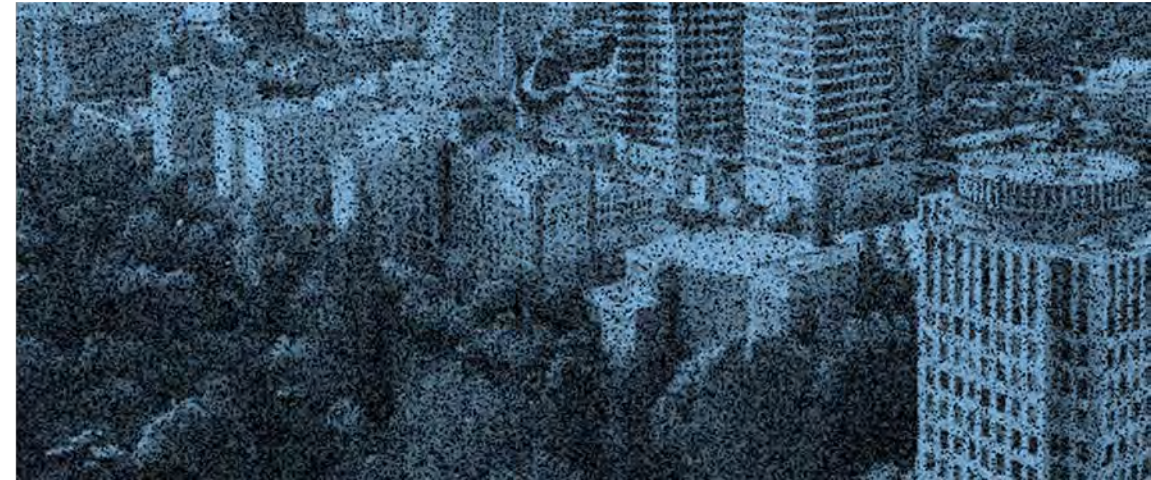




Business Overview

Commercial Real Estate | Decision Analytics | Due Diligence Solutions



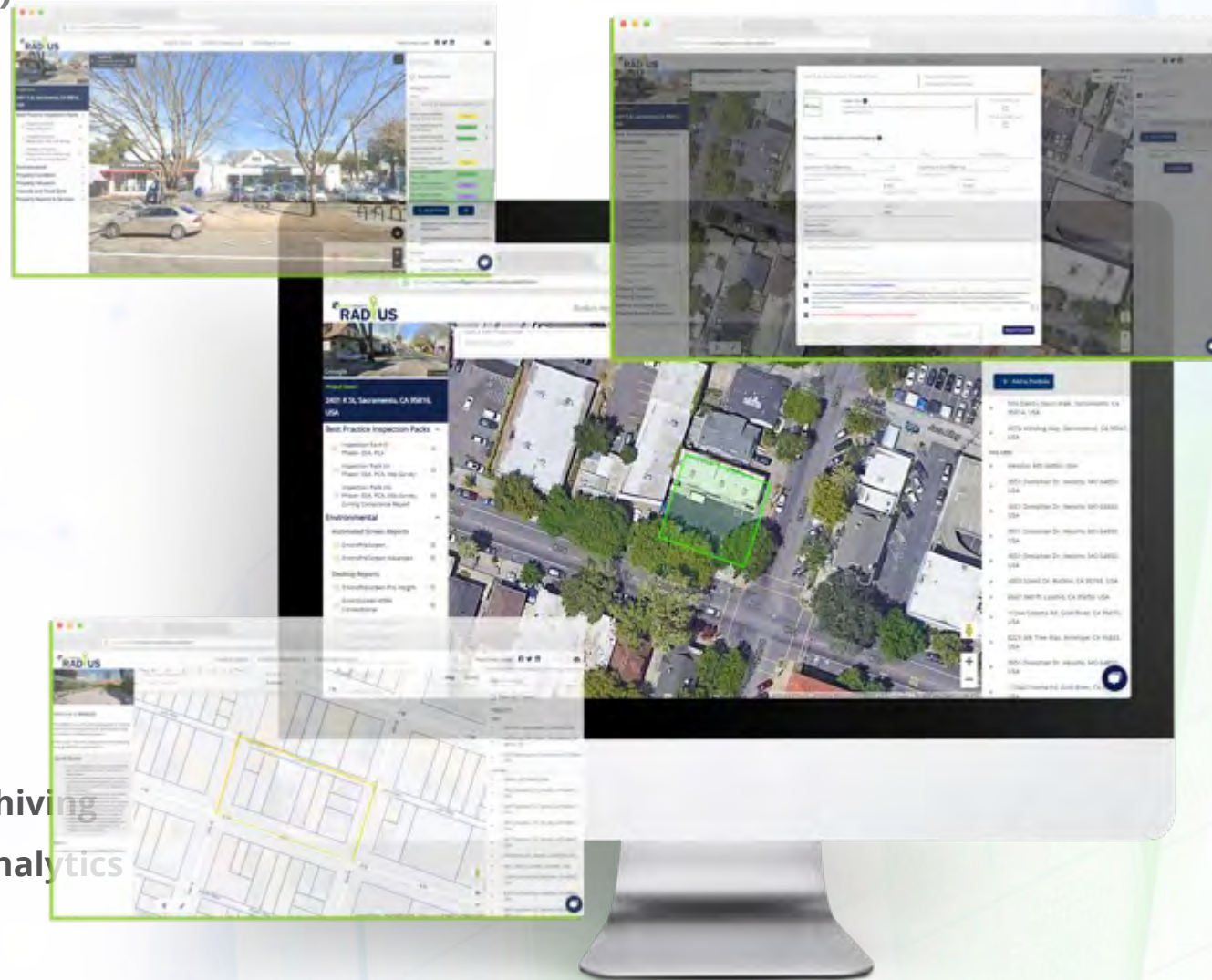


RADIUS

Platform as a Service (PaaS)



- End-to-end CRE due diligence solutions: Nationwide
 - Environmental
 - Property Condition
 - Property Valuation
 - ALTA Surveys & Zoning
 - Natural Hazard & Flood Determination
 - + More
- 24/7 Platform-as-a-Service Ordering, Delivery and Archiving
- Automated, manumatic, full-service suite of data & analytics
- CRE asset risk monitoring services
- Subscription-based pricing tiers and bundles



Commercial Property Early Insights Reports (Automated)

ClickQUOTES
POWERED BY CREtelligent

- Environmental PreScreen
- Property Condition PreScreen
- Commercial Property Automated Valuation
- Climate Risk Report
- Building Energy Footprint – Carbon Intensity
- PreScreen Bundle

Use Case:

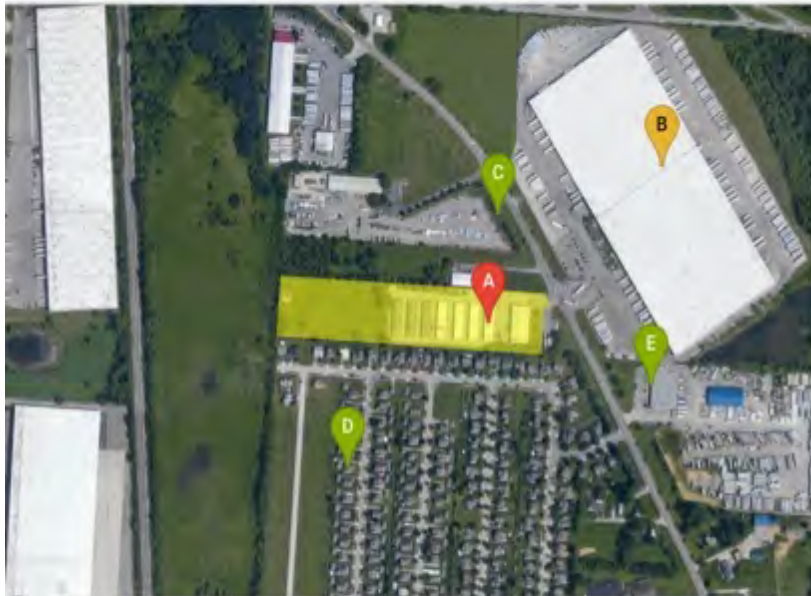
