

# VALUATION – JULY 2021 RELEASE NOTES

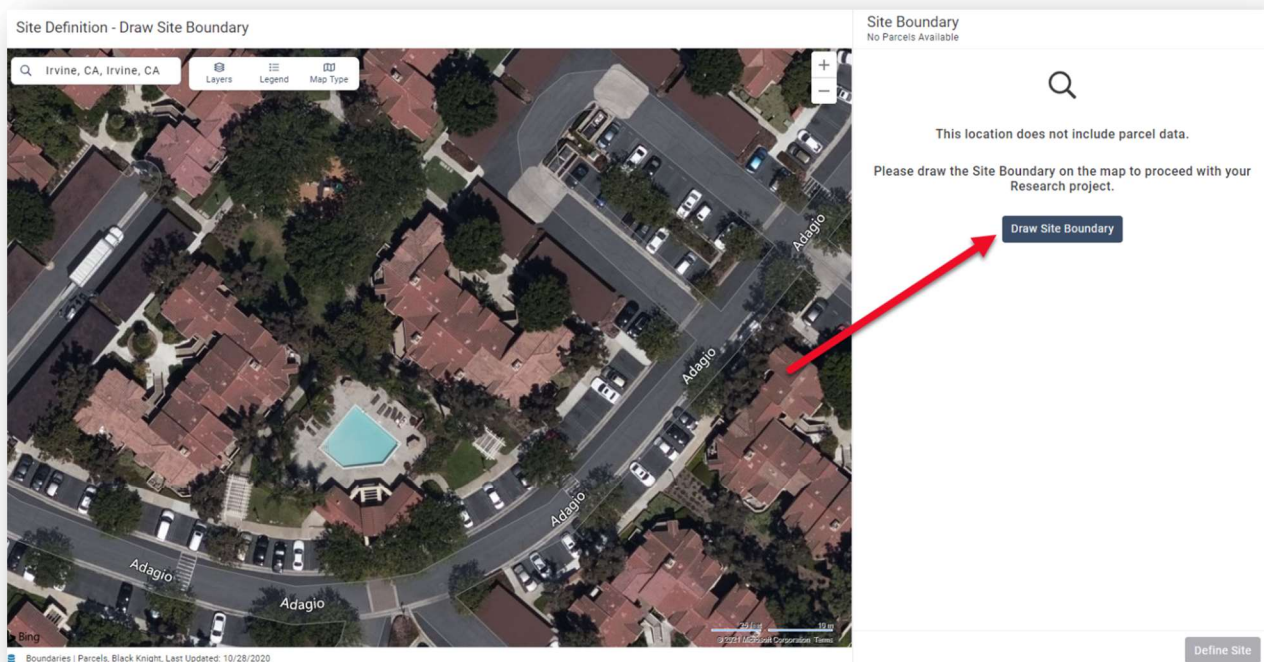
The following enhancements have been included in the release.

