

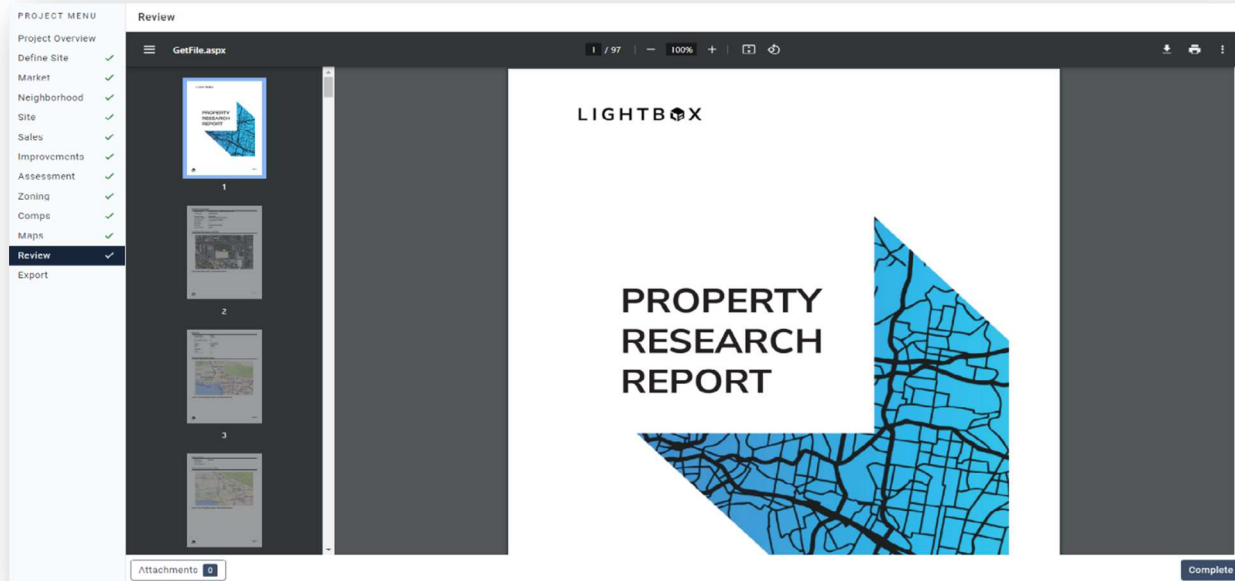
# VALUATION – AUGUST 2023 RELEASE NOTES

The following enhancements have been included in the release.

## NEW FEATURES AND ENHANCEMENTS

### Research Enhanced Review Report

The new Review Report has been optimized for performance, enhanced for readability and will now automatically be added to the “All Files” zipped file in the Export page.



## Report Writer Duplicate Property Identification Report

Now Data Admins in the Report Writer application can run a report for properties with duplicate addresses, and properties that are within 100 meters (about 328.08 ft) of each other. Use this report to identify orphan properties or older records that you can bulk delete with ease.

