

LightBox Fundamentals: Appraisal Intelligence Reimagined

Unlock the Value of Appraisal Data for Compliance, Analytics, and Insights







The Challenge

Commercial real estate appraisal reports are data-rich documents, often spanning 50 to 100 pages each. When multiplied across an entire loan portfolio, these reports generate a staggering 3.7 million data points per lender, annually. Lenders rely on this data for everything from underwriting to compliance. For most banks, this appraisal data remains locked in individual PDFs, and the critical market-level data is static, hard to search, and siloed. To tap insights embedded in these reports, banks spend weeks compiling the data that flows into their systems, often paying for external data subscriptions unnecessarily. The effort is inefficient, and insight results are typically delivered weeks after the business has requested them. That's hardly ideal for risk compliance or mission-critical business analysis. But now there is a smarter way to unlock the value embedded in appraisal reports.

LightBox Fundamentals: An Industry First in Appraisal Intelligence

Built exclusively for CRE lending workflow and data needs, **LightBox Fundamentals** is the first and only turn-key solution that extracts and structures data from long-form narrative commercial real estate appraisal documents — accurately, consistently, and without templates or model training. LightBox delivers the structured insights you need, right where you work.

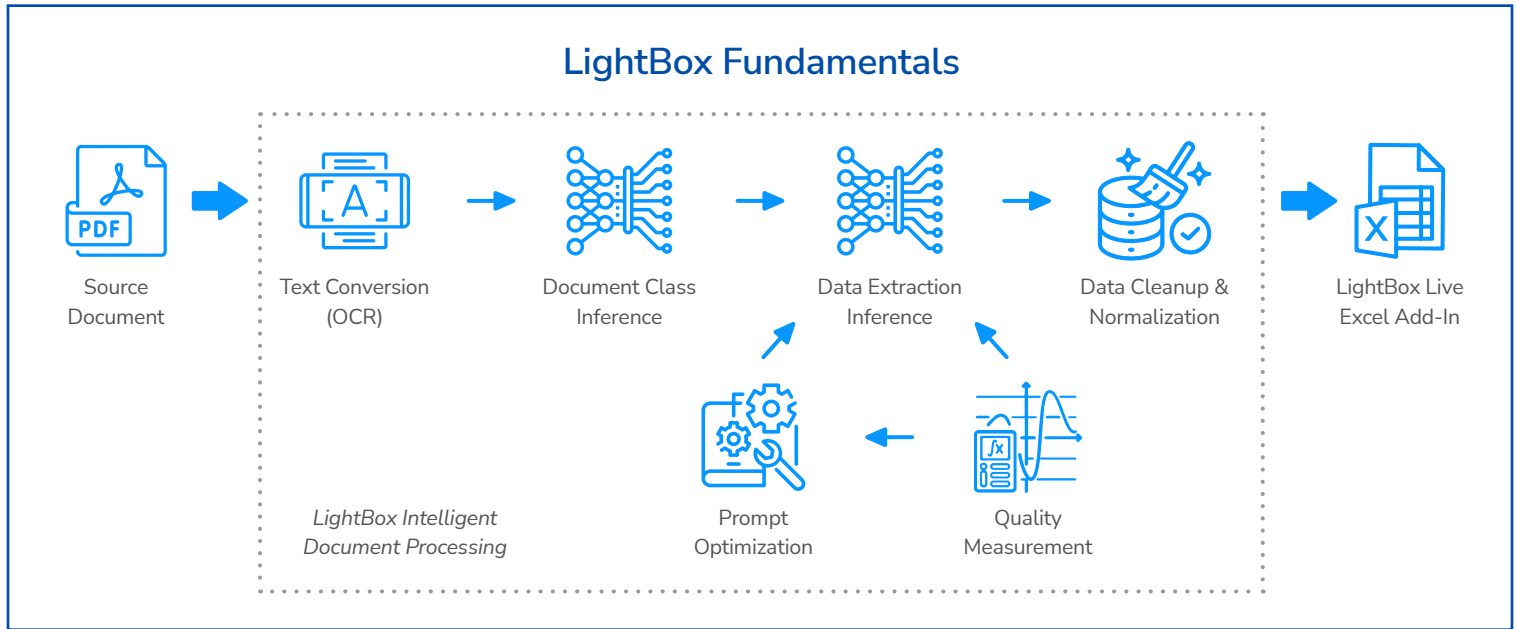
Go from hundreds of PDFs to one source of truth for all your stakeholders

