

Quick Start Guide

The RCM Platform Quick Start Guide for RCM Users

2019 Edition

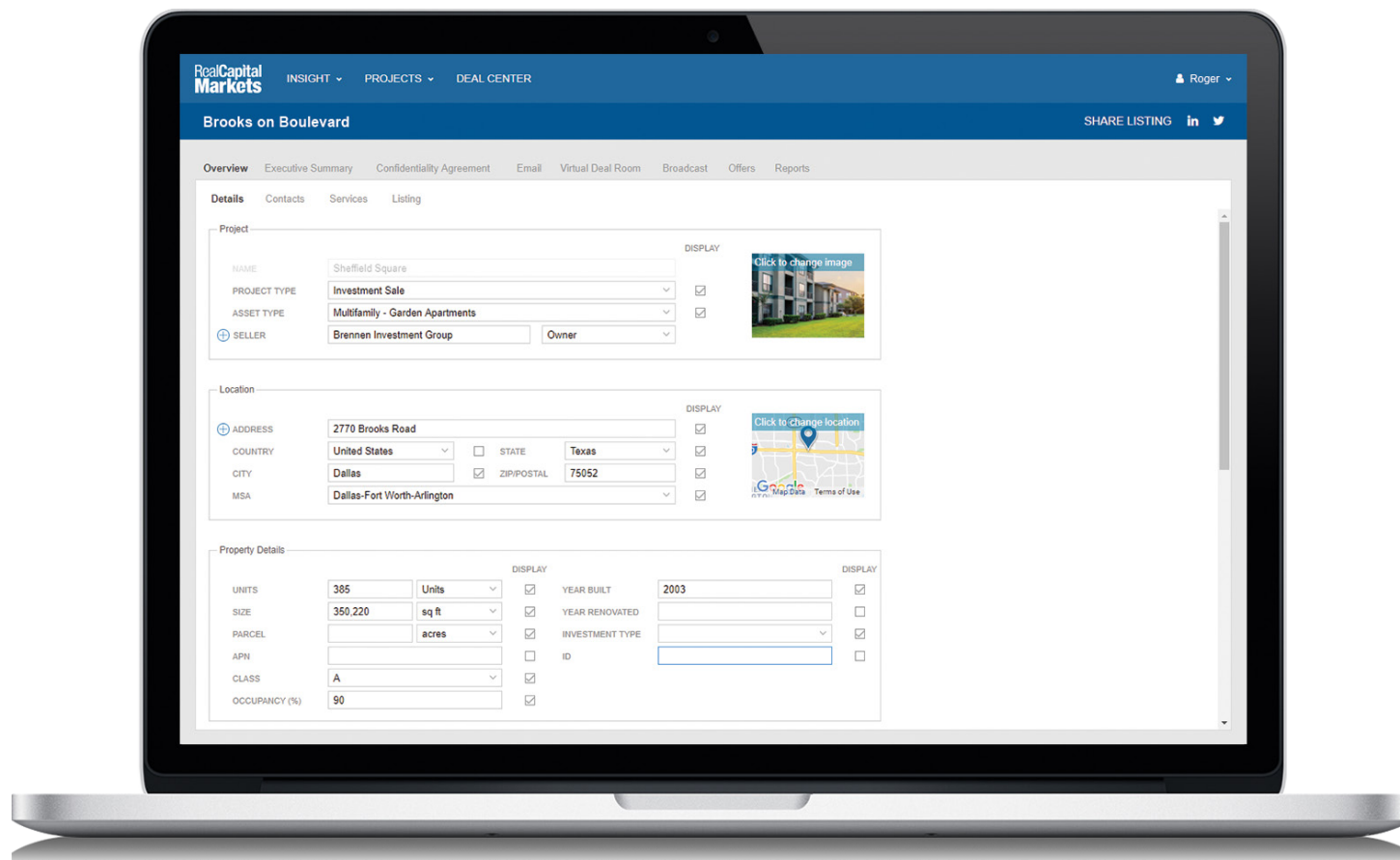
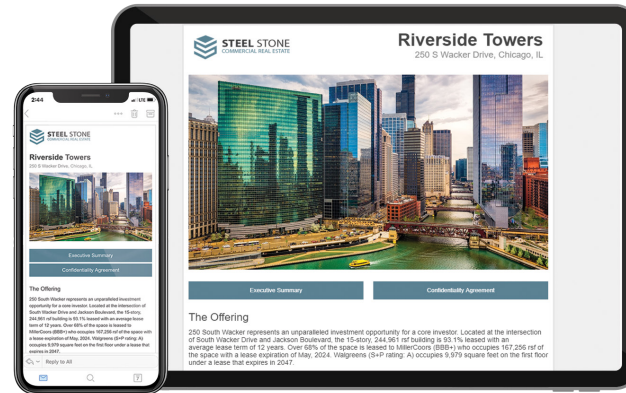


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10 Steps to Launching a Project



10 Steps to Launching a Project

1. Contact RCM (ClientServices@rcm1.com) to meet your account manager and get started.
2. Input property information on the [Overview/Details](#) tab in RCM.
3. Add team contacts and project administrators to the [Overview/Contacts](#) tab.
4. Create your [Executive Summary Landing Page](#).
5. Upload your [Confidentiality Agreements](#) (Principal and Broker).
6. Set up your [Emails](#) (initial broadcast, VDR invite, etc.).
7. Upload your offering memorandum and other due diligence documents to the [Virtual Deal Room](#).
8. Set up the [Offers](#) tab.
9. Populate your investor list.
 - a) Import your Buyer List on the [Broadcast](#) tab.
 - b) Email your Account Manager to add the RCM list.
10. Send a test [Broadcast](#) to yourself and team. Once approved, request the broadcast through the platform.

Congratulations on launching your project with RCM! Be sure to confirm project information on the [RCM Marketplace](#).

Overview Tab

Overview/Details

The Overview/Details tab is where you input your Project information such as the name, asset type, location, description, and asking price. Fields that are checked to Display will be shown on your Executive Summary Landing Page, as well as publicly on the RCM Marketplace.

