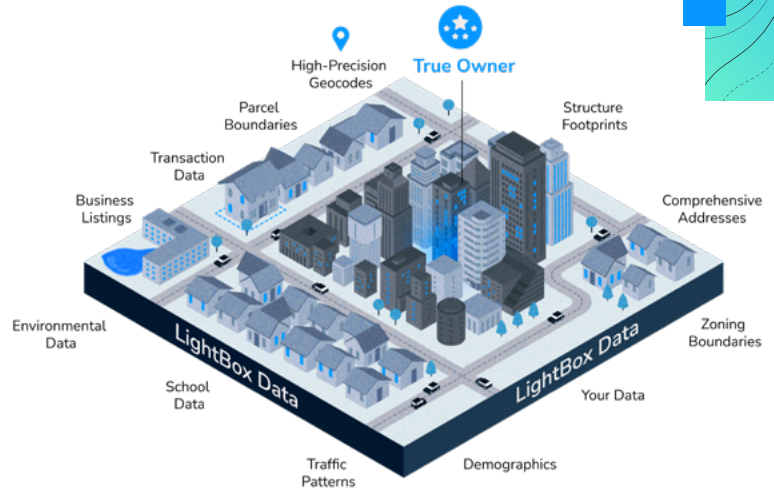# LIGHTBOX

LightBox True Owner:
Your Gateway to Actionable Property Contacts

Overview

LightBox True Owner is a cutting-edge solution designed to connect users with the most actionable contacts associated with commercial property ownership. Whether you're conducting leasing inquiries, lending offers, property management, or preliminary due diligence, LightBox True Owner ensures you can quickly and effectively establish the connections you need. LightBox True Owner can integrate seamlessly into your workflows to empower smarter decisions in commercial real estate.

Benefits

- **Streamline Contact Discovery:** Identify individuals or entities with meaningful ties to a commercial property, such as bona-fide owners, corporate officers, or managing agents.

- **Enhance Due Diligence:** Accelerate the evaluation process with access to verified, high-confidence data points tailored to your business needs.

- **Unlock Opportunities:** Engage in leasing, lending, and property management activities more effectively by targeting the right contacts.

- **Optimize Workflows:** Save time with reliable, pre-verified contact data linked directly to property assessment records.
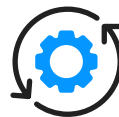
Key Features

Comprehensive Contact Information: Provides email addresses, phone numbers, and titles of associated corporate officers, including:
  - Individual legal owners
  - Corporate officers
  - Businesses associated with property ownership

Confidence Scoring: Each record includes a confidence level (1 to 5) to indicate reliability, alongside timestamps for the most recent updates.

Unique Identifiers: Link data using LightBox property and person identifiers to navigate property ownership efficiently across records.

Regular Updates: Access to up-to-date records through full bulk data refreshes and monthly updates via LightBox Vision.

Lending and Financial Services:
Target potential borrowers with customized lending offers based on ownership profiles.

Investment Research:
Conduct detailed ownership analyses to identify promising acquisition opportunities.

LightBox True Owner Key Use Cases

Portfolio Analysis:
Track ownership changes and expand insights by linking multiple properties to a single person identifier.

Leasing and Tenant Management:
Identify property owners or agents for leasing inquiries and tenant-related discussions.

Why Choose LightBox True Owner?

✓ **Actionable Data:** Gain direct access to critical property contact information compiled from public records and proprietary databases.

✓ **Flexibility:** LightBox makes it easy to access and import comprehensive datasets for offline analysis.

✓ **Scalability:** Expand your reach with extensive nationwide property coverage, continually updated for accuracy and relevance.

✓ **Trusted Reliability:** Data verified by third-party partners ensures confidence in every connection.

Availability and Limitations

- Covers majority of U.S. commercial properties; excludes residential parcels.
- Separate tables provided for government-owned properties and properties lacking actionable contact data.

About LightBox

At LightBox, we are at the forefront of delivering advanced and precise solutions for commercial real estate intelligence. Our dedication to innovation propels real estate professionals forward by providing them with the essential tools required to navigate complex decisions, minimize risk, and boost productivity across the spectrum of real estate operations. LightBox is renowned for its commitment to promoting excellence and fostering connections in the industry, serving an extensive clientele of over 30,000 customers. Our diverse client base spans commercial and government sectors, including but not limited to brokers, developers, investors, lenders, insurers, technologists, environmental advisors, appraisers, and other businesses that depend on geospatial information. To discover more about how LightBox can illuminate the path to informed real estate solutions, visit us at: **www.LightBoxRE.com**

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LOCATE. ANALYZE. ACT.