## NEW FEATURES AND ENHANCEMENTS

### Research

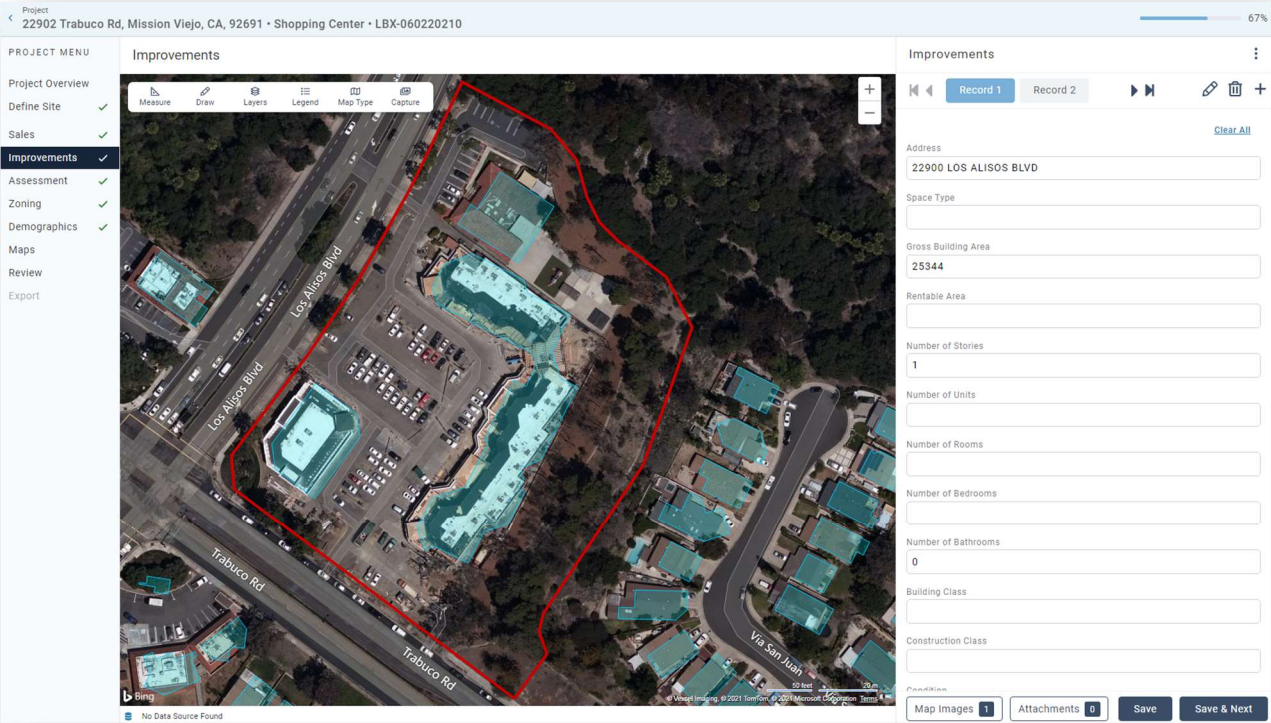
### No Parcels Workflow

As there are some jurisdictions that do not have parcel boundaries available, site definition now allows users to draw their own parcel boundaries when necessary. When this happens, we strongly suggest allowing the LightBox Research team to verify the Assessment and Zoning data, although this may add time to the Research process.