RealCapital Markets

INSIGHT

PROJECTS

DEAL CENTER

MARKETPLACE

Stephen

Riverside Towers

SHARE LISTING

in

Overview

Executive Summary

Confidentiality Agreement

Email

Virtual Deal Room

Broadcast

Offers

Reports

Details

Contacts

Services

Listing

Project

NAME

Riverside Towers

PROJECT TYPE

Investment Sale

ASSET TYPE

Office - High Rise

SELLER


PGIM Real Estate

Owner

DISPLAY

4

Click to change image



Location

1

ADDRESS

250 S Wacker Drive

COUNTRY

United States

CITY

Chicago

MSA

Select Region

STATE

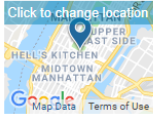
Illinois

ZIP/POSTAL

60606

DISPLAY

Click to change location



Property Details

2

UNITS

75

Tenants

SIZE

244,961

sq ft

PARCEL

1.45

acres

APN

829-222-3361

CLASS

B

OCCUPANCY (%)

85

YEAR BUILT

1998

YEAR RENOVATED

2011

INVESTMENT TYPE

Value Add

TENANCY TYPE

Multiple

LEASE TYPE

Modified Gross

ID

Financial Information

3

STATUS

Available

Key

- 1 Click the plus sign to map multiple addresses.
- 2 Property Detail Fields are based on Asset Type.
- 3 Projects will automatically move from Pre-Marketing to Available after initial broadcast.
- 4 Upload Primary Image to be displayed on the RCM Marketplace.

Quick Tip: If you change your status to Taken Off Market or Sold, all access links will be deactivated and your listing will automatically be removed from the RCM Marketplace.

Overview/Details (cont'd)

RealCapital
Markets
INSIGHT
PROJECTS
DEAL CENTER
MARKETPLACE
Stephen

Riverside Towers
SHARE LISTING
in

Overview
Executive Summary
Confidentiality Agreement
Email
Virtual Deal Room
Broadcast
Offers
Reports

Details
Contacts
Services
Listing

Project

NAME
Riverside Towers
PROJECT TYPE
Investment Sale
ASSET TYPE
Office - High Rise
SELLER
PGIM Real Estate
Owner

DISPLAY
Click to change image

Location

ADDRESS
250 S Wacker Drive
COUNTRY
United States
STATE
Illinois
CITY
Chicago
ZIP/POSTAL
60606
MSA
Select Region

DISPLAY
Click to change location

Property Details

UNITS
75
Tenants
SIZE
244,961
sq ft
PARCEL
1.45
acres
APN
829-222-3361
CLASS
B
OCCUPANCY (%)
85

Map Options
Map Engine
Select a map provider.
Microsoft Bing Maps
Google Maps

Financial Information
STATUS
Available

Key

- The listing pin displayed on the Project, RCM Marketplace and your Executive Summary, is automatically set based on the address entered.
- Click the map to verify or edit the pin location, set the zoom level, and choose either Bing or Google maps.

NOTE: Any change you make to the project address will affect the mapping. Incomplete addresses (missing zip code, misspelled street name) will not map correctly and will need to be set manually.

Quick Tip: To edit the map view/pin of additional addresses, click on the plus sign, choose the address and select Edit to adjust the map.

Overview/Contacts

Everyone listed on the Overview/Contacts tab has administrative access to your Project. Here you will add or remove administrative contacts and designate individuals to receive notifications such as Executed Agreements, Questions, Offers, Project Expirations and Reports.

Overview Executive Summary Confidentiality Agreement Email Virtual Deal Room Broadcast Offers Reports

Detail **1** **Contacts** Services Listing

Edit Notifications **2** Add

Name	Email	Phone	Display	CA	Questions	Offers	Renewals	Reports
McNally, John	realcapitalmarkets@gmail.com	(760) 494-7931	✓	✓	✓	✓	✓	✓
Baker, Bob	bobbroker@gmail.com	(760) 602-5080 x...	✓	✓	✓	✓	✓	✓
Rock, Charlie	will.mast@cbre.com	(602) 735-5206	✓					
McNally, Nancy	neelabkanishka@gmail.com	(714) 781-3463						

3 New

Add Contact

Show Only My Team

Name	Company	Team	City	State
<input type="checkbox"/> Bourne, Jason	QA RCM			
<input type="checkbox"/> Cool, Joe	QA RCM	Contacts	Carlsbad	CA
<input type="checkbox"/> Day, Jason	QA RCM	Contacts	Carlsbad	CA
<input type="checkbox"/> Day, Mark	QA RCM	Contacts	Carlsbad	CA
<input type="checkbox"/> Hunt, Ethan	QA RCM			
<input type="checkbox"/> Test, QA	QA RCM	Contacts	Carlsbad	CA
<input type="checkbox"/> Test, Smoke	QA RCM	Contacts	Carlsbad	CA
<input type="checkbox"/> Test B, Test A	QA RCM			
<input type="checkbox"/> Tester, QA	QA RCM	Contacts	Carlsbad	CA
<input type="checkbox"/> Wachowski, Mike	QA RCM	Contacts	Carlsbad	CA

Add Cancel

Key

- 1 Click Contacts to view contacts who can administer your Project.
- 2 Click the Add button to add administrative contacts.
- 3 Click New to create new contacts.

NOTE: You can limit contacts to specific tabs in your Project. For example, you can provide your Seller access only to the Virtual Deal Room to upload documents. They will be unable to access the other tabs. Please contact your account manager to set these permissions.

Quick Tip: You can give administrative access to the Seller so they can log in and view reports or upload files to the Virtual Deal Room.

Overview/Contacts (cont'd)

RealCapital Markets INSIGHT PROJECTS DEAL CENTER MARKETPLACE Stephen

Riverside Towers SHARE LISTING in

Overview Executive Summary Confidentiality Agreement Email Virtual Deal Room Broadcast Offers Reports

Details **Contacts** Services Listing

5 Edit Notifications Add

	Name	Email	Phone	Display	CA	Questions	Offers	Renewals	Reports
4	McNally, John	realcapitalmarkets@gmail.com	(760) 494-7931	✓	✓	✓	✓	✓	✓
	Baker, Bob	bobbroker@gmail.com	(760) 602-5080 x...	✓	✓	✓	✓	✓	✓
	Rock, Charlie	will.mast@cbre.com	(602) 735-5206	✓					
	McNally, Nancy	neelabkanishka@gmail.com	(714) 781-3463						

Notifications & Settings 6

	Display	CA	Questions	Offers	Renewals	Reports
McNally, John	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Baker, Bob	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Rock, Charlie	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
McNally, Nancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Save Close

Key

- 4 Re-order names by dragging them to the desired location (i.e. if you would like Bob Baker to appear as the first contact on the listing, move his name to the top).
- 5 Click to set and edit Notifications.
- 6 Select the Notifications each contact should receive. At least one contact is required to receive Renewals and Questions.