- Location/site selection
- Property/market research
- LOI and purchase contract discussions/negotiations



Commercial Property Early Insights – Enviro-PreScreen



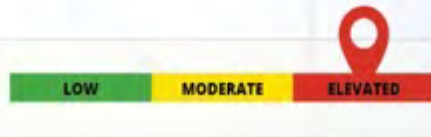
EnviroPreScreen



SUBJECT PROPERTY:

3901 Groveport Rd, Obetz, OH 43207, USA
 3901 Groveport Rd, Obetz, OH 43207, USA
 GROVEPORT RD HAMILTON TWP-OBETZ CORP OH 43207

APN:
 152-000025
 152-001438
 152-000022



Regulatory Summary | Subject Property

SITE NAME	ADDRESS	DIST. DIR. ELEV. DIFF.	POINTS OF INTEREST	POTENTIAL RISK
A	3901 Groveport Rd, Obetz, OH 43207, USA (Continued)		Ohio Leaking Underground Storage Tanks (LUST)	ELEVATED
			Ohio Leaking Underground Storage Tanks (LUST), STATUS : Release No (OTTER) : 25000974-N00002, Facility Status : Active, LTF Status : 6 Closure of regulated UST, Date Last Change : 8/31/2010	
			Ohio Registered Underground Storage Tanks (UST), STATUS : Fac No (OTTER) : 25000974, Tank No : T00001, Status : REM - Removed	