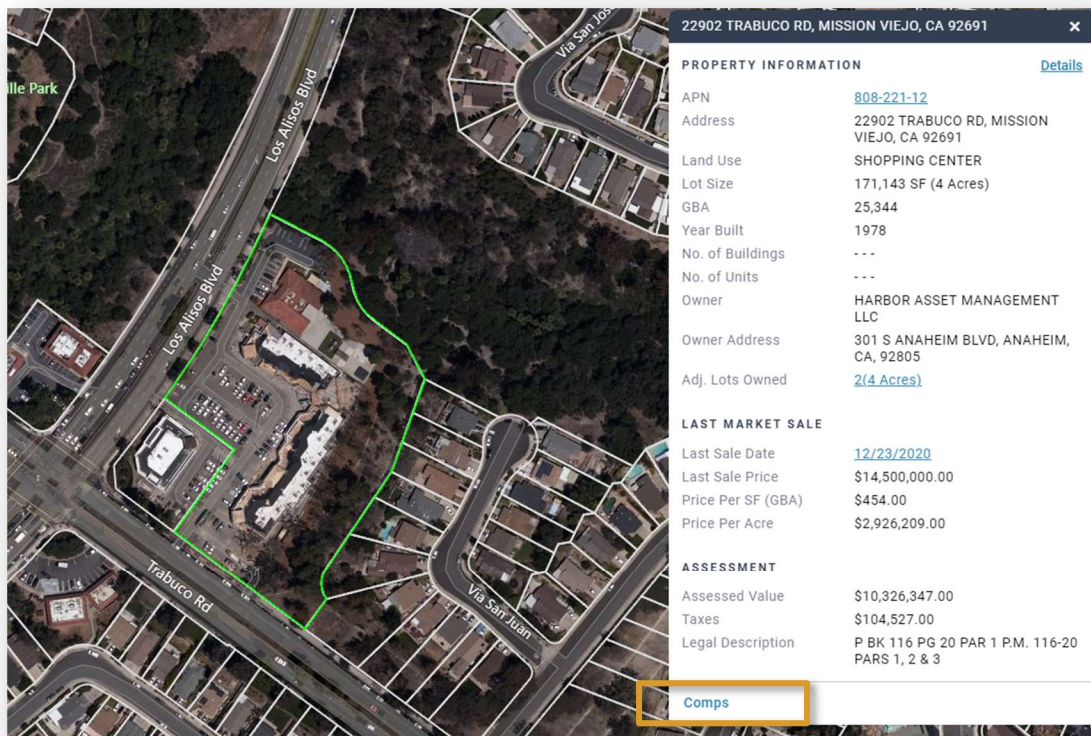
Research Improvements Tab

The Research team has created a new "Improvements" Project checklist item. Users can view building footprints and view/edit data attributes. Users can also "draw" their own Building footprints when necessary and associate the footprint to a Building Record.



Research Property Search – Comp Search and Export to Report Writer

The Research team has provided an enhanced Search for selecting comps in Properties Search. Search for your subject property and click the “Comps” command in the Summary panel. Use the targeted filter form to assist in refining your search. Create a list and export straight into Report Writer where you can enhance and verify the comp.



Search: Comparables

Property Land

Property Sub Type **Community Center** More

Building Size (GBA): 25,344

20275 - 30412

Number of Units

Min - Max

Lot Size (Acre): 3.93

3.14 - 4.72

Search Area

Search Within (Miles) 5

Search Within Zip of 92691

Reset

Last Sold Within (Months) 36

Sale Price: 14500000

Min - Max

Year Built: 1978

Min - Max

Number of Stories: 1

Min - Max

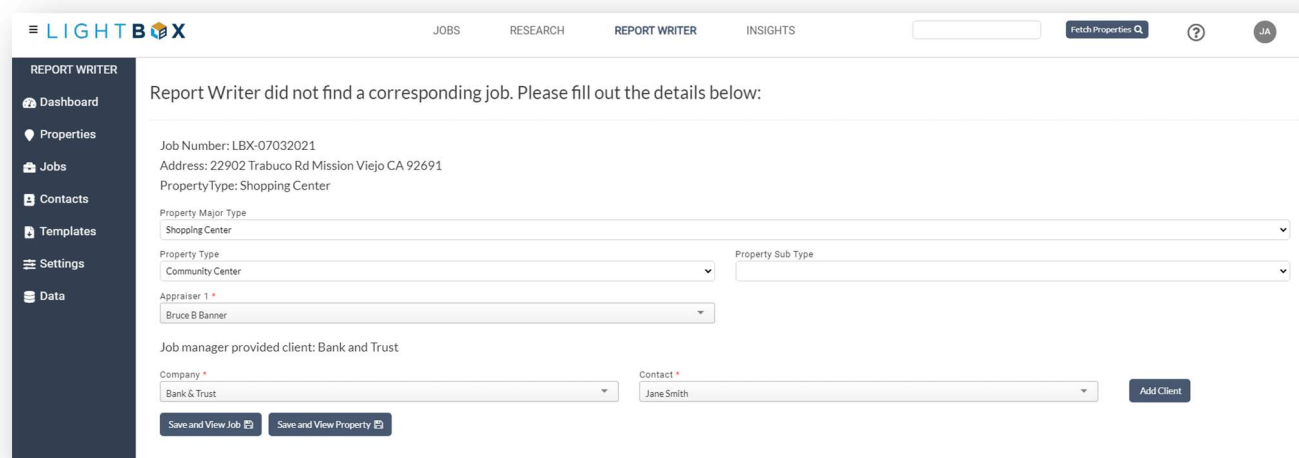
Assessed Value: \$10,326,347

Min - Max

Cancel Search

## Report Writer Job Integration: Provide different destinations in Report Writer after job is initialized.

Users now have the choice to continue editing a job or to view the property record after adding the initial job information.