Display: Display this contact's name and information on investor-facing pages such as the Executive Summary, Emails, RCM Marketplace, Offer and Auction pages.

CA: Receive email notifications each time a User executes a Confidentially Agreement online.

Questions: Receive email notifications of questions submitted via the platform and when a user declines the offering.

Offers: Receive email notifications of offers submitted online.

Renewals: Receive email notifications when your Project is approaching expiration.

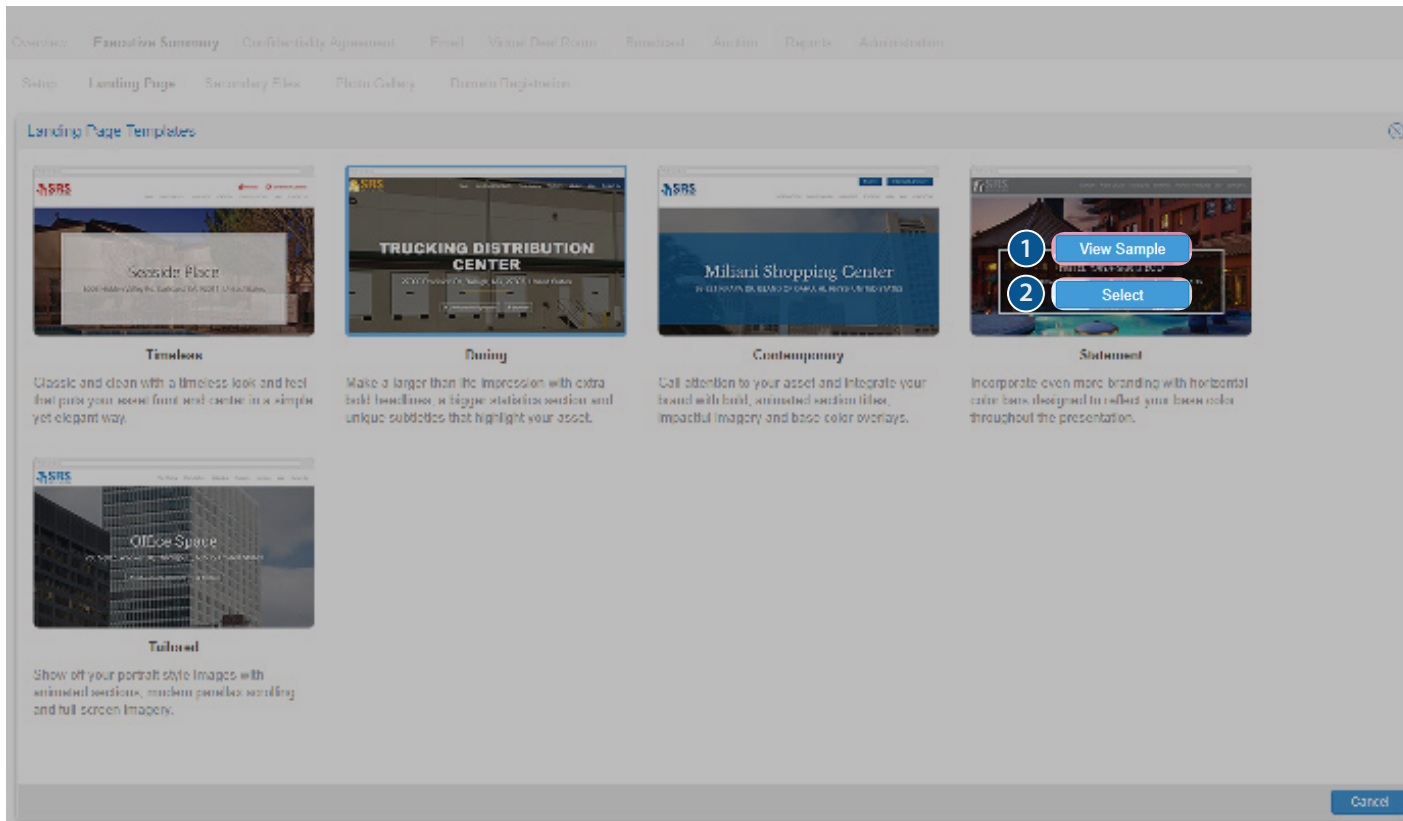
Reports: Receive Project Activity Reports 3 and 10 days after the Initial Broadcast.

Quick Tip: You can mouse over each checkbox for a definition of each notification.

Executive Summary Tab

Selecting Your Landing Page Template

Once you have created a project, you'll be able to customize a Landing Page that highlights your listing using one of the templates provided. Preview and select the Landing Page template you would like to use under the Executive Summary Tab.



