

ROCKPORT

CORE

The Enterprise Platform for the Entire CRE Loan Lifecycle

Rockport CORE centralizes the full CRE loan lifecycle, from pipeline and integrated Excel underwriting through securitization, asset management, reporting, and governance, in one secure, cloud-based platform built specifically for commercial real estate lenders.

Rockport CORE Feature Overview:

Pipeline Management Capabilities

- 🕒 **Bi-Directional Excel Pipeline Sync:** Excel becomes a real-time operational front-end, not a static sheet. Excel Pipeline syncs live and on demand with CORE, ensuring real-time updates with no stale data or manual exports.
 - 🕒 **Centralized Pipeline Visibility:** A single, real-time view of every deal, stage, owner, and status across the organization.
 - 🕒 **Configurable Deal Stages:** Tailored pipeline stages aligned to your origination and credit workflow.
 - 🕒 **Relationship & Intermediary Tracking:** Integrated CRM for borrowers, sponsors, and brokers
 - 🕒 **Forecasting & Production Analytics:** Real-time insights into projected volume, hit rates, and team performance.
 - 🕒 **Conversion Metrics & Pipeline Health:** Monitoring of bottlenecks, deal aging, and drop reasons to optimize origination outcomes.
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Underwriting Capabilities

- 🕒 **Loan Sizing:** Efficient, Quick Sizing feature integrated with Excel underwriting models to streamline early-stage deal evaluation.
 - 🕒 **Ability to Handle Multi-Property and Debt Stack Structures:** Supports complex collateral groupings and layered capital structures within a single transaction.
 - 🕒 **Detailed Rent Roll Ingestion & Analysis:** Structured capture and evaluation of tenant-level income data
 - 🕒 **Unit Mix Analysis & Comparison:** Insight into property composition and rent-by-unit distribution
 - 🕒 **Cash-Flow Trend Analytics:** Historical performance review and projected cash-flow modeling
 - 🕒 **Lease Rollover Modeling:** Assessment of expiration risk and revenue continuity
 - 🕒 **Third-Party Report Integration:** Incorporation of appraisal, PCA, environmental, and other external data
 - 🕒 **Online/Offline Excel Model Integration:** Underwriting models are directly connected to the CORE database for automated data synchronization while still providing full offline functionality to support fieldwork and remote analysis.
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Securitization Capabilities

- 🔗 **Pool Creation:** Build and manage collateral pools
- 🔗 **Pool Stratification:** Generate real-time stratifications across property type, geography, DSCR, LTV, loan size, coupon, sponsor, and other key metrics, fully exportable to Excel.
- 🔗 **Tape Generation:** Create securitization loan tapes, including rating-agency formats, investor tapes and internal capital markets templates.
- 🔗 **Dashboarding:** Access real-time dashboards that surface pool composition, credit metrics, concentration tests and other key securitization insights

Asset Management Capabilities

- 🔗 **Operating Statement & Rent Roll Ingestion:** Structured upload and analysis of borrower financials & rent rolls for period over period tracking & performance comparisons to underwriting.
- 🔗 **Covenant Tracking & Compliance Monitoring:** Configurable financial and reporting covenant management with threshold testing, exception tracking and integrated tickler notifications.
- 🔗 **Portfolio & Asset Level Dashboards:** Real-time visibility into NOI, DSCR, occupancy, delinquency status, covenant compliance, and risk indicators.
- 🔗 **Loan Modifications & Borrower Consents:** Structured support for extensions, property releases, rate changes, assumptions and other post-closing events.
- 🔗 **Quarterly & Asset Summary Review Generation:** Automated production of standardized Asset Reviews using live portfolio data fed from servicing system.

Workflow & Dashboards

- 🔗 **Automated Notifications & Reminders:** System-driven alerts that ensure timely action and task completion.
- 🔗 **Loan Stage & Task Tracking:** Full transparency into loan lifecycle status, ownership, and outstanding items.
- 🔗 **Drill-Through Capabilities:** Direct navigation from dashboards to underlying loan-level details for rapid analysis.
- 🔗 **Document & Checklist Management:** Centralized tracking of required documentation and milestones, with flexible, dynamic checklist creation to support varied deal workflows.

Reporting Capabilities

- 🔗 **Ad Hoc Reporting:** Empowers end users to build self-serve, custom reports without IT intervention
- 🔗 **60+ Standard Reports:** Extensive library of pre-configured operational, credit, and portfolio reports
- 🔗 **Asset Summary Report Generation:** Standardized asset-level outputs for underwriting and surveillance
- 🔗 **Automated Report Scheduling & Distribution:** Event-driven notifications and scheduled report delivery to internal and external stakeholders
- 🔗 **Microsoft Office & PDF Output:** Rockport leverages native Microsoft Office formats (Excel & Word) and PDF to deliver reporting, data extracts, templates, and export-ready deal packages aligned with institutional workflows

Access & Permissions

System Controls: Structured governance that ensures data quality and consistent workflows across the platform, including:

- 🔗 **Required Fields by Stage:** Enforce completion of key fields at each workflow stage to maintain data integrity.
- 🔗 **Read-Only Fields by Stage:** Lock fields as deals progress to preserve historical accuracy and prevent unauthorized edits.
- 🔗 **Role-Based Access & Permissions:** Granular control over viewing, editing, and administrative privileges to align with organizational responsibilities.
- 🔗 **Custom Screen Views by Role:** Dynamic, configurable UI layouts tailored to each user role, ensuring users see only the information and tools relevant to their duties.

Data Management & Integrations

- 🔗 **Field-Level Audit Trail:** Ensures full data integrity and transparency throughout the loan lifecycle.

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