LIGHTBOX

LIGHTBOX TRUE OWNER℠

Data That Drives Decisions

Unlock visibility into commercial real estate ownership so you can act with **clarity**, not guesswork.

Faster Outreach. Smarter Due Diligence. Closed Deals.

LightBox True Owner is a commercial real estate ownership solution designed to surface the individuals and entities behind opaque LLCs, trusts, and shell structures. It connects people, properties, and portfolios—helping firms see not just who owns what, but what that ownership means.

Unlike legacy tools focused solely on contact data, True Owner combines proprietary research with authoritative datasets to deliver actionable ownership insights across millions of commercial parcels.

Why Ownership Clarity Matters Now

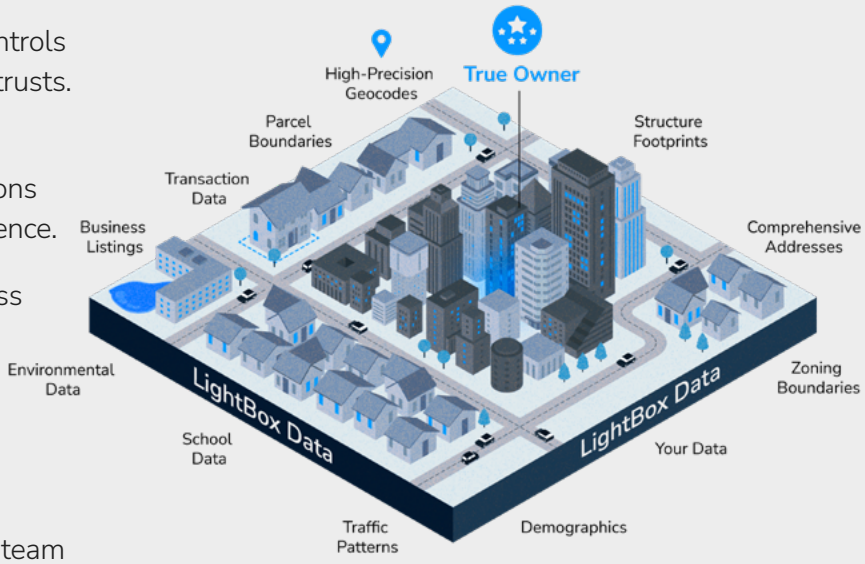
Ownership transparency has never been more critical—or more difficult to achieve. Complex ownership structures are used to intentionally obscure asset control, limiting visibility across markets. This creates friction for:

- Investors navigating acquisitions and dispositions
- Asset managers tracking internal holdings
- Analysts and strategists seeking clarity on market activity

Without a reliable view of ownership, firms risk missing opportunities—or losing track of their own portfolios.

What You Gain with True Owner

- ✓ **Reveal Hidden Holdings:** Identify who controls assets—even through layers of LLCs and trusts.
- ✓ **Act with Confidence:** Support acquisition, refinancing, and asset management decisions with confidence-scored ownership intelligence.
- ✓ **See the Full Picture:** Map ownership across multiple parcels, markets, and entities.
- ✓ **Inform Market Strategy:** Use ownership patterns to assess market health and competitive positioning.
- ✓ **Improve Internal Alignment:** Ensure your team has a clear view of what your firm owns and what it's missing.



Features That Power Precision

Outcome	How LightBox True Owner Optimizes Results
Faster Deal Execution	Skip the LLC maze. Reach decision-makers with confidence-scored contact info.
Smarter Targeting	Use LightBox IDs to link ownership across properties and portfolios.
Higher-Confidence Outreach	Phone, email, and title data scored 1–5 and time-stamped for recency.
Workflow Integration	Access via LightBox Vision[SM], flat files, or enterprise delivery options.

LightBox True Owner Powers Critical Business Outcomes

Target high-value owners or identify overlooked portfolio opportunities.

Understand where key players are investing—and what that says about market momentum.

Gain portfolio visibility, identify gaps, and track internal holdings across divisions.

Engage owners and decision-makers with confidence, even in layered or fractured ownership scenarios.

A Market Intelligence Asset

This isn't just a lead-gen tool—it's a market intelligence asset. For REITs, private equity firms, and multi-site operators, True Owner enables strategic clarity at scale: **Who owns what. Where. And why it matters.**

Greater than the Sum of the Parts

Even more powerful when combined with LightBox's broader data ecosystem. True Owner integrates seamlessly with parcel, permitting, valuation, and transaction data to create a unified view of property, people, and potential.

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 **lightboxre.com**

Learn more

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