

USING THE BLOOMA PLATFORM

Feature Overview & Highlights



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DEAL PIPELINE VIEW

Once you've logged into the system, you'll find yourself on the homescreen, or Deal Pipeline view. This serves as a dashboard with easy to use filtering to identify critical insights into your deals in flight.

You can easily sort and filter your deals, and keep an eye on the overall health of your pipeline with quick looks at attributes like the overall deal score.



It's your entire portfolio at your fingertips.

From the homepage you can easily toggle back and forth between tabs to view your pipeline, review deals that are currently funded and on your books, and keep track of deals that have been rejected or lost. Blooma also stores data on loans that are already paid off so you can easily view historical records on how you've underwritten your deals in the past.

DEAL SUMMARY PAGE

The Deal Summary page is designed to give you quick access to all the critical details of your deal — without the need to navigate back and forth between multiple pages.

This single page view displays highlights of all the most relevant deal information, with direct hyperlinks to deep dive into more detailed analysis.

16UT HIGH AGC					+ ADD NEW OCLLATERA.
1801 Fifth Ave, San Die	ego, CA 92101, USA	1			#
Property Valuations					
\$12,206,926	\$11,411,169	\$8,752,735	\$7,340,892	\$11,000,000	\$9,000,000
Proforma Income	DC	In-Place Income	Sales Comps	Borrower	Appraisal
In-Floce NOI	\$420.000	Year	2018	Lce /	
Ptoforms VDI	S557857	Net S			Ser yo Phoenix Tues
Cas Rate	4.57%	Vataroy			
	LEAD	LADBE			A MALE
				_ [™] Gr	ogle Street View

Hyperlinks allow you to easily expand, or click through, to additional details so you can customize and dive into your deal.

From this one screen, you'll have access to:

- Deal Score
- **Deal Valuations**
- Unit Mix
- In-Place Rent Rolls
 Loan Highlights
- Comparable Highlights
- Market Data •
- Cash Flow / Liquidity
- Stress Testing
- **Property Details** •

