 14, 2021	JLL Valuation & Advisory Services, LLC	0.72 miles
Nearby Job	21646 Stevens Creek Blvd	Retail-Commercial	Street Retail/Storefront	Appraisal	Robert George	Nov 1, 2021	Fester LLC	0.54 miles
Nearby Job	10230 Imperial Ave	Industrial	Other	Appraisal	Robert George	Nov 10, 2021	Fester LLC	0.34 miles

1 2 3

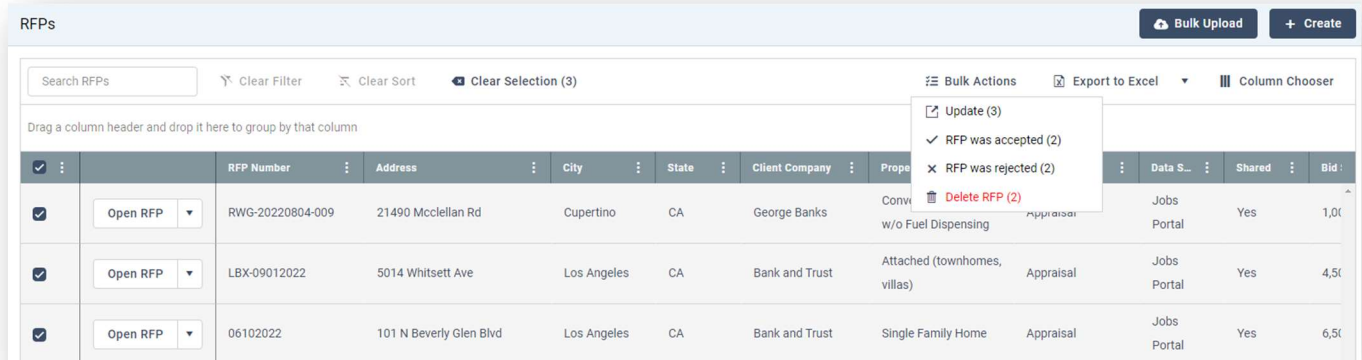
1 - 10 of 22 items

Scope Of Work

Assignment Type	Bid
Portfolio?	No
Report Type	Commercial Evaluation
Intended Use	The intended use of this assessment is for Small Business Administration Loan Underwriting and/or credit decisions by the Bank and/or participants.
Intended Users	The intended users of this report include the Bank and participants as part of a structured financing package in which the Bank is the agent.
Inspection Type	An interior and exterior inspection of the subject property in sufficient detail to understand the physical features of the property.
Approaches to Value	All approaches that are both applicable and necessary to produce a credible result.
Scope Comments	None

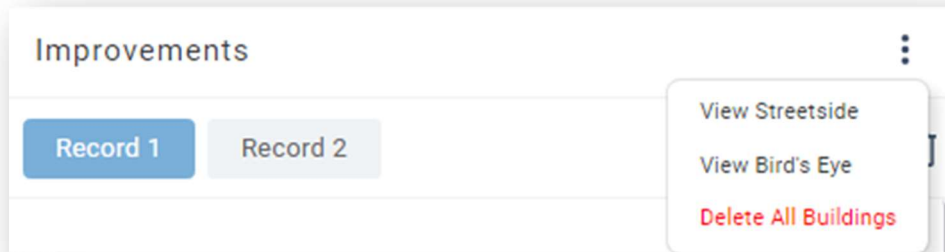
Jobs Edit RFPs, bulk edit RFPs and bulk edit status for RFPs

RFPs originating from the Jobs Portal can be edited by clicking **Open RFP** or by selecting multiple and clicking the **Bulk Actions** button. Statuses for Jobs Portal RFP's can also be Accepted or Rejected via the **Bulk Actions** button.



Research Project Improvements enhancements

We've added a feature to Delete all Buildings in Project Improvements.



Research Project Comps enhancements

We've made some enhancements to the Project Comps section to improve usability. Users no longer have to renumber the comps when a single comp is removed, and the zoom level does not default back to the original zoom level when comps are added and removed.

Selected Comps (15 of 50 available) Filter

Select Parcels on Map to add to Comp List

Subject: 3411 W 38th Ave, Denver, CO 80211

Total GBA SF 3,359	Year Built 1936	Total No. of Units 1
Sale Date 11/4/2021	Sale Price \$1,850,000	

Sorted by most recent Sale Date Remove Comps

1 3095 W 38TH AVE, DENVER, CO 80211 OFFICE

Distance (Miles) 0.23097	Site Size SF 12,500	Acres 0.29
GBA SF 6604	Price/GBA \$253.63	Year Built 1974
Units ---	Sale Date 10/12/2022	Sale Price \$1,675,000

