

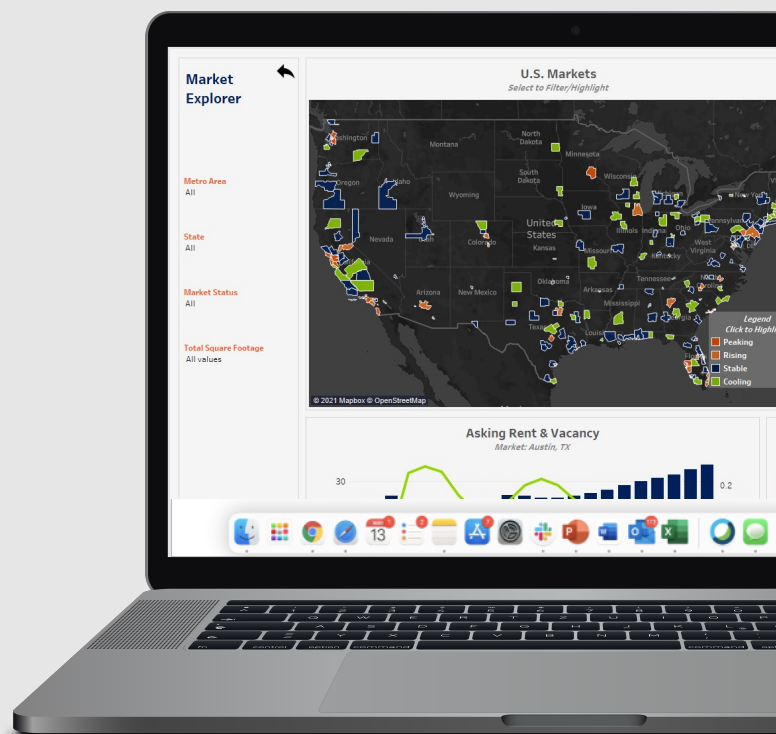


MARKETS MODULE

CALCULATE RISK. UNCOVER SAVINGS.

Refinere **Market Intelligence** helps to identify leases that are priced either over or under market while calculating potential risk and cost savings.

Gain visibility into detailed lease comparisons and access general market reporting tools to stay up to date on performance trends across your portfolio.



MARKET EXPLORER

Get a view of market KPIs, including, but not limited to:

- Asking rent
- Vacancy
- Construction
- Net absorption
- Effective rent

WHAT IT DOES

Market Intelligence delivers the visibility you need to make the most cost-effective decisions across your entire portfolio with features such as:

- **Portfolio Rent Audit** summarizes both savings and risk as a function of total annual lease cost. It uses nearby lease comps and directly compares them to the \$/PSF that you are currently paying.
- **Audit Data Details** allows you to view the details of each comp as it compares to your current leased location. Just hover over points on the map to get more detail, filter locations and explore different markets of interest.
- **Market Explorer** is a general market reporting tool enabling you to explore and filter real estate data by market.
- **Submarket Explorer** allows you to drill down further into refined submarkets.
- **Performance Trends** takes historical data from past uploads and trends it over time with a focus on market intelligence data.

BUSINESS BENEFITS

Make better decisions using best-in-class, unbiased market transaction comps that are relevant and specific to your real estate assets.

- Pinpoint cost savings opportunities
- Explore data across the U.S. in any market or submarket
- Examine individual comps per lease/location to help justify renewals/relocations
- Follow key trends over time
- View your portfolio through a cost and opportunity perspective for better planning of both upcoming additional cost and saving opportunities
- Leverage real-time market to market reporting
- Access proactive transaction timing analysis
- Gain visibility into unbiased market data instead of relying on brokers' biased data



PORTFOLIO RENT AUDIT

Assess both savings and risk as a function of total annual lease cost. This tool uses nearby lease comps and directly comparing it the cost per square foot that you are currently paying.