

LIGHTBOX FUNDAMENTALS

Buy the Foundation. Build What Sets You Apart.

A practical view of the engineering, operating, AI, and CRE knowledge required to build and maintain a document-intelligence product.

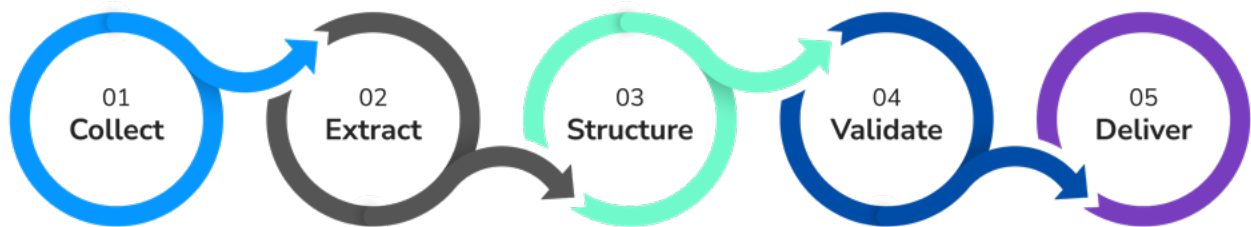


The decision. Build if CRE document intelligence is a strategic technology capability your bank wants to own and continuously invest in. Buy Fundamentals if you want the outcome—structured, searchable appraisal intelligence—without taking on the cost and complexity of building and operating the platform yourself.

A production workflow has five linked parts

An extraction demo may return a handful of fields from a PDF. A production-ready capability has to do much more: process documents consistently across varied formats, map extracted values to a standardized CRE data model, route uncertain results for review, preserve traceability back to the source, and deliver the structured data into the systems and workflows where users actually need it.

Document intelligence needs the full workflow, not only an extraction model.



The full document-intelligence operating model.

ENGINEERING

Build the system

Document parsing, model behavior, prompts, testing, monitoring, and integration work continue after the first release.

OPERATIONS

Run the process

Permissions, exception routing, reviewer instructions, audit evidence, user support, and releases need clear owners.

CRE KNOWLEDGE

Keep the meaning

Appraisal scenarios, income approaches, comparables, valuation premises, and field definitions need consistent treatment.

The model is only one component

A bank that chooses to build internally must also own and maintain the entire operating chain around the model. LightBox Fundamentals combines commercial appraisal extraction with a standardized CRE data layer, validation and review workflows, controlled access, and delivery through the Excel Add-In and supported integrations.