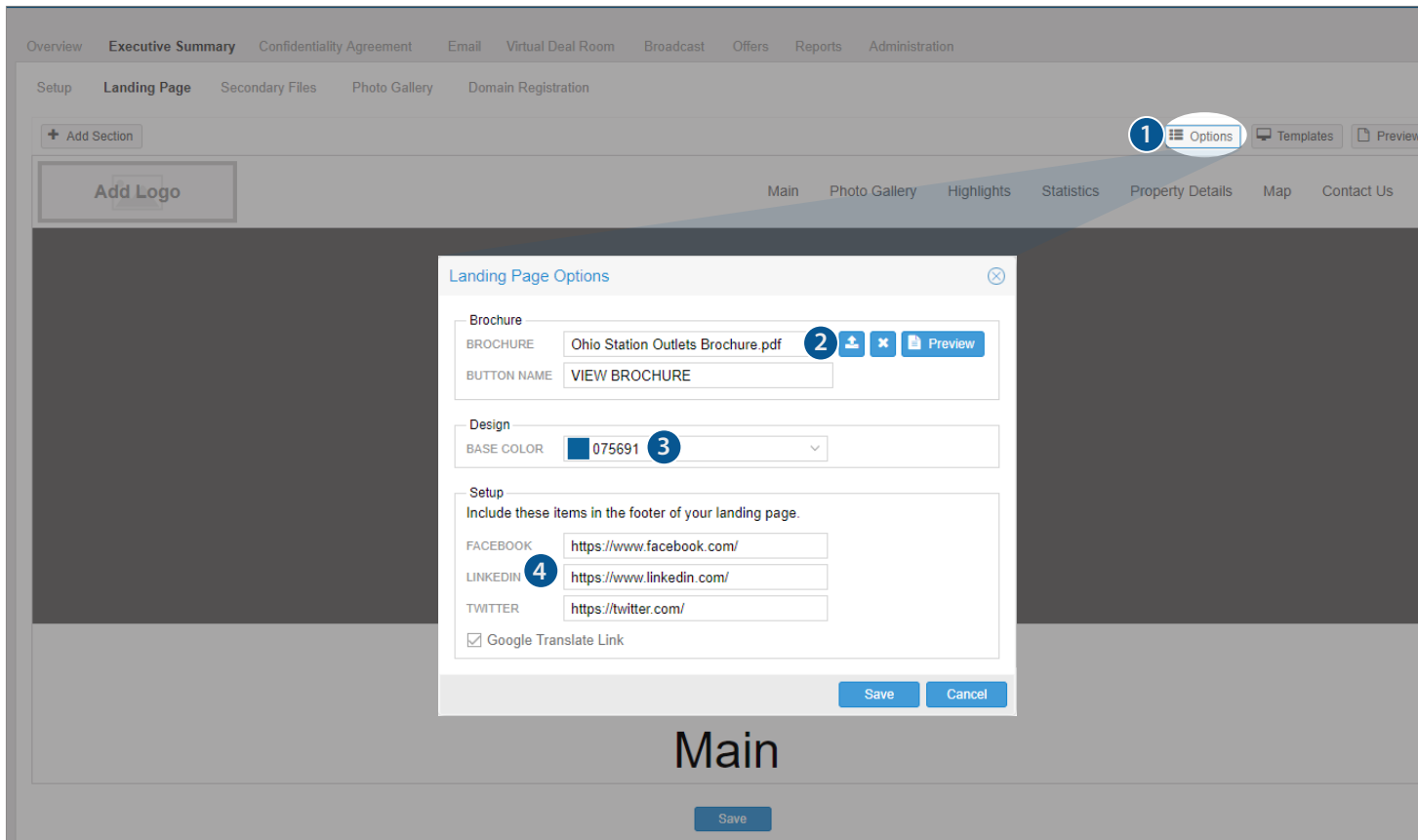
Key

- 1 To preview a template, click View Sample. Note the preview includes placeholder content.
- 2 To select your template, click Select.

Quick Tip: Your template library may contain corporate branded templates.

Customizing Your Landing Page

Once you have selected the desired template, customizing your Landing Page is quick and simple.

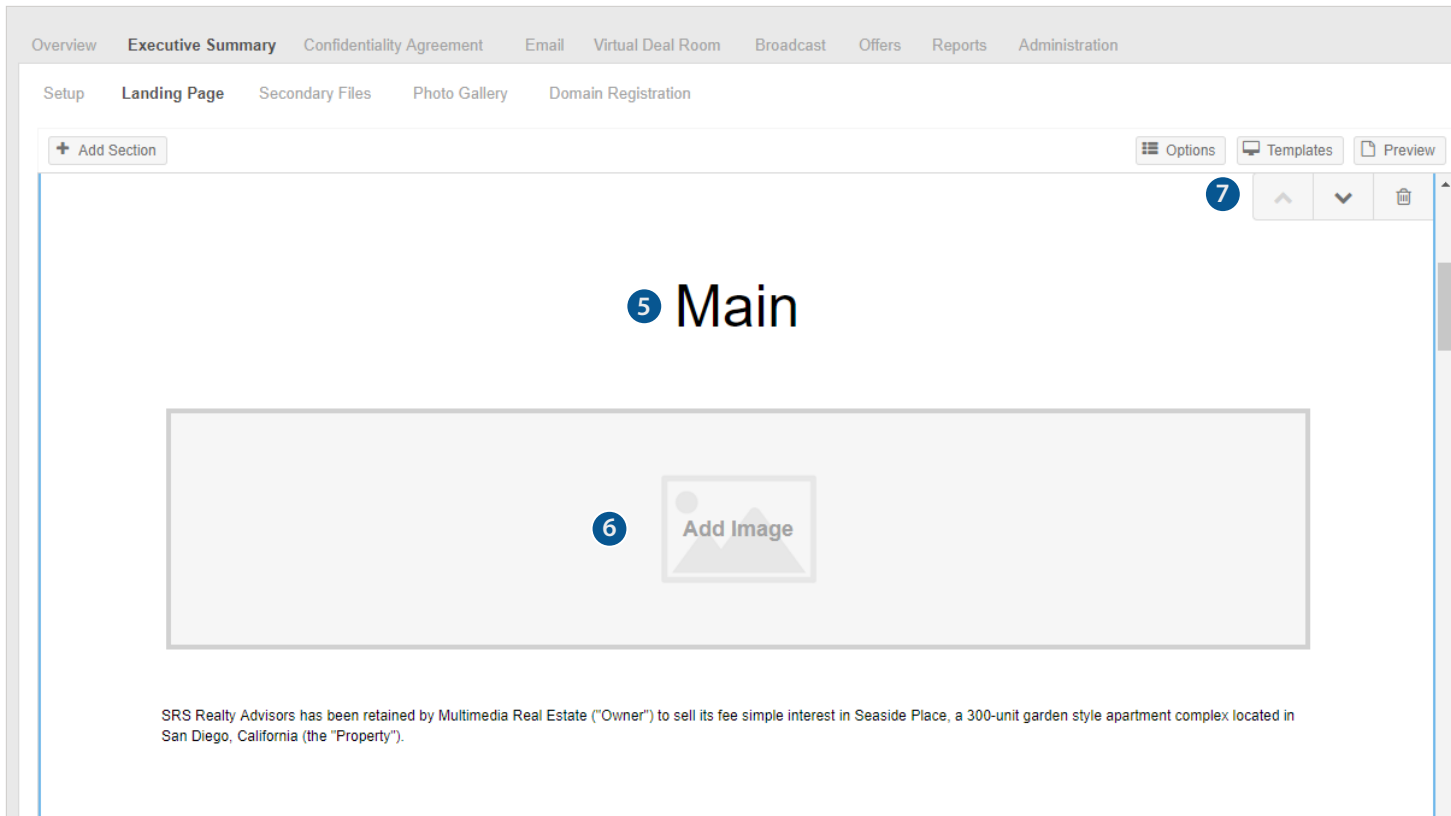


Key

- 1 Select the Options button, located on the top right, to start customizing.
- 2 Select the Upload icon to include a brochure, and upload your PDF here.
- 3 Enter your base (accent) color of the site as a hex value, or use the drop down for a color selection tool.
- 4 Enter links to your social media pages, which will display in the footer of the site.