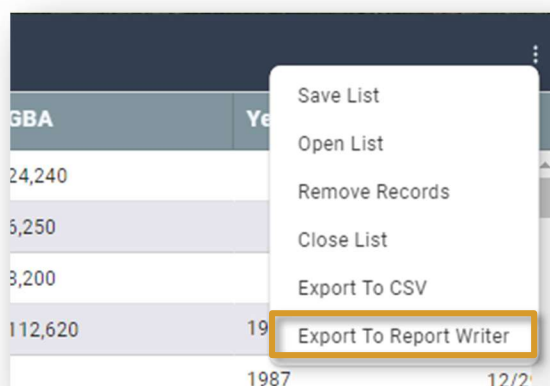
The screenshot shows the 'REPORT WRITER' section of the application. The main heading reads: 'Report Writer did not find a corresponding job. Please fill out the details below:'. The form contains the following fields:

- Job Number: LBX-07032021
- Address: 22902 Trabuco Rd Mission Viejo CA 92691
- Property Type: Shopping Center
- Property Major Type: Shopping Center (dropdown)
- Property Type: Community Center (dropdown)
- Property Sub Type: (empty dropdown)
- Appraiser 1: Bruce B Banner (dropdown)
- Job manager provided client: Bank and Trust
- Company: Bank & Trust (dropdown)
- Contact: Jane Smith (dropdown)

Buttons at the bottom include 'Save and View Job', 'Save and View Property', and 'Add Client'.

## Report Writer Import Sale Comps from Research

The Report Writer team has enabled the import of comps from the Research – Properties search. Import up to 100 comps at a time to enhance your property database.





## Report Writer    Subject Export: Lease Data Export

---

The Report Writer team has added the ability to export Subject Rent Roll data for Commercial and Multi-Family Lease from the Rent Roll worksheet in the Valuation Template. The Export will create a new active instance in the Comm Lease data page and the MF Lease data page.

The following fields can be exported:

### ***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

We strongly suggest using the Valuation Model Rent Roll worksheet version 46.02.1. This worksheet appropriately and dynamically names the individual rows so that the export can take place. The lease export feature is only available in the 46.02 version of the engine.

## Report Writer Templates

The Report Writer team has added a "Templates" menu item where the appropriate engine version of the templates will be available for download.

The screenshot shows the 'REPORT WRITER' interface. On the left is a dark sidebar menu with the following items: Dashboard, Properties, Jobs, Contacts, Templates (highlighted), Settings, and Data. The main content area is titled 'Default Templates' and contains the following sections:

- Report Writer - Default Templates**
- Excel Templates**
  - Valuation Model (04/08/2021)
- Report Templates**
  - Valuation Report (04/01/2021)
  - Valuation Land Report (04/01/2021)
  - Valuation MultiFamily Report (04/01/2021)
  - Valuation CRE Evaluation Report (04/01/2021)
- Other Templates**
  - Valuation Invoice (03/17/2021)
  - Valuation Engagement (03/17/2021)

## Report Writer Improvements

The Report Writer team has enhanced the Improvements data page to collect multiple buildings. A summary column will Total, Average, Concatenate or pull in the Maximum as necessary. Improvements data collected in Research will import to the property record upon completion of the Research Project.

