

## What is Rockport VAL?

Rockport VAL is a cloud-based platform for commercial real estate cash flow modeling and valuation. It allows users to develop cash flow projections and analyses, build and compare scenarios, and apply sensitivity testing parameters at both the property and portfolio level.

### Streamlined Valuation and Key Features

The platform streamlines the valuation process by supporting multiple complex valuations within a single model, with the ability to use various methodologies across different time periods. VAL provides a range of sophisticated features including:

- Detailed Property Cash Flow Analysis
- Discounted Cash Flow (DCF) Valuations
- Complex Capital Stack Modeling
- Internal Rate of Return (IRR) calculations across major property types (office, retail, industrial, multifamily, hospitality, mixed-use, storage)

### Collaboration, Reporting, and Integrations

Property cash flow models can be shared with colleagues, clients, and partners, and data can be exchanged through VAL's Excel integrations or API. The platform provides over eighty-five (85) standardized reports, supports import of ARGUS® exports, and ensures data ownership remains with the client—Rockport does not resell or use client data for benchmarking.

### How VAL Models Work

VAL models incorporate both factual property-level information and user-defined assumptions. Users enter structured data such as lease terms, rent rolls, operating budgets, and expense details, along with assumptions

that drive projections—growth and inflation rates, rollover and downtime assumptions, renewal probabilities, capitalization rates, discount rates, and financing terms.

### Built for CRE Professionals

This combination allows the platform to generate detailed cash flow forecasts and valuation outputs that reflect both actual property data and forward-looking market expectations. VAL is not a transactional, trading, or cashiering platform but a sophisticated analysis tool built by commercial real estate professionals for commercial real estate professionals.

#### Clients include:

- **Financial Institutions & Lenders** – use VAL to project cash flow, underwrite loans, and evaluate risk.
- **Appraisers** – apply VAL in the Income Capitalization approach to valuation, including both direct capitalization and discounted cash flow methods.
- **Property Owners, Investors & Asset Managers** – analyze property and portfolio forecasts, test scenarios, and evaluate acquisition or disposition opportunities.
- **Brokerages & Advisors** – leverage VAL for deal analysis, client presentations, and side-by-side scenario comparisons.