

VALUATION - DECEMBER, 2020 RELEASE NOTES

The following enhancements have been included in the December release.

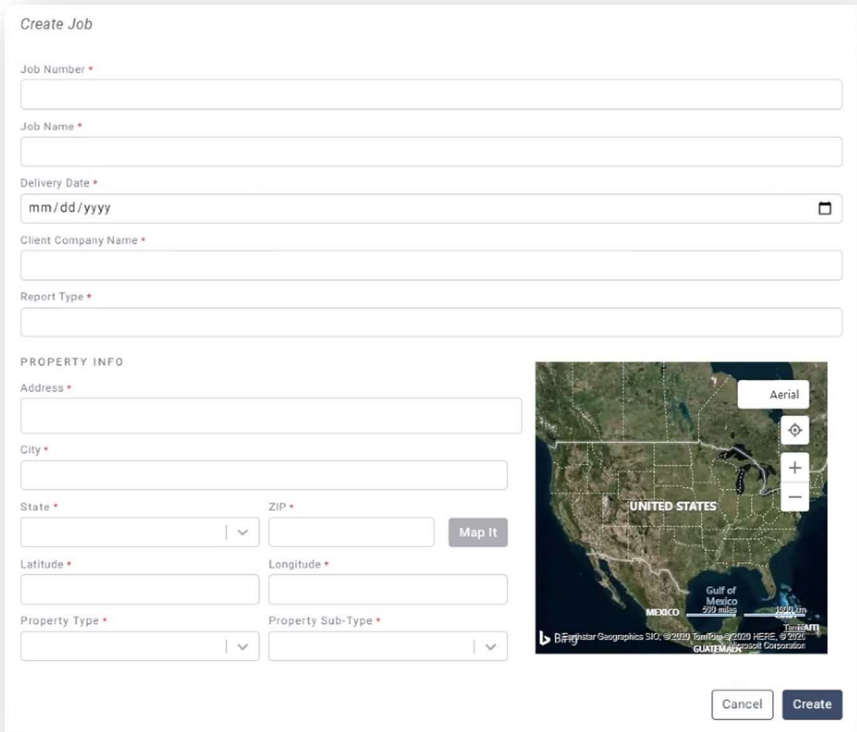
NEW FEATURES AND ENHANCEMENTS

Jobs

Upgrade geocoding from Google maps to BING maps

Feature Enhancement

The Jobs team has upgraded our geolocation services from Google to Bing. Geolocation is now optimized to recognize the centroid of the property, resulting in greater accuracy.



Research

Demographics Data

Feature Enhancement

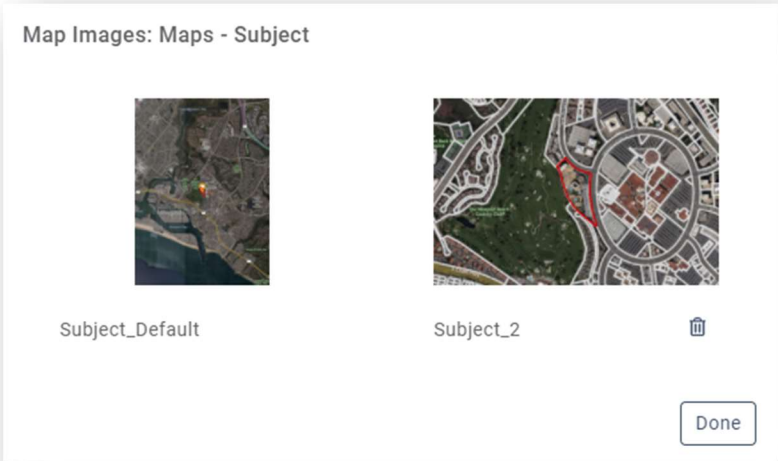
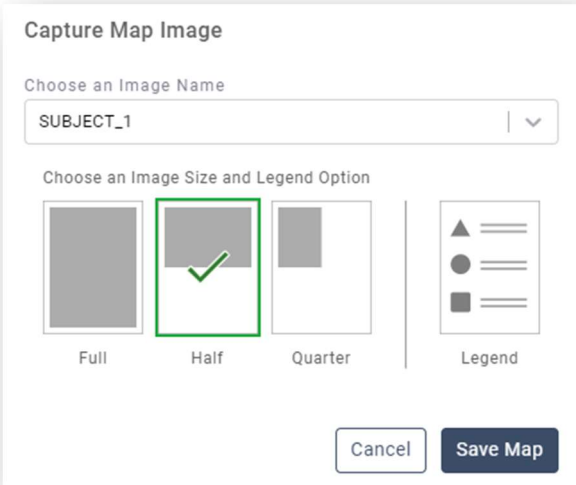
The Research team has added a new menu item for Demographics. Quickly choose a trade area and create a map image to correspond with the demographics report.