- Laura Test - Laura Test - Isot Figurate by	Dean v A Ban Deeps, CA 10301 Lana Teni	Q South Stains Applicition List Type	NVA Regard Ouer Date	120 MA. 3ex	© 3 <u>NEON-12 DOL</u> <u>66.406.000</u> San Anoust	
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10000PTON	Studo A	100 ×	2 BR		30R N	
Dode 188 289	435 723 5,081		\$1,623 \$2,034 \$2,660	534 528 524		
2100 Rent Roll	1,40		ELAM O	10	EDIT HENT HOL	
Losse Dependions				S684,000	55	
	/			20.000 Tourity	20 Tour Deal	
1	1 1	l l l	81'000	95% 5-3mm17anove 1,000	0% 5.7% Located \$1.00	
12	9/9	Tenant II Tenant II	\$1,000 \$1,000	1000	\$1.00 \$3.00	
14	10/0	Tenant 14	\$1,000 \$1,000	1000	\$1.00	
16	20	Tenant 16	81,000 81,000	1000	\$1.00	
-	50	Terant 18	81,000	1,000	\$1.00	
20	55	Tenant 20	B1(000	1,000	83.00	
		Annual Total	2014.305			
Mooov's Com	Monthly's Communication			classes independent of the	percent current utilizations it	
Market Data						
1 Submarket Deriver The Downtown San Di of market rate vertal a	r opp submarket, one of filteen distin partments. In the ten year period te	t geographic concentrations with prining with GH 2011, new additi	tin San Diegs, contains 13,292 one to the submarket straked 1	market sets metal units, or 455 units, while 130 units o	6.9% of the metrols total inventory ere-surroved from the inventory of	
I The average Vacan	y fiste was 12.7% in the Downlown	San Dega submarket	1 The average Astron	lant was \$2,900 in the Daw	rijoen San Dego submarket	
 Vacancy in the Dipoints The Downtown Single regionally. 	oentoen San Digo submarket diffs ar Diege submarket was among the	o speard by 20 basis 10 highest escarcies	Bart in the Operation Economic San Div 1996 Bart in	over San Diego automarket i ogo outomarket had ito Sobo a Telajh 2022 av Phomair	waa up 11 1% fram 02 2021. at nent rate of increase since 02 e Downtown Sen Daws	
Vecancy is reper- submarket. Asking and Effective	ted to finish 2021 at 11.9% in the Dr Herz	entown San Dirgo	submarket.			
During the third quarter are as follows: pludies 12,3%, up from 32,387 methy, which rake into a suggeste that that area	e af 2021, assiergenets climbed by 1 d2205, ore bedrooms 02714, two The Dominism Gan Dega submet account contensations offend to new donts are anjuging more pricing point donts are anjuging more pricing point	115-to an everypt of 52,501, the sectores \$2,401, and three bed offs current solving rent levels an lessees, advanced more quickly or at the negotiating table.	ingless observed across their come 54010. Gives the same of growth rates compare from op to 12.9% during the third p	netro) Phoen submarkets, reporting period lost year, a Oy to the methols averages arker. The namowing gap b	Ween unit prices in the submarket sking remains have obtained by of \$2009 and 7 1%. (Theothe steepen usking and effective remains	
I Competitive Investo Net new household for or leases, built is pro-	ry Heusehold Formations, Absorptio mations in San Dego were 3,000 di ent to consider longer term scenor	n nig the third quarter Absorptio is and demographic performance	of market rate rantal units ma is an influencial upon the ourses	r not enneciately reflecting demand for apartment un	artely total household formations its Since the beginning of G4	
print, revisional form everage armunit abore this demand, in fact, to quarters of positive all units recorded since th points highler than the	would in their territ have averaged to from the of 2,211 units. Although in mark outmightion returned a small asystem, emounting to 242 units. D re beginning of 04,2011. The source long-term average, and 8.5 percents	 upper prior, representing the in- description advanced to include d'A- member of units to the available in the last two-guardens, subma- fetCs average vacancy site delly projects higher than the summ. 	ways amour addition of 8,000 Q units during the third guarter, shock. The third guarter's regard det absorption totaled 340 unit of upward by 200600-points d Limitro average.	the Downlows Durit Die same the Downlows Dan Diego I ve absorption in the subma summer than half the avents uning the third quarter to 12	une perior, the metric posted as administed did not contribute to dart follows line consecution general discontain rule of 501 (7b, which is 3.4 perioriting)	
1 Cuttork Rest/s non-construction popular 41 ^o min	n analysis report that 368 units of r		try will be introduced to the salesteep to 11.0%. Duare-write		nac and set total absorption will be field to option a similar 1 minute	
of market rate sense a and 2005 are properties diagraphically from will decline 1.2 percent increase by CAS to 32 unit. As market conditioned	partnends to the submodule amount to average 1.0% annually enough 1 10% growth state, posting absorption appropriate to 1.1.5% to your end 20 201. Thereader, New antiopaties the one inclusion landonts to increase it	Ing to 41.0% of the new constru- ductions on advergence rule as averaging 804 units per year, 1 3. Between non-and year-end 2 akting end growth will decele to values of the surcessions pa-	trice wheelured to San Diego 1 enging 2,541 while per year. Th 0.5% of the projected motor to 221 adding tests are expected ater to an annualized average of chages offered to new levants.	let new household formali e Downtown Tan Diego sul al. The submarket viscancy onse 1 dN to a level of [2,] 4 dN during 2022 and 2022 effective rents are experies	pro at the metric level during 2002 matter all kenetit sale will finally 2002 at 13, 74, and 05, and/or efficient entrity will 16 insulfit a level of 20,357 per 810 stimb of a blower 3,6% seeinge	
armand/01/08.					Deal Robus	
hand	ALL CASE THE STOCKED	5081 8014CE \$108.000	NET CALIFULDAR SHERAST	0000 5.17x	42,45%	
Borower(s) Guaranter(s)/ Spore	41.221/5	514,019	403246	4912x	47.63%	
total Deal-Contanta	40,0028	5142329	41310128	a.16	ROF OREACTS	
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Stress Test Crosse are of the 3 of Castorn •	andard multi-variable atress tests o	andersh Talantinen Stream Teach ta-	all the stress amount of Rever	un, expenses, signate, in v Cap Rate: <u>C5</u>	Noncy	
	0508 4.75x	9	5%		48.12%	
		View Compt	eto Sitovas Voet			
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DOCUMENT UPLOAD CENTER

Documents uploaded into Blooma will be processed with AI.