Duplicate Properties Report

Search:  Search By: Address

ID	Name	Address	City	State	Zip	Date Created	Date Modified	Previous Job Count	Property Major Type	Sale Info	Lease Data	MultiFamily	IncExp Data	
▶ 2 Possible Duplicates for 8475 E US 33														
▶ 7 Possible Duplicates for 8802-8828 Coldwater Road														
<input type="checkbox"/>	3872	CONF. 8802-8828 Coldwater Road, Fort Wayne	8802-8828 Coldwater Road	Fort Wayne	IN	46825	2/19/2020	1/1/2001	0	Retail-Commercial	✖	✔	✖	✖
<input type="checkbox"/>	3873	CONF. 8802-8828 Coldwater Road, Fort Wayne	8802-8828 Coldwater Road	Fort Wayne	IN	46825	2/19/2020	1/1/2001	0	Retail-Commercial	✖	✔	✖	✖
<input type="checkbox"/>	3874	CONF. 8802-8828 Coldwater Road, Fort Wayne	8802-8828 Coldwater Road	Fort Wayne	IN	46825	2/19/2020	1/1/2001	0	Retail-Commercial	✖	✔	✖	✖
<input type="checkbox"/>	3875	CONF. 8802-8828 Coldwater Road, Fort Wayne (allstate)	8802-8828 Coldwater Road	Fort Wayne	IN	46825	2/19/2020	1/1/2001	0	Retail-Commercial	✖	✔	✖	✖
<input type="checkbox"/>	3876	CONF. 8802-8828 Coldwater Road, Fort Wayne	8802-8828 Coldwater Road	Fort Wayne	IN	46825	2/19/2020	1/1/2001	0	Retail-Commercial	✖	✔	✖	✖
<input type="checkbox"/>	3877	CONF. 8802-8828 Coldwater Road, Fort Wayne	8802-8828 Coldwater Road	Fort Wayne	IN	46825	2/19/2020	1/1/2001	0	Retail-Commercial	✖	✔	✖	✖
<input type="checkbox"/>	3878	CONF. 8802-8828 Coldwater Road, Fort Wayne (A safe)	8802-8828 Coldwater Road	Fort Wayne	IN	46825	2/19/2020	1/1/2001	0	Retail-Commercial	✖	✔	✖	✖
▶ 2 Possible Duplicates for 8902 Airport Rd														
▶ 2 Possible Duplicates for 8976 N Hwy 24 E, Suite 8980														

Items per page: 500 22501 - 22639 of 22639 items

Delete

## Report Writer PwC Investor Survey import

We've partnered with the folks at Price Waterhouse Cooper to provide an import for their new PwC Investor Survey site into the Cap and Multipliers worksheet.

PwC Investor Survey Import

**Investor Survey**  
A PwC Product

[Click to visit PwC Investor Survey](#)

Import PwC Investor Survey

Show unused Rows

National CBD Office Market					
Year and Quarter	Overall Capitalization Rate (%)	Discount Rate (%)	Residual Capitalization Rate (%)	Expense Change Rate (%)	Market Rent Change Rate (%)
2019 - 1Q	8.82%	11.20%	9.32%	3.32%	3.28%
2019 - 2Q	8.82%	11.20%	9.32%	3.32%	3.28%
2019 - 3Q	8.82%	11.20%	9.32%	3.32%	3.28%
2019 - 4Q	8.82%	11.20%	9.32%	3.32%	3.28%
2020 - 1Q	8.82%	11.20%	9.32%	3.32%	3.28%
2020 - 2Q	8.82%	11.20%	9.32%	3.32%	3.28%
2020 - 3Q	8.82%	11.20%	9.32%	3.32%	3.28%
2020 - 4Q	8.82%	11.20%	9.32%	3.32%	3.28%
2021 - 1Q	8.82%	11.20%	9.32%	3.32%	3.28%
2021 - 2Q	8.82%	11.20%	9.32%	3.32%	3.28%
2021 - 3Q	8.82%	11.20%	9.32%	3.32%	3.28%
2021 - 4Q	8.82%	11.20%	9.32%	3.32%	3.28%
2022 - 1Q	8.82%	11.20%	9.32%	3.32%	3.28%
2022 - 2Q	8.82%	11.20%	9.32%	3.32%	3.28%
2022 - 3Q	8.82%	11.20%	9.32%	3.32%	3.28%
2022 - 4Q	8.82%	11.20%	9.32%	3.32%	3.28%
2023 - 1Q	8.82%	11.20%	9.32%	3.32%	3.28%
2023 - 2Q	8.82%	11.20%	9.32%	3.32%	3.28%

Source: Survey conducted by PwC during April 2023.  
NIPwCTrends

## WHAT'S NEXT?

The LightBox team is working on some great new features.

- Research – Updated Demographics
- Report Writer – Upgraded MF Lease unit details
- Report Writer – Duplicate property resolution