The screenshot displays the LIGHTBOX software interface. On the left is a 'PROJECT MENU' with options: Project Overview, Define Site, Assessment, Zoning, Demographics (highlighted), Maps, Review, and Export. The main area shows a map of Newport Beach, CA, with three concentric blue circles representing trade areas of 0.25, 0.5, and 1 mile. A red pin marks the site location. The top navigation bar includes 'LIGHTBOX', 'JOBS', 'RESEARCH', 'REPORT WRITER', and 'INSIGHTS'. The project name is '900 Newport Center Drive, Newport Beach, CA • Lodging/Hospitality • 1444-444-5559'. A 'Site Demographics' table is on the right, and a 'Map Images' button is at the bottom right.

	0.25 Mile	0.5 Mile	1 Mile	CBSA	California
TRADE AREA					
Area (sq miles)	0.2	0.79	3.14	4,848.45	155,779.22
Density (pop/m2)	911	993	3,009.6	2,726.4	254
POPULATION					
Population 2024 (5 yr proj)	182	792	9,589	13,359,908	40,261,832
Population 2019 (current)	179	780	9,453	13,218,628	39,573,345
Population 2010 (census)	174	755	8,938	12,828,837	37,253,956
Population 2000 (census)	176	762	8,858	12,365,565	33,871,546
% Change 5 Yr Forecast	32%	31%	28%	107%	174%
% Change 2010-Current	30%	32%	56%	304%	623%
% Change 2000-2010	-0%	-0%	0%	3%	6%
HOUSEHOLD					
Total Households 2024 (5 yr proj)	114	483	5,076	4,445,558	13,695,844
Total Households 2019 (current)	112	475	5,003	4,392,677	13,459,750
Total Households 2010	109	458	4,702	4,233,985	12,577,498

Research
Feature
Enhancement

Multiple Map Captures per Exhibit
Capture and manage multiple map images per exhibit!

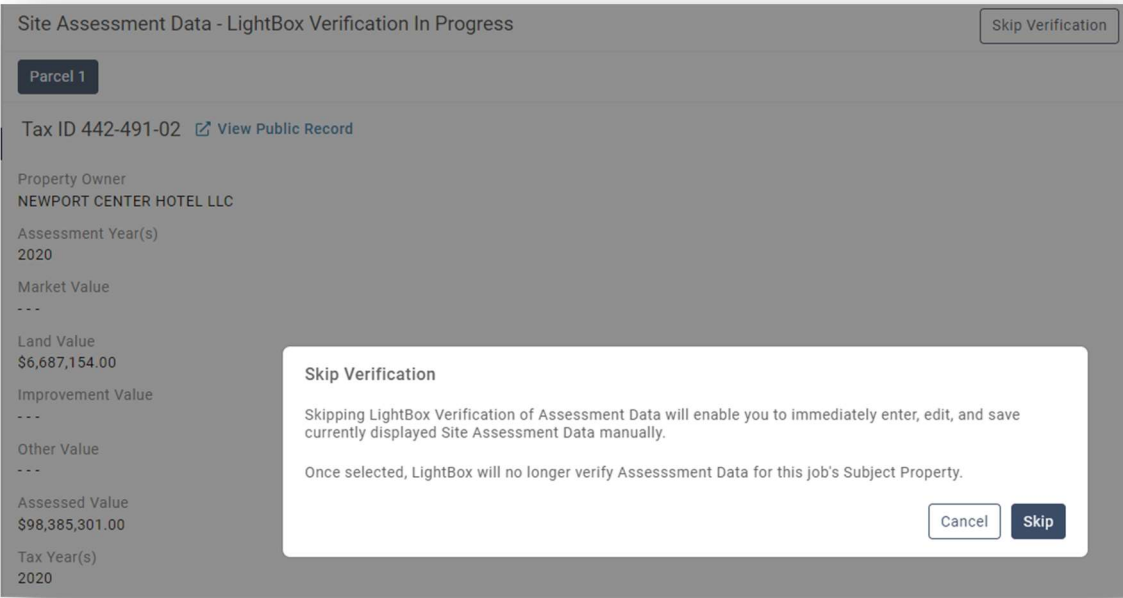


Research

Verification of Assessment Data

Feature
Enhancement

LightBox’s Data Fulfillment team of expert researchers will now verify the Assessment and Tax data for your report.