The time it takes Blooma's system to process these files may vary depending on their size and complexity. Users will receive a pop up when the file has successfully been sent for Intelligent AI.

After the files are parsed and reviewed for accuracy, users will receive an email notifying them when their deal has been updated with new information.

Your rent roll has fin	ished processing
NR no-reply@bloom To Nick Rice	na.ai
 If there are problems with ho 	w this message is displayed, click here to view it in a web browser.
	blooma
×	A rent roll file was uploaded on Park Place Apartments and has completed processing. Please click the link below to see the results.
$\langle \cdot \rangle$	Open deal
bmitted Successfully	Permered By Clauter
notification when your file is processed.	

Access detailed cash flow information from property level financials.

Now, when you upload property financials like a P&L to your deal, Blooma will parse data at the line level, even if there are multiple files — and at any stage in your workflow. Once created, the system will produce various property valuations on your behalf from the uploaded files.

Beampton Moors Apartments 101 Brampton Ln, Carg, NC 2/513, USA	INCOME VALLATIONS			
Market Income T-12 thru 07-22	Year 1 Year 2 Year 3 Test			+ Add Valuation
Year 1				
			Valuation Type: NVA Pinancels Start Date: NVA Pinancels End Date: NVA	Gawgave FOIT VALUATION EDIT CASH FLOW
urce for income: Source for vacancy: Source	for expenses/other income: Source for cap rate:			
ternative Manual Manual	Manual			
CATEGORY	DESCRIPTION	VALUE	UNIT OF MEASURE	ANNUAL VALUE
	Multi Family component Alternative			\$3,059,662.00
krymac	Total Revenue			\$3,009,662.00
	Vecency	\$258,188.00	Amount	(\$238,188.00)
facanty & Concessions	Multi, Family, Apartments - Vacancy	0.00%	Percent Of Component Revenues	(50.00)
	Total Vacancy & Concessions			(5238,188.00)
	Reinbursements	\$239,335.00	Amount	\$239,335.00
Other Income	Other Income	\$165,322.00	Amount	\$165,322.00
	Total Other Income			\$404,657.00
dfective income				\$3,176,071.00
	utilities	\$141,611.00	Amount	(\$141,611.00)
	Payroll	\$427,210.00	Amount	(\$427,210.00)
	GEA	\$191,623.00	Amount	(\$191,623.00)
	Marketing	\$59,956,03	Amount	(539,950.00)
Denating Dipenses	Contracted Services	\$117,628.00	Amount	(\$117,628.06)
	Tumover	\$90,221.60	Amount	(\$90,221.00)
	R5M	\$68,597.00	Amount	(\$68,597.00)

- Access this new feature at deal creation (select "Intelligent Deal Creation") or for existing deals via the Document Upload Center.
- The following data will be parsed for acquisition or refinance transactions:
 - Most recent historical P&L
 - 1 year borrower proforma
- The following data will be parsed for construction or bridge deals:
 - Most recent historical P&L
 - Up to 5 years of future projections

Create unlimited underwriting scenarios & compare them.

Create unlimited customizable scenarios for each deal. Build out your own scenarios with confidence by creating a foundational cash flow (including line items like, revenue, vacancy, and expenses). Then, apply a well-supported cap rate to generate a valuation with comfort for your deal. You can also choose which valuation will drive deal metrics (LTV, DSCR, debt yield, cash return, etc.).