Customizing Your Landing Page (cont'd)

Continue your customizations by uploading images and text.



Key

- 5** Add text and update section header names by clicking in each section within the editor.
- 6** To upload section images, hover over any of the image placeholders within the editor and an add image icon will appear - select Add/Insert Image.

Recommended Image Sizes:

Logo: 200px X 60px

Background - Main:
2048px X 1365px

Background - Statistics:
2048px X 2048px

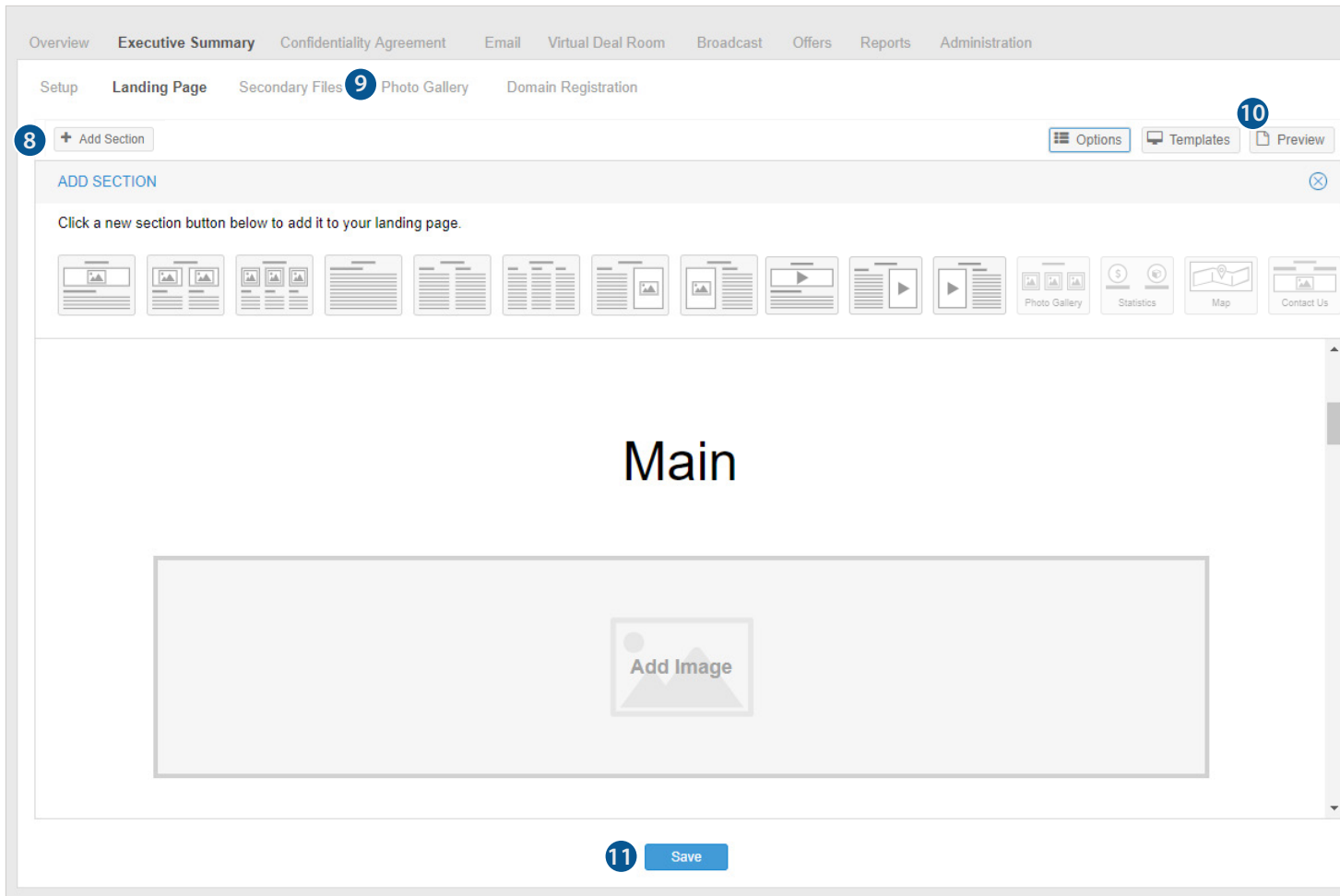
Footer: 2048px X 1365px

The map image, property address, statistics (asking price, units, size, year built), and contacts will automatically populate from your project overview page, if checked to display.

- 7** Move or remove sections by hovering over a section. Arrows and a trash can will appear in the upper right corner of each section.

Customizing Your Landing Page (cont'd)

Continue your customizations by uploading images and text.



Key

- 8** Add a new section and select the layout at the top of the editor by clicking the Add Section button.
- 9** Add photos to the Photo Gallery section by inserting them within the Photo Gallery tab (not the Landing Page tab).
- 10** Preview the Landing Page at any time using the Preview button located at the top right (next to options).
- 11** Don't forget to click Save at the bottom of the page when you make changes to your landing page.

Confidentiality Agreement Tab

Confidentiality Agreement (Principals)

Key

- 1 Upload your Confidentiality Agreement in PDF Format using the upload icon. Click on preview to review.
- 2 Allow investors to enter notes on the Agreement when executing.
- 3 If investors are allowed immediate access to the Virtual Deal Room upon executing your agreement, send them a VDR Invite email that provides them access to the VDR for use at a later time.

- You have the option to use a separate Confidentiality Agreement (CA) for principals and brokers on each Project. If you choose not to use a Confidentiality Agreement, Agreement reporting will not be available.
- Using the Online Execution setting is recommended. Investors simply verify their contact information and agree to the terms of the uploaded document - no need to print, sign, and fax back to you. All investor actions are recorded, and a printable version of the executed agreement is available to you via Reports.
- Choose whether to grant immediate access to the Virtual Deal Room upon execution of the CA or manually approve investors at a later time. You also have the option to grant immediate access unless they have entered notes to the Agreement.

Quick Tip: The platform is smart and will display the correct Principal/Broker agreement based on the User's industry role.

Confidentiality Agreement (Brokers)

The system will display the appropriate Confidentiality Agreement based on the User's Industry Role (ex: Principal or Broker).

