

# Enhance lending decision-making and improve underwriting accuracy

Collateral360® puts critical property information at your fingertips with the addition of CompStak lease comps.

Having quick access to reliable, accurate and complete real estate information enhances the underwriting and management of your real estate assets, and gives you a competitive advantage. EDR now offers CompStak's industry-leading lease comps through the Collateral360® platform, providing you commercial real estate transaction details to help execute deals more efficiently.

## Detailed Lease Comps

CompStak's lease comps include hard to source fields not found anywhere else, including:

- ✓ Starting Rent
- ✓ Address
- ✓ Submarket
- ✓ Tenant Name
- ✓ Transaction Date
- ✓ Lease Term
- ✓ Net Effective Rent
- ✓ Transaction Size
- ✓ Escalations
- ✓ TI / Allowance
- ✓ Free Rent
- ✓ Lease Type
- ✓ Current Rent
- ✓ Floors Occupied
- ✓ Year Renovated
- ✓ Property Type
- ✓ Building Class
- ✓ Year Built
- ✓ Building Size
- ✓ Landlord
- ✓ Tenant Brokers
- ✓ Building Floors
- ✓ Lease Notes
- ✓ Expiration Date

## Reliable sources, verified data

CompStak's real estate analysts daily add recently signed deals nationwide to create the most reliable and complete commercial lease database available for instant analysis.

CompStak's lease comps are sourced from a prequalified network of commercial brokers, appraisers, and researchers active in each of the markets served. Utilizing artificial intelligence to scale the process, a team of real estate analysts and data scientists ensures each comparable is the most accurate and complete transaction record available.

## Evaluate more deals, build better models, and strengthen valuations

Integrating real transaction data into your decision-making benefits the entire investment lifecycle, from acquisition to disposition, and improves underwriting accuracy. Use CompStak data for:

### VALUATION

Enhance appraisals with detailed lease information. Improve your income approach models with starting rents, lease terms, tenant improvement escalations, and rent escalations to best determine asset value.

### ACQUISITIONS & DISPOSITIONS

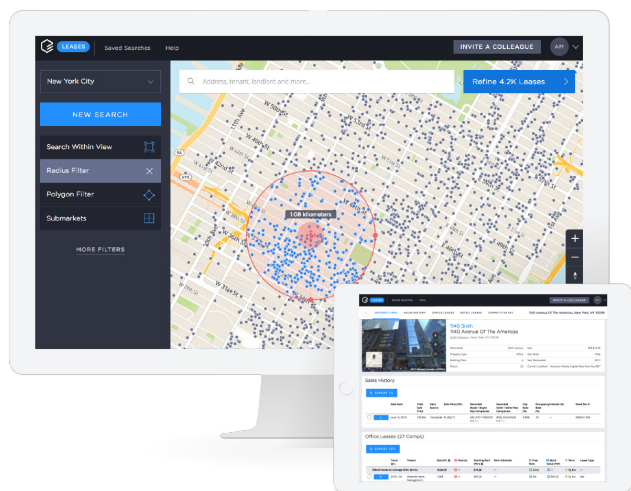
Identify acquisition opportunities that can generate significant ROI. Manage each aspect of due diligence to make informed decisions regarding financing and eventual disposition.

### UNDERWRITING

Make key income assumptions based on real market data. Search comps by location, size, starting and effective rent, transaction date, and floor number with complete deal information.

### ASSET MANAGEMENT

Compare your competitors' leasing performance against your own to determine leasing strategy. Understand asset pricing based on recent sales transactions.



## Nationwide Coverage:

Office. Industrial. Retail.

### WEST COAST

Boise  
Central CA  
Denver  
East Bay/Oakland  
Inland Empire  
Las Vegas  
Los Angeles  
North Bay  
Orange County  
Phoenix  
Portland  
Sacramento-Central Valley  
Salt Lake City  
San Diego  
San Francisco  
Santa Cruz/Watsonville  
Seattle  
South Bay/San Jose  
Ventura County

### CENTRAL

Austin  
Chicago  
Cincinnati  
Cleveland  
Columbus  
Dallas  
Dayton  
Detroit  
Fort Worth  
Harrisburg/Central PA  
Houston  
Indianapolis  
Kansas City  
Louisville  
Madison  
Milwaukee  
Minneapolis  
Oklahoma City  
Pittsburgh  
San Antonio  
St. Paul  
St. Louis

### SOUTHEAST

Atlanta  
Birmingham  
Charleston  
Charlotte  
Ft. Lauderdale  
Greensboro  
Greenville  
Jacksonville  
Memphis  
Miami  
Nashville  
New Orleans  
Orlando  
Palm Beach  
Panhandle  
Raleigh-Durham  
Tampa Bay

### EAST COAST

Baltimore  
Boston  
Buffalo  
DC MD Suburbs  
DC VA Suburbs  
Eastern PA  
Hartford/New Haven  
Long Island  
New Jersey  
New York City  
Norfolk  
Philadelphia  
Providence  
Richmond  
Stamford  
Washington, D.C.  
Wilmington  
Westchester

Reach out to your EDR  
representative for more  
information at 800.352.0050.



\* List includes Launched, Early Access, and Coming soon markets.

**COLLATERAL36** 