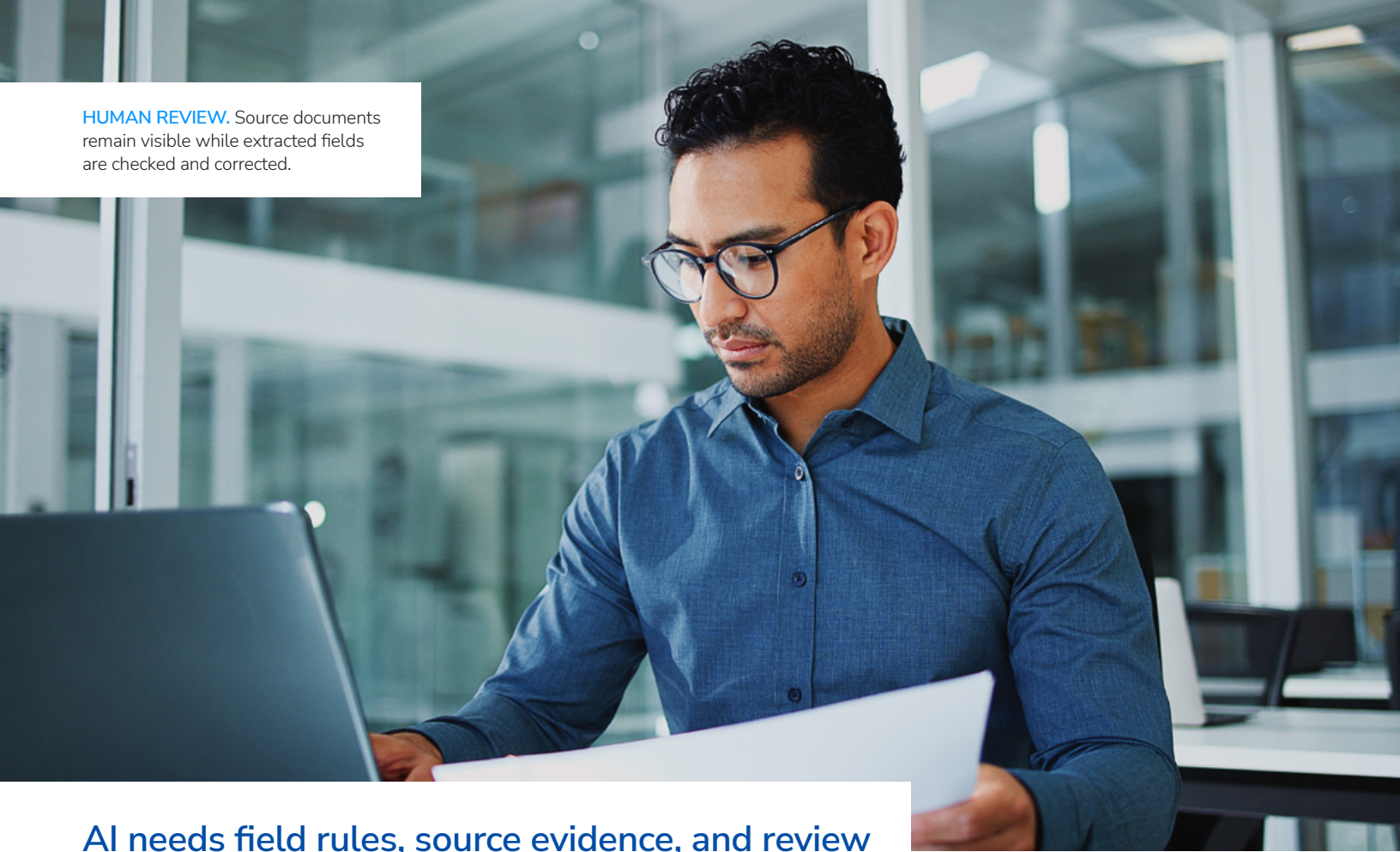
The Capability Stack

A dependable product combines data, domain logic, review, and delivery.



Responsibility	What a client-built product must own	What Fundamentals covers
Document intake	Secure intake, eligibility checks, access rules, retention practices, and support for the intake path.	Configured workflows for eligible documents, organization access, and delivery through supported LightBox experiences.
Extraction engineering	Parsing, OCR behavior, model selection, prompts, exception handling, testing, and production monitoring.	Document-intelligence extraction designed for commercial appraisal information.
CRE schema	Field definitions, scenario logic, comparable structures, normalization rules, and version control.	A consistent schema for appraisal, property, financial, and valuation information.
Quality process	Rules, exception queues, reviewer tools, audit evidence, peer review, and feedback loops.	Validation rules and review workflows that identify information requiring attention.
User delivery	Excel or workflow delivery, templates, training, support, and release management.	Excel Add-In delivery or API with supporting configured C360 and RIMS workflows, onboarding, and ongoing support.

HUMAN REVIEW. Source documents remain visible while extracted fields are checked and corrected.



AI needs field rules, source evidence, and review

Commercial appraisal reports differ by firm, property type, and use case. They contain multiple valuation scenarios, tables, narrative qualifications, and property-specific terms. A useful result must show whether a number belongs to the subject property, a comparable, an alternate scenario, or a supporting calculation.