RealCapital Markets

INSIGHT ▾ PROJECTS ▾ DEAL CENTER MARKETPLACE

Stephen ▾

Riverside Towers

SHARE LISTING in

Overview Executive Summary **Confidentiality Agreement** Email Virtual Deal Room Broadcast Offers Reports

Principals **Brokers**

Clients have the option to use a separate agreement for brokers and non-investor entities.

Agreement Options

☐ Use the Principal agreement and options for brokers and non-investor entities

1 ☒ Use separate agreement and options for brokers and non-investor entities

Agreement File Preview

Online Execution

☒ Allow users to execute agreement online

☒ Allow users to enter notes when executing agreement

When users execute agreement

☒ Mark them as "Approved"

☒ Provide link to Virtual Deal Room

Send them the email.

☐ Unless they enter notes, in which case they should be marked as "Pending Approval"

Users will be able to access the Virtual Deal Room if documents have been uploaded.

☐ Mark them as "Pending Approval"

Users will not be able to access the Virtual Deal Room until approved and sent a link.

Save

Key

- 1** Option to use a separate agreement for Brokers with different permissions.
- 2** If your Broker Confidentiality Agreement requires brokers to input their client information, consider disallowing online execution. Instead, require Brokers to print, fill in required fields and send back.

Quick Tip: You can upload and enable a broker agreement at anytime during the marketing process.

Confidentiality Agreement (Investor View)

The mobile friendly Confidentiality Agreement will appear to investors with their name and contact information pre-populated to the left. Investors can add/edit their contact information, add notes (if allowed), and agree to the Agreement online.

Fill out and click 'I Agree' below.

1

FIRST NAME

Test

LAST NAME

User

[Not Test User?](#)

COMPANY

Real Capital Markets

EMAIL

ADDRESS

2051 Palomar Airport Road, Suite 120

CITY

Carlsbad

COUNTRY

United States

STATE

CA

ZIP/POSTAL

92011

PHONE

(760) 602-5080

IP ADDRESS

12.217.66.194

NOTES FOR TRANSACTION TEAM

3

☐ I have read and agree to the Agreement and [Electronic Records & Signature Notice](#)
☐ I have read and agree to the [Terms and Conditions](#) and [Privacy Policy](#)

I Agree

Translate Page

Forward Listing

Contact Support

STEEL STONE CRE

1234 Main Street
New York, New York 10019
(212) 555-1212 - FAX: (212) 555-1234
Attn: John Smith

CONFIDENTIALITY AGREEMENT

Riverside Towers

250 South Wacker, Chicago, IL 60606

The undersigned has been advised that Steel Stone Commercial Real Estate "Steel Stone" has been retained on an exclusive basis by the Owner with respect to the offering for sale of Riverside Towers, 250 South Wacker, Chicago, IL 60606 (the "Property"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Property be directed to Steel Stone. All fees due to Steel Stone in connection with the sale of the Property shall be paid by the Owner. The undersigned hereby acknowledges that it is a principal or an investment advisor in connection with the possible acquisition of the Property and agrees that it will not look to the Owner or Steel Stone for any fees or commissions in connection with the sale of the Property.

On behalf of the Owner, Steel Stone may make such Confidential Information available to the undersigned upon execution of this Confidentiality Statement. The Confidential Information is intended solely for your use in considering whether to pursue negotiations to acquire the Property. This is not an agreement to sell the Property nor an offer of sale. No agreement binding upon the Owner of the Property, or any of its associated or affiliated companies, shall be deemed to exist, at law or equity, until the Owner of the Property enters into a formal binding agreement of sale.

The Evaluation material does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information that a prospective investor may need or desire. All financial projections are based on assumptions relating to the general economy, competition and other factors beyond the control of Steel Stone; and therefore, are subject to material variation. This Evaluation material does not constitute an indication that there has been no change in the business or affairs of the Property or Steel Stone since the date of preparation of this Evaluation material. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

Neither Steel Stone nor any of its respective officers, agents or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of this Evaluation material or any of its contents, and no legal commitment or obligation shall arise by reason of the Evaluation material or its contents. Analysis and verification of the information contained in the Evaluation material is solely the responsibility of the prospective buyer.

Powered by Real Capital Markets

Key

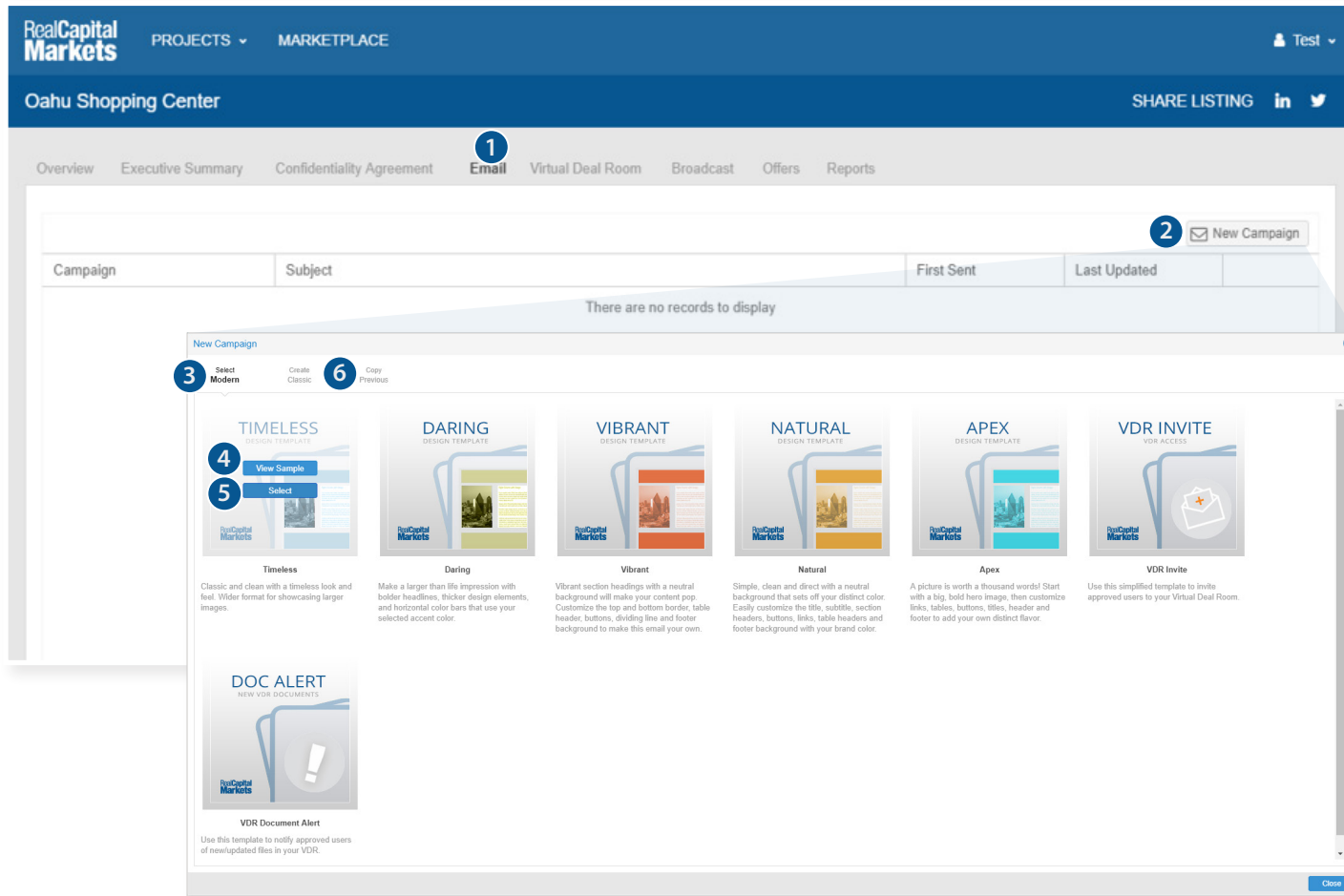
- Investor's name and contact information are pre-populated with the information on file in the RCM database or in your uploaded list.
- Investors are able to add their email address. **NOTE:** This is not a required field for investors to execute the Agreement.
- Investors must agree to the Electronic Records & Signature, Terms & Conditions and Privacy Policy prior to executing the agreement.