2 2800 N SPEER BLVD, DENVER, CO 80211 OFFICE

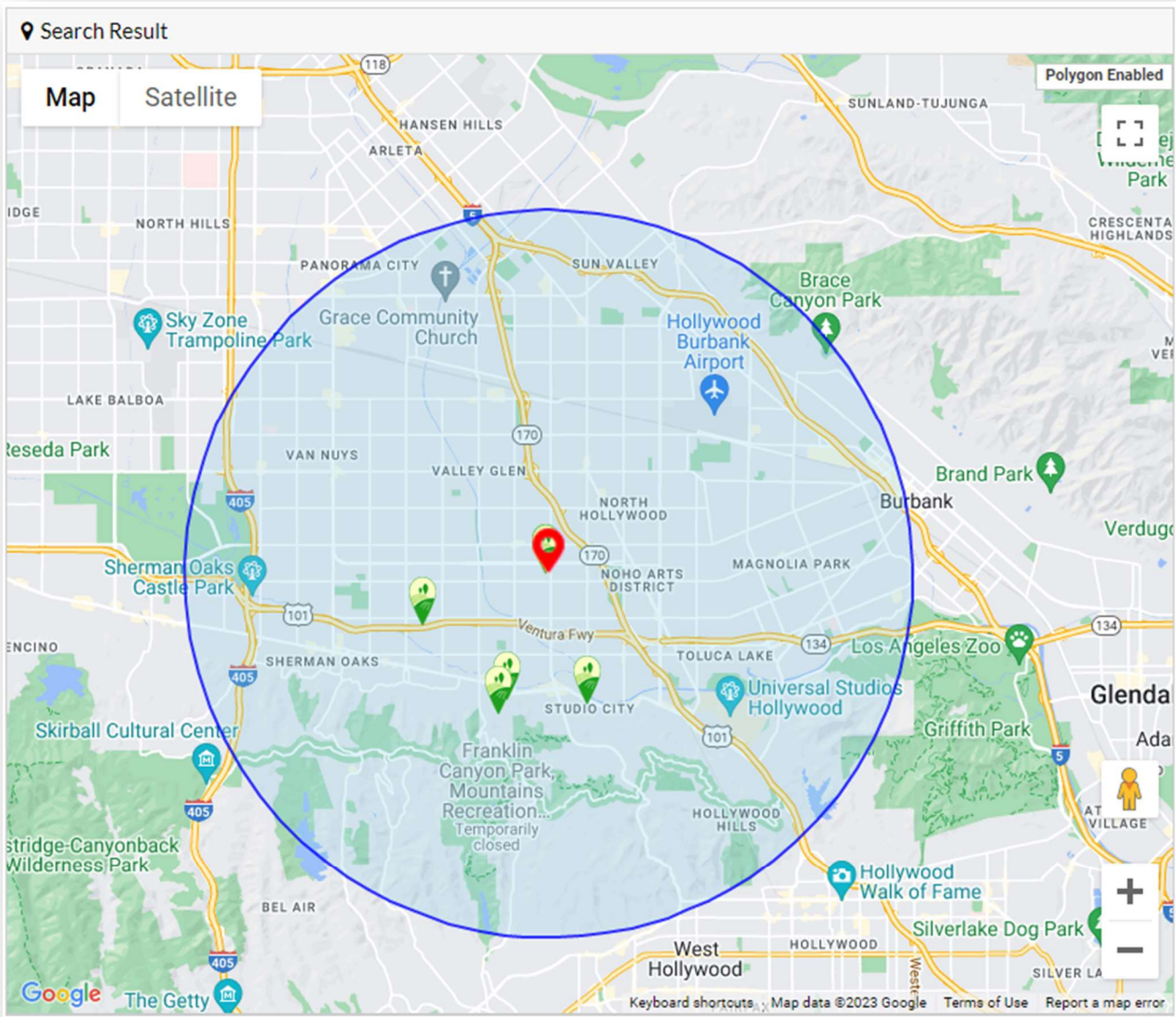
Distance (Miles) 1.0847	Site Size SF 24,400	Acres 0.56
GBA SF 13814	Price/GBA \$434.34	Year Built 1971
Units ---	Sale Date 3/31/2022	Sale Price \$6,000,000

Research Optimized Demographics Performance

We've enhanced the performance within Project Demographics, making the Research process even more efficient.

Report Writer Radius Search

We've added a radius search that can be run from any property in the search results. Click on a row and click the Radius button in the Grid header, then enter miles desired to obtain results within a radius.



Report Writer Bulk import of Jobs enhancements

We've added a number column and the property sub type to the bulk job importer to make the data translation even easier.

Report Writer Export Valuation data from Property Search

Now you can export the Appraisal Value data attributed to a job from Property Search. Use IDs or other search parameters to return your results and click the Export to Excel – All Fields option.

WHAT'S NEXT?

The LightBox team is working on some great new features.

- Research – Workflow updates for verification services
- Research – New Review Report layout
- CashFlow – Improved Argus importer
- Report Writer – Improved Comm Lease, Appraiser and Contacts grids