ADJUST INDIVIDUAL LINE ITEMS IN YOUR CASHFLOW TABLE

T -1	12 2021-2022								
Fina	ancials Start Date: 2021-11-01	Financials End	d Date: 2022-10-31			1	Compare	EDIT VALUATION	EDIT CASH FLOW
rce for	income: Alternative Source for	or vacancy: Ma	anual Source for expenses	: Manual Source for cap rate: Ma	irket				
ATEGOR	IY.		DESCRIPTION		VALUE	UNIT OF MEASURE			ANNUAL VALUE
			Property Insurance		\$123,304.39	Amount			(\$123,304.39)
ixed Cha	larges		Real Estate Taxes		\$410,357.53	Amount			(\$410,357.53)
			Total Fixed Charges						(\$533,661.92)
otal Exp	penses								(\$724,543.08)
et Oper	rating Income								\$6,135,923.45
									1.000
ap Rate	9								4.29%
	CATEGORY	DESCRIP	PTION	CHOOSE TO COMPARE	CHOOSE TO COMPARE P&L 2022-11-03 -	CHOOSE TO COMPARE T-12 2021-2022 -			
	CATEGORY	DESCRIF Multi_F	PTION Family_Apartments	CHOOSE TO COMPARE MARKET INCOME -	CH00SE TO COMPARE P8L 2022-11-03 ▼ \$7,226,519.00	CHOOSE TO COMPARE T-12 2021-2022 ~ \$7,226,519.00			
2	CATEGORY 2NUE	DESCRIF Multi_F Total R	PTION Family_Apartments Revenue	CHOOSE TO COMPARE MARKET INCOME - \$2,597,623.81 \$2,597,623.81	CHOOSE TO COMPARE P&L 2022-11-03 - \$7,226,519.00 \$7,226,519.00	CH005E TO COMPARE T-12 2021-2022 - \$7,226,519.00 \$7,226,519.00			
2	CATEGORY	DESCRIP Multi_F Total R Multi_F	PTION "amily_Apartments kevenue Family_Apartments - Vacancy	CHOOSE TO COMPARE MARKET INCOME ~ 82,597,623.81 \$2,597,623.81 (\$132,478.81)	CHDOSE TO COMPARE P&L20221103 ▼ \$7,226,519.00 \$7,226,519.00 (\$433,591.14)	CHOOSE TO COMPARE T-12 2021-2022 • \$7,226,519.00 \$7,226,519.00 (\$368,552.47)			+ Add Valuation
2	CATEGORY snue Vacancy & Concessions	DESCRIF Multi_F Total R Multi_F Total V	PTION Family_Apartments tevenue Family_Apartments - Vacancy Yacancy & Concessions	CHOOSE TO COMMARE MARKET INCOME - \$2,597,623,81 \$2,597,623,81 (\$132,478,81) (\$132,478,81)	CHOOSE TO COMPARE P&L 2022-11-03 \$7,226,519.00 \$7,226,519.00 (\$433,591.14) (\$433,591.14)	CHOOSE TO COMPARE F12 201 2022 - \$7.226,519.00 \$7.226,519.00 (\$368,552.47) (\$368,552.47)			+ Add Valuation
2	CATEGORY snue Vacancy & Concessions	DESCRIP Multi_F Total R Multi_F Total V Other In	PTION Tamily.Apartments Revenue Tamily.Apartments - Vacancy Vacancy & Concessions noome	CHOOSE TO COMMARE MARKET INCOME ~ 02,597,623,81 (\$132,478,81) (\$132,478,81) (\$132,478,81) \$35,690,62	CHOOSE TO COMPARE PR. 2022-11-03 - \$7,226,519.00	CHOOSE TO COMPARE F1220213022 - \$7,226,519.00 \$7,226,519.00 (3368,552.47) (3368,552.47)			+ Add Valuation
2	CATEGORY snue Vacancy & Concessions Other Income	DESCRIF Multi_F Total R Multi_F Total V Other In	PTION Tamily_Apartments Revenue Tamily_Apartments - Vacancy acaancy & Concessions nocome come	CHOOSE TO COMMARE MARKET INCOME + 62,597,623,81 (\$132,478,81) (\$132,478,81) (\$132,478,81) (\$132,478,81)	CHOOSE TO COMPARE PRL 2022-11-03 - \$7,226,519.00 \$7,226,519.00 \$4,333,591.14 \$33,962.65	CHOOSE TO COMPARE F12 2021 2022 - 57 226,519 00 \$7 226,519 00 (3368,552 47) (3368,552 47) \$25,500.00			+ Add Valuation