Quick Tip: If your uploaded list contains incomplete information, investors will be required to complete before executing.

Email Tab

Creating Your Mobile Friendly Email Campaign

Once you have created a project, you'll be able to personalize email campaigns using the templates provided.



Key

- 1 Navigate to the Email Tab.
 - No emails will be displayed until the first campaign is created.
 - However, if classic emails are enabled, your classic templates will be displayed.
- 2 Click on New Campaign.
- 3 Available email templates will be displayed.
- 4 Click View Sample to preview with placeholder information.
- 5 Select the desired template.
- 6 You also have the option to copy a previous email from another project.
 - Click Copy Previous
 - Enter the project name, click search and select the email(s) you wish to copy.

Quick Tip: Your template library may contain corporate branded templates.

Setting Up Your Email

Once you have selected your template, setup is quick and simple.

The screenshot shows the 'Create New Campaign' interface. On the left, under 'Email Details', there are fields for Campaign Name (Modern Campaign 1), From Address (investmentsale@rcm1.com), From Alias (William Burt), Reply To (wburt@rcm1.com), and Accent Color (f0f9f3). A 'Spam Score' section is also visible. The main email body area shows a subject line placeholder '%%PROJECTNAME%%' and a body placeholder '%%PROJECTNAME%% Opportunity %%PROJECTFULLADDRESS%%'. A color picker is open, showing a color selection tool with a color wheel and sliders for H, S, V, and A. The color picker is set to the hex code #046380. The interface includes 'Add Image' buttons and a 'Preview' button. At the bottom, there are 'Save' and 'Cancel' buttons.

1 SUBJECT %%PROJECTNAME%%

2 FROM ADDRESS investmentsale@rcm1.com

3 FROM ALIAS William Burt

4 REPLY TO wburt@rcm1.com

5 ACCENT COLOR f0f9f3

Having trouble viewing this email? [View online instead.](#)

%%PROJECTNAME%% Opportunity
%%PROJECTFULLADDRESS%%

046380

HEX R G B H S V A

#046380 4 99 128 194.0 96.88 50.2 100

OK Cancel

Save Cancel

Key

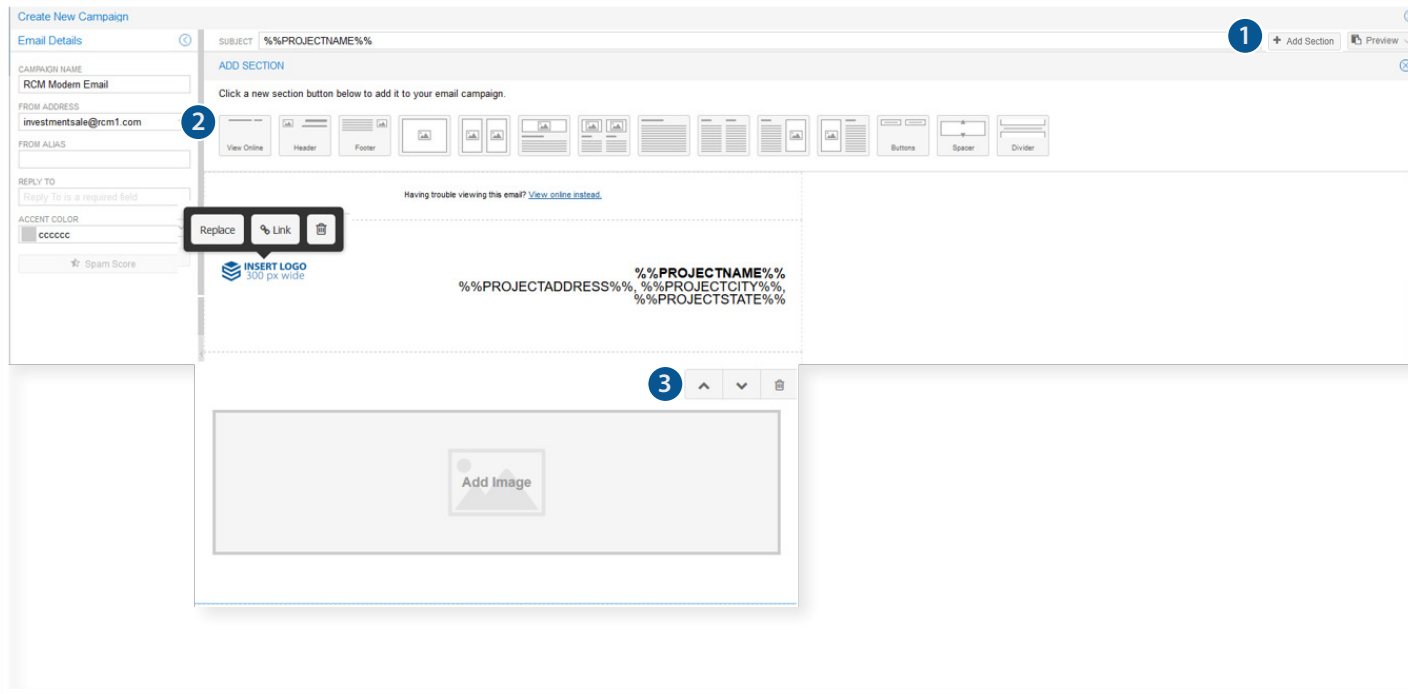
- 1 Add a brief and compelling Subject Line.
- 2 Select a From Address in the drop down.
- 3 Enter a From Alias - the name that will appear as the sender.
- 4 Enter a Reply To email address. This email address(es) will receive replies. Separate multiple email addresses with ";" and a space.
- 5 Choose an Accent Color by using the drop down color picker, or enter the Hex color code in the box below "HEX".