| Improvements Summary  | Building 1  | Building 2   | Building 3  |
|---|---|--|---|
| <b>Building Description</b> Warehouse, Office<br><b>Construction Class</b> Class A<br><b>Building Class</b> A<br><b>Perimeter SF</b> 135,800.0<br><b>Source for SF Area</b> Assessor, Building Plans                                    | <b>Building Description</b> Warehouse<br><b>Construction Class</b> Class A<br><b>Building Class</b> A<br><b>Perimeter SF</b> 134,500.0<br><b>Source for SF Area</b> Assessor  | <b>Building Description</b> Office<br><b>Construction Class</b> Class A<br><b>Building Class</b> A<br><b>Perimeter SF</b> 1,300.0<br><b>Source for SF Area</b> Building Plans      | <b>Building Description</b><br><b>Construction Class</b> Unknown<br><b>Building Class</b><br><b>Perimeter SF</b><br><b>Source for SF Area</b>                         |
| <b>Industrial</b><br>No. of Industrial Units: 20<br>Industrial GBA: 201,113<br>Industrial RA: 4,004<br>No. Of Truck Doors: 12<br>No. Truck Doors With Levelers: 10<br>Craneways: Yes<br>Typical Bay Depth: 2,250<br>Clear Height: 20.00 | <b>Industrial</b><br>No. of Industrial Units: 20<br>Industrial GBA: 201,113<br>Industrial RA: 4,004<br>No. Of Truck Doors: 12<br>No. Truck Doors With Levelers: 10<br>Typical Bay Depth: 4,500<br>Clear Height: 20.00 | <b>Industrial</b><br>No. of Industrial Units:<br>Industrial GBA:<br>Industrial RA:<br>No. Of Truck Doors:<br>No. Truck Doors With Levelers:<br>Typical Bay Depth:<br>Clear Height: | <b>Industrial</b><br>No. of Industrial Units: 4,500<br>Industrial RA:<br>No. Of Truck Doors:<br>No. Truck Doors With Levelers:<br>Typical Bay Depth:<br>Clear Height: |
| <b>Other</b><br>No. of Other Units: 2<br>Other GBA: 1,195<br>Other RA: 4,004  | <b>Other</b><br>No. of Other Units: 2<br>Other GBA: 1,195<br>Other RA: 4,004  | <b>Other</b><br>No. of Other Units:<br>Other GBA:<br>Other RA:   | <b>Other</b><br>No. of Other Units:<br>Other GBA:<br>Other RA:  |
| <b>Totals</b><br>No. Units: 24<br>GBA: 203,610<br>Rentable Area: 20,016   | <b>Totals</b><br>No. Units: 22<br>GBA: 202,308<br>Rentable Area: 14,714   | <b>Totals</b><br>No. Units: 1<br>GBA: 1,302<br>Rentable Area: 1,302  | <b>Totals</b><br>No. Units:<br>GBA: 4,500<br>Rentable Area:   |

### Report Writer Import Contacts and Appraisers from Job

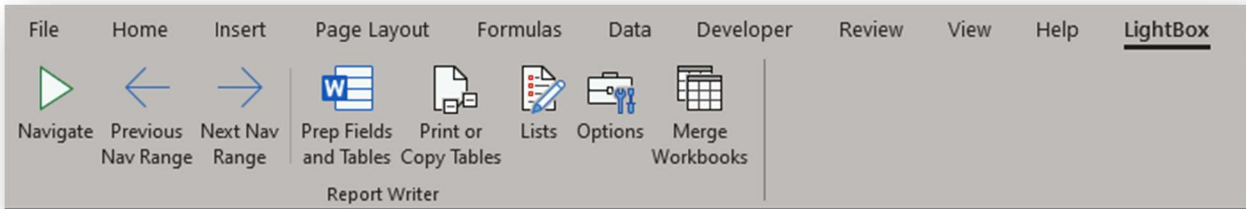
Contacts and Appraisers assigned to the Job Manager in the Report Writer web interface will import into the Valuation excel template when the subject is imported.

| 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** ?

### Report Writer LightBox Branding

N1 desktop components have been re-branded to LightBox-Report Writer.





## BUG FIXES

## Report Writer

---

We've corrected an issue where some Job Imports were inexplicably failing.

## WHAT'S NEXT?

The LightBox team is working on some great new features.

- Research – Performance Enhancements
- Research – Tax/Plat Map inclusion
- Research – Move/Edit Subject Pin
- Report Writer – Property Search Enhancements