2	CATEGORY snue Vacancy & Concessions Other Income	DESCRIP Multi_F Total R Multi_F Total V Other In Fee Inc	PTION Tamily.Apartments Revenue Family.Apartments - Vacanoy Apartments - Vacanoy Acanoy & Concessions ncome come ther income	CHOOSE TO COMPARE MARKET INCOME + 02,577,623,81 02,597,623,81 (\$132,478,81) (\$132,478,81) (\$132,478,81) \$35,690,62	CHOOSE TO COMPARE PLL 2023-11-03 - \$7,226,519.00 \$7,226,519.00 \$4,433,591.14) \$399,962.65 \$39,962.65	CHOOSE TO COMPARE 112 2021 2022 - 57 226,519 00 57 226,519 00 (3368,552 47) (3368,552 47) (3368,552 47) 52,500 00 52,500 00	ompare	EDIT VALUATION	+ Add Valuation
2	CATEGORY anue Vacancy & Concessions Other Income Effective Income	DESCRIP MultiLF Total R MultiLF Total V Other In Fee Inc Total O	PTION "amily Apartments kevenue amily Apartments - Vacancy aranity Apartments - Vacancy aranog & Concessions noome come ther income	CHOOSE TO COMPARE MARRET INCOME + 62,577,623,81 62,597,623,81 (\$132,478,81) (\$132,478,81) (\$132,478,81) \$35,690,62 \$35,690,62 \$2,500,835,62	CHOOSE TO COMPARE P&L 2022-11-03 * 57.226.519-00 57.226.519-00 (\$433.591.14) (\$433.591.14) (\$433.591.14) \$39.962.65 \$39.962.65 \$6.852.690.51	CHOOSE TO COMPARE 112 2021 2022 - 57 226,519.00 57 226,519.00 (3368,552.47) (3368,552.47) (3368,552.47) 52,500.00 52,500.00 52,500.00	ompare	EDIT VALUATION	+ Add Valuation
2	CATEGORY snue Vacancy & Concessions Other Income Effective Income Total Expenses	DESCRIP MultiLF Total R MultiLF Total V Other In Fee Inc	PTION "amily-Apartments kevmue aramity-Apartments - Vacanoy aramoy & Concessions noome come ther income	CHOOSE TO COMPARE MARKET INCOME + 62,597,623,81 (\$152,478,81) (\$152,478,478,478,478,478,478,478,478,478,478	CHOOSE TO COMPARE P&L 2022-11-03 * 57,2226,519:00 57,2226,519:00 (\$433,591:14) (\$433,591:14) (\$433,591:14) \$399,602.65 \$399,962.65 \$6,832,690.51 (\$453,870.82)	CHOOSE TO COMPARE 112 2021 2022 - 57 226,519.00 57 226,519.00 (3368,552.47) (3368,552.47) (3368,552.47) 52,500.00 52,500.00 52,500.00 52,500.00 56,860,466,53 (5724,543.08)	ompare	EDIT VALUATION	+ Add Valuation
2	CATEGORY anue Vacancy & Concessions Vacancy & Concessions Cther Income Effective Income Total Expenses Net Operating Income	DESCRIP MultiLF Total R MultiLF Total V Other In Fee Inc Total O	PTION "amily-Apartments Revenue amily-Apartments - Vacanoy facanoy & Concessions noome come ther income	CHOOSE TO COMPARE MARKET INCOME + S2,597,623,81 (\$152,478,81) (\$152,478,81) (\$152,478,81) (\$152,478,81) (\$152,478,81) (\$152,478,81) (\$152,478,81) (\$152,478,81) (\$152,478,81) (\$152,478,81) (\$154,478,81) (\$460,417,37) (\$164,448,25)	CHOOSE TO COMPARE PLL 2022-11-30 + 57.226.519 00 (\$433.591 14) (\$433.591	CHOOSE TO COMPARE 112 2021 2022 + 57 226,519.00 57 226,519.00 (3368,552.47) (3368,552.47) (3368,552.47) 52,500.00 52,500.00 52,500.00 52,500.00 52,500.00 54,860.466.53 (5724,543.08) 56,135,572.45	ompare	EDIT VALUATION	+ Add Valuation