Regulatory Summary | Properties within a 660 ft. radius

SITE NAME	ADDRESS	DIST. DIR. ELEV. DIFF.	POINTS OF INTEREST	POTENTIAL RISK
B	DMC	98' NE	Delisted Storage Tanks	MODERATE
			Emergency Response Notification System, STATUS : NRC Report No : 300034	
			Ohio Emergency Response (ER) Spills data	
C	3880 Groveport Rd, Obetz, OH 43207, USA	98' NE	Ohio Leaking Underground Storage Tanks (LUST), STATUS : Release No (OTTER) : 25010124-N00001, Facility Status : Inactive, LTF Status : 6 Closure of regulated UST, Date Last Change : 3/26/1992	LOW
			Ohio Registered Underground Storage Tanks (UST), STATUS : Fac No (OTTER) : 25010124, Tank No : T00001, Status : REM - Removed	
			Ohio Leaking Underground Storage Tanks (LUST), STATUS : Release No (OTTER) : 25002217-N00001, Facility Status : inactive, LTF Status : 6 Closure of regulated UST.	
C	3859 Groveport Rd, Obetz, OH 43207, USA	274' NE	Ohio Registered Underground Storage Tanks (UST), STATUS : Fac No (OTTER) : 25002217, Tank No : T00002, Status : REM - Removed - T00001	LOW

Commercial Property Early Insights – Property Condition PreScreen



Property Condition PreScreen



SUBJECT PROPERTY: 3901 Groveport Rd, Obetz, OH 43207, USA
 APN: 152-000025
 CLIENT COMPANY: EPS 1.0 Client
 CLIENT NAME: Hunter Chappell



Building Summary

YEAR BUILT: 1972	CONSTRUCTION QUALITY: average / standard
BUILDING COUNT: 2	CONSTRUCTION TYPE: Pole Frame
BUILDING AREA: 12,000 sq ft	EXTERIOR: Metal Siding, Corrugated Galvanized Iron
STORIES: 1	ROOF COVERING: Corrugated Galvanized Iron
AMENITIES:	ROOF YEAR: 1990
REPLACEMENT COST: \$25.85 per sq ft	ROOF EUL: 37 years (2027)
FULL REPLACEMENT EST: \$310,200	ASPECT: 193.64 degrees/South
ASSESSED IMP VALUE: \$306,390	

Hazard Risks

Catastrophic Flood	ELEVATED
Wind	ELEVATED
Ice Dam	ELEVATED
Convection Storm	ELEVATED
Frozen Pipe	ELEVATED
Radon	ELEVATED
Hail	MODERATE
Tornado	MODERATE
Lightning	MODERATE
Mold	MODERATE
Earthquake	LOW
Snow Load	LOW
Flood	LOW
Wildfire	LOW
Fault Earthquake	LOW
Slope	LOW

ClimateCheck®

Have a question?
info@climatecheck.com

66 Flood
Very High Risk

1131 Kissimmee Street
Tallahassee, FL
32310

LOCATION
1131 Kissimmee Street
Tallahassee, FL
32310

RISK RATINGS
4-98
/100

Reduce Your Risk
★ Tips inside

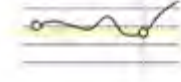
Heat
Extreme risk



Flood
Very High risk



Precipitation
High risk



Fire
Relatively Low risk



Drought
Relatively Low risk



ABOUT THESE RATINGS

Our ratings reflect hazard risk of a property relative to the rest of the contiguous United States. Ratings are based on projected 2050 risk and the change from historical risk. A rating of 1 represents the lowest risk; 100 is the highest.



Projected Flood Risk Through 2050

NOTE: This assessment is based on the highest potential flooding risk within your property's parcel boundary. See maps below for details.

Risk Rating: 66/100

Compared to the contiguous U.S., this property has **very high** risk of flooding through 2050.

Risk Projections:

- Fluvial and Pluvial Flooding

Our models project that this property has about a **30%** chance of flood over 2 feet deep before 2050. See map for details.