A model output	A product result
Returns a value	Returns a structured field that fits a defined CRE schema.
Changes when models or prompts change	Uses evaluation, regression checks, and versioned field logic to manage changes.
May point to a page or snippet	Preserves source provenance so a reviewer can trace a final value back to the document.
Leaves exception handling to users	Routes higher-risk or ambiguous fields through review and correction.

Source traceability. LightBox’s review design preserves the original AI location and the final human-reviewed location. Users can check the final result against the document while internal model information remains separate from customer-facing outputs.

DOMAIN JUDGMENT. CRE specialists resolve field meaning, valuation context, and comparable treatment.



CRE knowledge becomes product logic

The difficult questions are usually domain questions. A system has to distinguish an appraised value from a value under another premise, identify which financial line belongs to the income approach, determine whether an area figure is land or building area, and keep comparable data separate from subject-property data.

01

Define fields

Keep field meanings consistent across appraisers, property types, and report formats.

02

Apply context

Use business rules and data tolerances that account for geography, property type, and document context.

03

Manage change

Test changes to schemas, templates, and exports so users can compare current and prior results.

Fundamentals gives lenders, appraisal reviewers, credit analysts, underwriters, portfolio managers, and risk teams a common format for appraisal information. It reduces the need for local field mappings and spreadsheet workarounds.



The service needs owners after launch

A client-owned build needs more than an engineering team. It needs product ownership, CRE subject-matter expertise, quality operations, security and access coverage, support, and a release process. Each group must make decisions when a new report layout, field request, model change, or user issue arrives.

Operating question	Client-built product	LightBox Fundamentals
Who can use the data?	Design and maintain organization and user access controls.	Manages access through customer and organization permissions.
What is reviewed?	Define thresholds, train reviewers, assign queues, and audit decisions.	Uses validation and review workflows to flag information requiring attention.
How does it reach users?	Build and maintain exports, spreadsheets, APIs, and workflow connections.	Delivers structured information through the Excel Add-In, API and supported workflows.
How does adoption continue?	Create training, feedback, support, and release communications.	Provides onboarding, training, follow-up, and ongoing client support.



DECISION USE. Structured appraisal information reaches the people responsible for credit and collateral decisions.

Buy the capability. Focus on credit and collateral.

Fundamentals turns information in eligible commercial appraisal reports into structured, reusable data. It can support report metadata, property and site details, concluded values, income and expense information, capitalization and discount rates, and land, improved-sale, and rent comparables, subject to document availability and configured coverage.

REVIEW

Spend less time rekeying

Use structured fields instead of repeatedly searching lengthy PDFs.

COMPARE

Work from common definitions

Review reports, properties, and valuation scenarios in a consistent format.

REUSE

Put data to work

Use structured results for reporting, credit analysis, portfolio monitoring, and exports.



START WITH A REPRESENTATIVE SAMPLE

Review your documents with LightBox.

Confirm the fields you need, the users who need them, your review and audit requirements, and the workflow where results will be used.

Fundamentals is decision-support technology. Client configuration, document eligibility, access, review procedures, and extraction coverage vary by implementation. This document does not make a commitment about implementation timing, accuracy, or future roadmap items.

LIGHTBOX

LightBox is the leading data and workflow platform for commercial real estate (CRE) and location intelligence. The Company provides authoritative property, ownership, zoning, environmental, and transaction data powered by a proprietary nationwide parcel fabric and the LightBox ID — a standardized identifier that brings clarity and consistency to complex real estate assets. Through its LightBox Live platform and suite of capital markets, lending, and due diligence solutions, LightBox supports critical workflows across investors, lenders, brokers, environmental professionals, government agencies, and infrastructure operators. By transforming fragmented public and private records into structured, connected intelligence, LightBox enables customers to reduce risk, accelerate transactions, improve underwriting accuracy, and make more informed decisions about physical assets and portfolio exposure.

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