- | | |
|---|--|
|  Lending |  Compliance |
|  Appraisal |  C-Suite |
|  Credit |  Risk |

- ✓ Structured Data Output
- ✓ Fully Turn-Key Solution
- ✓ LightBox Live Excel Add-in

LightBox Fundamentals Take you from Report to Insights on Day One

LightBox Fundamentals is a fully turn-key solution designed for instant deployment and immediate value. The solution works across all appraisal formats and scenarios — no matter the structure, layout, or complexity of the report. LightBox Fundamentals requires no custom configuration, no model training, no user learning curve. **From day one, users can extract and analyze data with instant setup.**



Turn static PDFs into powerful data intelligence

■ Features

CRE-Specific AI Data Extraction Engine

Trained exclusively using narrative appraisal reports, outperforming generic large language models (LLM).

Intelligent Document Processing Pipeline

Merges layout-aware OCR, context-sensitive rules, and natural language processing to extract more than 80 core fields, including cap rates, income approaches, and site characteristics.

Real-Time Data Access with Excel Integration

Delivered via the LightBox Live Excel Add-In for instant portfolio-level insights.

■ Benefits

Speed:

Structured data output within minutes—not weeks.

Precision:

Reduce rekeying errors or manual interpretation.

Transparency:

Instantly surface trends, comps, and valuation drivers across your pipeline.

Scalability:

Immediately apply a single source of truth across lending, credit, risk, compliance, and portfolio management teams.

CRE Appraisal Extraction Fields

Subject Property, Value Conclusions, Direct Cap Financials

Metadata

- Document Source
- Document Owner
- Filename
- Processed Timestamp

Appended Data

- LightBox Address ID
- Situs Address
- Latitude
- Longitude
- CBSA/MSA

Appraisal Report

- Report Date
- Intended User
- Appraisal Firm
- Appraisal Name

Subject Location

- Address
- City
- State
- County
- Postal Code
- Assessor Parcel Number
- Tax Jurisdiction

Subject Site

- Property Type
- Sub Property Type
- Flood Zone Designation
- Zoning Designation
- Number of Parcels
- Primary Land Area
- Excess/Surplus Land Area
- Total Land Area

Subject Improvements

- Building Name
- Number of Buildings
- Number of Floors
- Construction Class
- Investment Class
- Rentable Units
- Number of Tenants
- Year Built
- Year Renovated
- Gross Building Area
- Net Rentable Area
- Remaining Economic Life
- Current Occupancy



Appraisal Conclusions

- Appraisal Scenario
- Interest Appraised
- Effective Date of Value
- Concluded Value
- Concluded Value-Land Only
- Exposure Period
- Marketing Period

Approach Conclusions by Scenario

- Sales Comp Approach Value
- Income Approach Value
- Cost Approach Value
- Primary Land Value
- Excess/Surplus Land Value
- Insurable Replacement Cost

Direct Cap Approach Financials

- Direct Cap Approach Value
- Capitalization Rate
- Potential Rental Income
- Potential Other Income
- Potential Gross Income
- Vacancy/Credit Loss
- Effective Gross Income
- Operating Expense
- Operating Expense Rate
- Net Operating Income

LightBox is the Industry Leader in Appraisal Due Diligence

Industry Experience

LightBox companies have long been synonymous with helping CRE lenders and appraisers operate with maximum efficiency. As the first to introduce appraisal procurement tools at scale, Collateral360® and RIMS® set the industry standard for streamlining and professionalizing the appraisal ordering process.

Trusted Customer Service

LightBox is trusted by more than 1,200 banks and financial institutions for its responsive support, knowledgeable account teams, and commitment to long-term partnership. From onboarding to day-to-day operations, clients rely on LightBox for seamless service and dependable results.

Purpose-Built, Innovative Solution

LightBox Fundamentals is engineered specifically for the commercial real estate lending workflow. Leveraging machine-learning, heuristics, and domain expertise, our solution transforms static appraisal PDFs into structured, actionable data—without requiring templates, manual setup, or technical training.

Book a demo

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. To discover more about how LightBox can illuminate the path to informed real estate solutions, visit us at: www.LightBoxRE.com