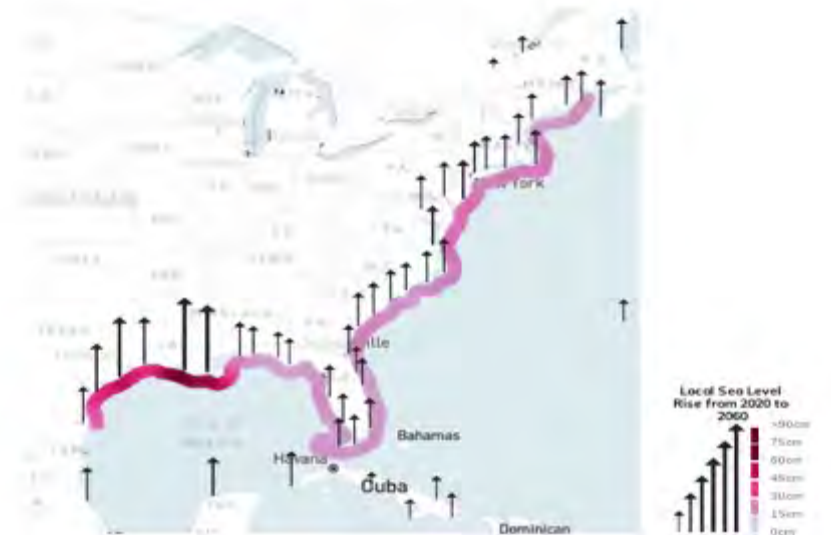
- FEMA Analysis

Zone AE: 1 percent flood zone. The risk of a major flood is at its accounting for climate change. See map for details.

66 Flood
Very High Risk

1131 Kissimmee Street
Tallahassee, FL
32310

Sea Level Rise Along the Atlantic Coast



Broker Affiliate Program (BAP)

- Free Access to RADIUS
- Unlimited Enviro-PreScreen Reports
- 15% Discount – Desktop Reports
- 10% Discount – Phase I’s/II’s
- 10% Discount – PCA’s
- 10% Discount – ALTA Surveys
- 10% Discount – Zoning Discount

REACH

NATIONAL ASSOCIATION OF REALTORS®

Your Broker is part of the Broker Affiliate Program

Return your EnviroPreScreen report they provided you and get the below discounts.



TO ORDER:

Call: (866) 901-7201, option 3

Email: BAP@cretelligent.com

Broker Affiliate Program

Services	Estimated Turnaround Time	Pricing
EnviroPreScreen® (EPS) Report (Regulatory & Proprietary Database Automated Assessment)	Delivered in < 1 minute via RADIUS Platform	Unlimited
EnviroPreScreen® Advanced (Environmental Pre-screen + Point-of-Interest Details)	Delivered in < 1 minute via RADIUS Platform	\$175 - 15% Discount = \$148
EnviroPreScreen® Pro Insight (Environmental Pre-screen + Point-of-Interest Details + Professional Insight)	1 Business Day	\$295 - 15% Discount = \$250
EnviroScreen® SBA Compliant RSRA (Records Search Risk Assessment)	3 - 4 Business Days	\$495 - 15% Discount = \$420
EnviroScreen® Commercial Loan RSRA (Records Search Risk Assessment)	3 - 4 Business Days	\$495 - 15% Discount = \$420
EnviroScreen® PRO (Performed in accordance with ASTM E1527-13 minus site reconnaissance)	5 Business Days	\$950 - 15% Discount = \$807
Transaction Screen Assessment (TSA) Meets ASTM 1528-14 Standards and SBA Requirements	5 - 7 Business Days from Site Inspection	\$1095 - 10% Discount = \$986 <small>(Note: On rare occasions, pricing may exceed \$1095 for properties with large parcels and/or structures. If this occurs, CREtelligent will notify user for approval.)</small>
Phase I ESA (Environmental Site Assessment, All Appropriate Inquiry (AII) - Meets ASTM 1527-13 Standards and SBA Requirements)	7 - 15 Business Days from Site Inspection	Quote From \$1695 10% Discount
Phase II Limited Subsurface Investigation (LSI)	10 - 14 Business Days from Site Inspection	Quote - 10% Discount
Property Condition Assessment (PCA)	10 - 14 Business Days from Site Inspection	Quote - 10% Discount
Zoning Reports (Basic Zoning, Zoning Compliance, Use Analysis Reports)	Turn time at time of quote	Quote - 10% Discount
ALTA Land Surveys	Turn time at time of quote	Quote - 10% Discount
CREtelligent Promise	If CREtelligent EPS Pro Insight or RSRA Desktop reports recommend an ETS or Phase I ESA as next step, we'll credit 100% of the cost towards your Phase I or ETS	Included





Quarter 3 | 2022 in Review

Client Acquisition

**Representative Sample of New Q2'22 Company Logos*

Total New Customer Acquisitions: 116
New Subscription Agreements: 39

*Lender Services (Count: 67, 58%)



*Corporate Services (Count: 49, 42%)