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2 ATER Xxed	CATEGORY sinue sinue Vacancy & Concessions User Income Effective Income Total Expenses Net Operating Income Cap Rate Income Valuation	DESCRIP MultiLF Total R MultiLF Total V Other In Fee Inc Total O	PTDN armity-Apartments armity-Apartments armity-Apartments - Vacanop armity-Apartments - Vacanop acomo come come come come come	CHOODES TO COMPARE MARKET INCOME + S2,597,623,81 (512,478,81)(512,478,81) (512,478,81)(512,478,81) (512,478,81)(512,478,81)(512,478	CHECOGE TO COMPARE PRL 2022-11-30 + F7.226.519.00 \$7.226.519.00 \$433.591.14) \$839.962.65 \$39.962.65 \$6,883.890.51 \$6,883.890.51 \$6,269.019.69 \$107.5 \$5.00%	CHOOSE TO COMPAGE 112 2021 2022 - 57 226,519.00 57 226,519.00 57 226,519.00 57 226,519.00 57 226,519.00 57 226,519.00 52,500.00 52,500.00 58,890.466.53 54,135.522.45 64,135.522.45 51 43,001,866.43	ompare	EDIT VALUATION	
2 rce	CATEGORY sinue sinue Vacancy & Concessions Vacancy & Concessions Other Income Effective Income Total Expenses Net Operating Income Cap Rate Income Valuation	DESCRIP MultiLF Total R MultiLF Total V Other In Fee Inc Total O	PTDN armly_Apartments armly_Apartments armly_Apartments - Vacancy armly_Apa	CHOOSE TO COMMAR MARKET INCOME + S2,597,623,81 (512,473,81)(512,473,81) (512,473,81)(512,473,81) (512,473,81)(512,473,8	CHECOSE TO COMPARE PKL 2022-11-30 + FX.2022-11-30 + FX	CHOOSE TO COMPARE F12 2021/2022 + 57.226,519.00 57.226,519.00 57.226,519.00 (3586,552.47) (3586,552.47) 52.500.00 52.500.00 58.890,466.53 (5724,513.08) 54.135.923.45 4.23%	ompare	EDIT VALUATION	* Add Valuation EDIT CASH FLOW (S123,304.39) (3510,357,53) (3533,661,92)
2 rrce xred	CATEGORY anue sue Vacancy & Concessions Vacancy & Concessions Cther Income Effective Income Total Expenses Net Operating Income Cap Rate Income Valuation penses	DESCRIP Multi, F Total R Multi, F Total V Other In Fee Inc Total O	PTDN armly_Apartments a	CHOOSE TO COMMAR MARKET INCOME + S2,597,623,81 (512,473,81)(512,473,81) (512,473,81)(512,473,81) (512,473,81)(512,473,8	CHECOSE TO COMPARE PAL 2022-11-30 + FAL 2022-1	CHOOSE TO COMPARE F12 2021/2022 + 57,226,519.00 57,226,519.00 57,226,519.00 (3588,552.47) (3588,552.47) 52,500.00 52,500.00 58,890,466.53 (5724,543.08) 54,135.923.45 4.23% 5143,061,866.43	ompare	EDIT VALUATION	* Add Valuation * Add Valuation EDIT CASH FLOW (S123,304.39) (S410,357,53) (3533,661,92) (5724,543.08)
2 rce ttet ttet	CATEGORY since since since vacancy & Concessions Vacancy & Concessions Other Income Effective Income Tatal Expenses Net Operating Income Cap Rate Income Valuation perses rating Income	DESCRIP MultiLF Total R MultiCF Total V Other In Fee Inc Total O	PTON "amily_Apartments avenue amily_Apartments - Vacancy avenue a	CHOOSE TO COMMUNE MARKET IN COMMUNE S2,597,623,81 (S122,478,81) (S122,478,478,478,478,478,478,478,478,478,478	CHECOSE TO COMPARE PAL 2022-11-30 × 57,226,519.00 (\$433,591.14)	CHOOSE TO COMPARE 112 201/202 - \$7,226,519.00 \$7,226,519.00 (3368,552.47) (3368,552.47) \$2,500.00 \$2,50	Dmpare	EDIT VALUATION	
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Once the system has parsed all detailed historical, present and future cash flow data, you can select scenarios for a quick line-by-line comparison.