Report Writer

Reset Password updated

N1-Web Feature Enhancement

The Report Writer team has updated the reset password flow to validate requirements as the password gets created as well as updated the look and feel to align with Valuation.

Reset password

Please enter your new password. Your password must meet the following requirements:

- ✘ Minimum of 6 characters
- ✘ Maximum of 100 characters
- ✘ At least one non-alphanumeric character
- ✘ At least one uppercase character
- ✘ At least one numeric character

Email

Password

Confirm password

Reset

Report Writer

Dashboard – retry Job import

Valuation Feature Enhancement

The Report Writer team has added the ability to retry importing a job; or delete the job or send the job id to support for investigation.

Date/Time Job Failed	Job import attempted by	Actions
12/1/2020, 2:21:32 PM	Jeremiah Tilley	Retry <input type="text" value="Send issue to Support"/>
12/1/2020, 2:21:59 PM	Jeremiah Tilley	Retry <input type="text" value="Delete Job"/> <input type="text" value="Send issue to Support"/>
12/1/2020, 2:14:50 PM	Brian Cody	Retry <input type="text"/>

Report Writer

Valuation

Excel Template Enhancement

The Next Gen Excel template will capture Valuation data allowing the user to send the data to the Report Writer property database.

Valuation Data		
Category	Data Point	Scenario 1
Valuation Scenarios	Premise	As Is
	Valuation Perspective	Current
	Valuation Type	0
	Valuation Interest	0
	Effective Date of Value	1/0/1900
Property Information	Primary Improvement Size Type	GBA
	Primary Improvement Size	31,197.00
Real Property Allocations	Improvements Value	\$0
	Primary Land Value	\$1,450,000
	Subtotal:	\$1,450,000
	Excess Land Value	\$2,300
	Total Value of Real Property	\$2,902,300
Non-Real Property Allocations	Personally Property (FF&E)	\$680,000
	Total Tangible Non-Real Property	\$680,000
	Intangible Property - Business Enterprise	
	Total Intangible Non-Real Components	\$0
	Total Value of Non-Real Property	\$680,000
Total Property Allocations	Total Value of Real, Non-Real Property	\$3,582,300
Real Property Metrics	Overall Value Per GBA	\$93.03
	Effective OAR	32.12%
	Overall EGIM	0.00
Income Approach	Income Approach Value	\$6,200,000
	Income Approach Value Per GBA	\$198.74
	Income Approach Effective OAR	32.12%
Income Approach Assumptions	Direct Cap Method Applied Cap Rate	32.12%
	Internal Rate of Return (Discount Rate)	0.00%
	Terminal Cap Rate	
Operating Data	Data Period Type	Projection
	Period	1/0/1900
	Period Type Qualifier	Projection-Direct Cap Method
	Potential Gross Income	\$2,500,000
	Effective Gross Income	\$2,500,000
	Operating Expenses	\$505,980
	Net Operating Income	\$1,994,020
Occupancy Rate	100.00%	
Cost Approach Value	Cost Approach Value	\$1,400,000
	Cost Approach Value Per GBA	\$44.88
Sales Comparison Approach	Sales Approach Value	\$1,850,000
	Sales Approach Value per GBA	\$59.30
Development Approach	Bulk Discounted Value	

Insights

Include Manually Created Jobs in Insights Data

Feature Enhancement

Manually created Jobs and RFPs have been added to the data feed to enhance the Metric capabilities. Subscribers will be able to see their own data, but it will not be included in the aggregate benchmark.

Insights

Default Filters

Feature
Enhancement

The Insights team has created a default filter for each Insights module to assist in quickly identifying issues and successes. The results of this filter will generate upon login to Insights.

WHAT'S NEXT?

The LightBox team is working on some great new features.

- Jobs – Bidding Intelligence module
- Research – Subject Sale Data
- Insights – Save favorite filters
- Report Writer –Support for multiple parcels in Assessment