Easily clone and export to template.

Existing scenarios in Blooma can easily be cloned to model new assumptions.

 727 W 7th St 727 W 7th St, Los Angeles, CA 90017, 	USA INCOME VALUATIONS	When adding a new scenario, select "Create New" or "Duplicate" from the menu.	
Market Income 2021 - T12			+ Add new valuation
2021 - T12	Valuation Type: Historical	Financials Start Date: N/A Financials End Date: N/A Compare	E Duplicate Valuation
2021 - T12 urce for income: Source for vacancy: emative Market	Valuation Type Historical Source for expenses/other income: Source for cap rate: Market Market	Financials Start Date: N/A Financials End Date: N/A Compare	E Duplicate Valuation
2021 - T12 urce for income: Source for vacancy: errrative Market EXTEGORY	Valuation Type: Historical Source for expenses/other income: Source for cap rate: Market Market DESCRIPTION	Financials Start Date: N/A Financials End Date: N/A Compare VALUE UNIT OF MEASURE	E Duplicate Valuation
2021 - T12 arce for income: Source for vacancy: emative Market ArtEgoRY	Valuation Type: Historical Source for expenses/other Income: Source for cap rate: Market Market DESCRIPTION Multi-Family component - Alternative	Financials Start Date: N/A Financials End Date: N/A Compare	E Duplicate Valuation ANNUAL VALUE S0.00
2021 - T12 urce for income: Source for vacancy: errative Market Attegory evenue	Valuation Type Historical Source for expenses/other income: Source for cap rate: Market Market DESCRIPTION Multi-Family component - Alternative Total Revenue Total Revenue	Value UNIT OF MEASURE - -	E Duplicate Valuation ANNUAL VALUE S0.00 N/A
2021 - T12 urce for income: Source for vacancy: errative Market tatEGORY revenue	Valuation Type: Historical Source for expenses/other income: Source for cap rate: Market Market DESCRIPTION Market Total Revenue Total Revenue Multi_Family_Apartments - Vacancy Multi_Family_Apartments - Vacancy	Value UNIT OF MEASURE - - 9.60% Percent of Component Revenues	E Duplicate Valuation ANNUAL VALUE S0.00 N/A (S0.00)
2021 - T12 urce for income: Source for vacancy: errative Market EXTEGORY Revenue Accence Solons	Valuation Type: Histopical Surve for expenses/other income: Source for cap rate: Market Market DESCRPTION Market Total Revenue Total Revenue OutlL_Family_Apartments - Vacancy Total Vacancy & Concessions	Financials Start Date: N/A Financials End Date: N/A Compare VALUE UNIT OF MEASURE - - 9.60% Percent Of Component Revenues	E Duplicate Valuation ANNUAL VALUE S0.00 N/A (S0.00) (S0.00) (S0.00)
2021 - T12 urce for income: Source for vacancy: errrative Market CATEGORY Revenue //acancy & Concessions	Valuation Type: Histopical Source for cap rate: Market Market DESCRIPTION VESCRIPTION Valuation Type: Histopical Market DESCRIPTION Valuation Type: Histopical Market DESCRIPTION OTAL Revenue Colspan="2">OTAL Revenue Total Vacancy & Concessions Total Vacancy & Concessions Other Income	VALUE UNIT OF MEASURE 9.60% Percent Of Component Revenues 80.55 Amount Per Sf	E Duplicate Valuation ANNUAL VALUE S0.00 N/A (S0.00) (S0.00) S164,195.10

2

Give your new scenario a name



Select the source you want to duplicate from



Decide if this new scenario should drive the calculations of your deal by setting it as the default



Easily clone and export to template.

Now that your new scenario is created, you can update it to reflect the assumptions you wish to analyze.

O 727 W 7th 727 W 7th :	St St, Los Angeles, CA 9001	7, USA	ME VALUATIONS				×
Market Income	Base Case	Underwriting 🗹	2021 - T12			1	+ Add new valuation ①
Base Cas Source for income: Alternative	Se Underwriti Source for vacancy: Market	ng Source for expenses/ Market	Valuation Type: Historical F other income: Source for cap rate: Market	inancials Start Date: N/A Fir	nancials End Date: N/A Compare	EDIT VALUATION	VIEW DCF
CATEGORY		DESCRIPTION		VALUE	UNIT OF MEASURE	ANNUAL	VALUE
Pevenue		Multi-Family co	nponent - Alternative		-	\$0.00	
Revenue		Total Revenue				N/A	
Vacanau & Canagasi		Multi_Family_A	artments - Vacancy	9.60%	Percent Of Component Revenues	(\$0.00)	

After your analysis is completed, easily export your work into your mapped template from the Download Data button on the side menu.

blooma	Search Blooma				Q, De	eals 🔻			Create deal	4 0	
Deals > The Roosevelt									ORIGINATE	DEAL	
81 727 W Request	7th St, Los Angeles , ed by	CA 90017	1	Bridge Loan Type	N/ Required C	'A Close Date	60 I Te	Mo. m	\$113,500,00 Loan Amour	00 nt	
		Multi-Famil	y Property	Vie	ew Deal Details	Valuatio	ons			i	
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ollibee		+ Add desci	ription							100%	
						\$100M				50%	
the 1						\$0	\$204,358,787	\$96,605,024		0%	
Total Barris							LTV: 55.54%	LTV: 117.49%			
	and the second second						Click on a bai	to set the deal	valuation model		

Upload and generate multiple rent rolls.

Upload and generate multiple rent rolls per deal, allowing consideration of past, current, and future property performances. Each rent roll will have an effective date to label and identify specific time periods. Once created, you can effortlessly rename, rearrange and selecta default, allowing the option for rent rolls to drive revenues within the underwriting scenarios to generate valuations.





Effortlessly track historical data and trends with review of historical and forecasted property performances all while utilizing the various rent rolls uploaded.

COMPARABLES

Comparables summary data is displayed on the Deal Summary page, but users can also access a direct link from the Deal Summary to manage all comparables on a newly revamped and userfriendly pop-up window.



from the Deal Summary screen

*Detailed View



Comp ranking by asset class puts the most meaningful attributes front and center

FROM THIS VIEW, YOU CAN:

- Quickly navigate between sales & rent comps in the same view
- Search for specific comparables using any of the listed attributes
- View included & excluded comparables in a single list
- Sort and filter through featured comparables for easy organization

CREATING & REFRESHING COMPARABLES

Users can access either the Create or Refresh Comparables options by selecting the three dots in the upper right-hand corner of the pop up box.



Do you want to maintain comp selections or reset comp selections? RESET COMPARABLES MAINTAIN COMPARABLES

Users can refresh comparables in two ways using the options shown above. They can either refresh and reset the full included/excluded comparable list *or* refresh comparables while still maintaining their included/excluded comparable selections. Choosing the second option preserves any manual customizations or changes to the provided data set.



Today, the CRE lending industry is filled with pointsolutions that leave lenders on their own to cobble together broken solutions putting their businesses at risk. **We're here to change that.**

Blooma is a simple, all-in-one lending solution that empowers lenders to spend less time readingdocumentsandspreadingfinancials, and more time closing the transactions that keep our industry growing.

Blooma, Inc. 2021