NOTE: Accent colors may have been preselected according to your corporate brand standards. In this case, you will not be able to select an alternate color.

Quick Tip: Avoid using spam words and excess punctuation (ex: Free!!!) in your subject line for a greater open rate.

Laying Out Your Email

Add, move or remove sections to customize your email campaign layout.



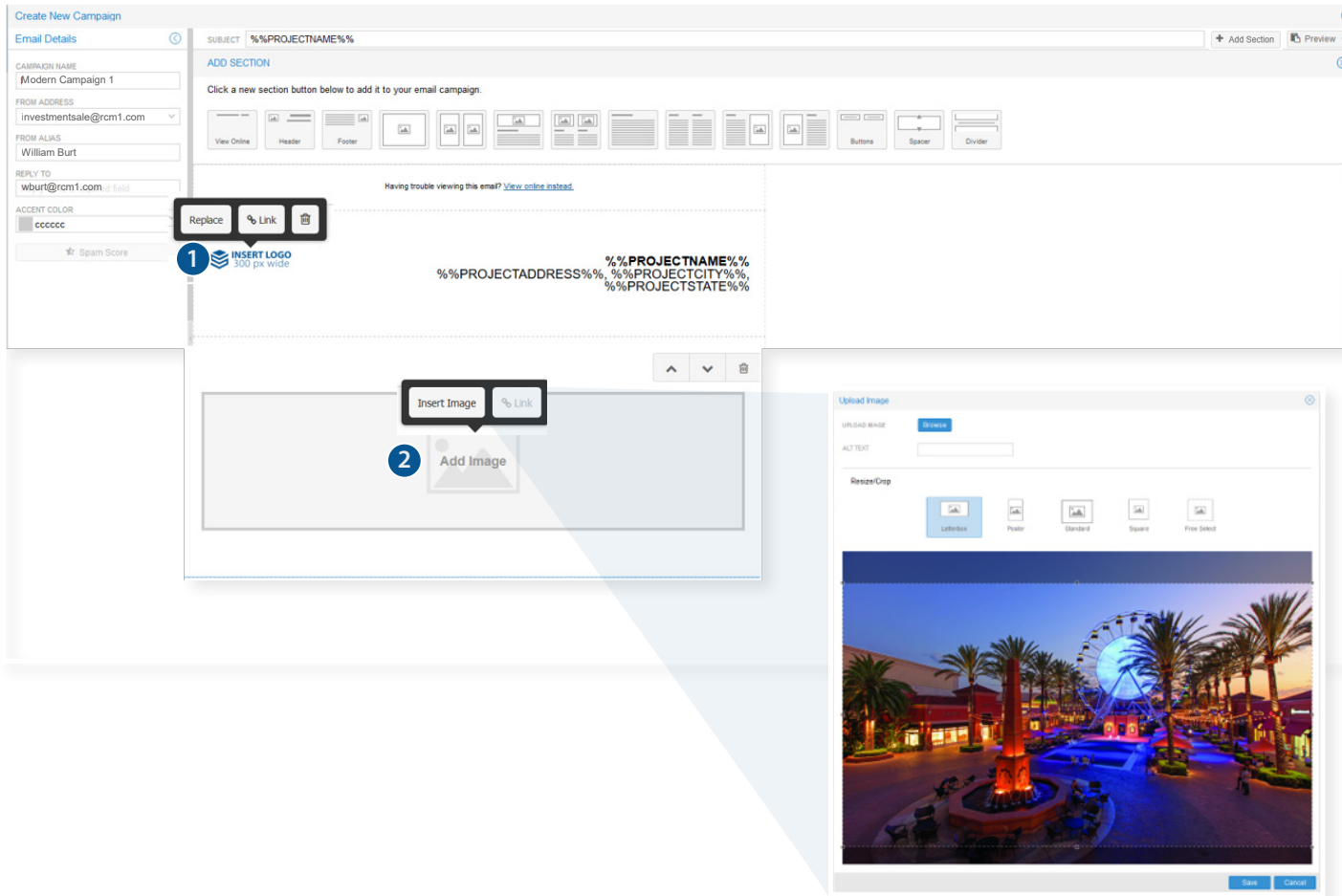
Key

- 1 Click Add Section to view available sections to add to your email.
- 2 Choose a section you'd like to add.
- 3 To move or remove sections, hover over the top of each section. Arrows and a trash can will appear.

Quick Tip: Your templates have preselected section layouts. These can easily be added, moved or deleted.

Logo and Images

Easily add or replace images within each section of the editor.



Key

- 1 Click Insert Logo within the email header to add or replace current logo. Logo must be 300px wide.

NOTE: Your logo may have been preselected for your corporate templates. You will not be able to edit your logo if this is the case.

- 2 Click any image placeholder within the email editor to add or replace images. Select a new image that is 1000px wide. Once image has been uploaded, use the embedded cropping tool to crop.

Quick Tip: Link any logo or image within your email by clicking on the link button, which appears when hovering over an image.

Customizing the Text of Your Email

Edit the text sections and personalize using the text editor, which allows you to bold, italicize, bullet, justify, add tables or link text.

The screenshot displays the 'Edit Steel Stone MEC' interface. On the left, the 'Email Details' sidebar includes fields for Campaign Name, From Address, From Alias, Reply To, and Accent Color. The main editor area shows a subject line, a preview image of a modern interior, and a section titled 'Investment Highlights' with a bulleted list. A 'Table Properties' dialog is open, showing settings for Rows, Columns, Width, Height, and Headers. A table titled 'Property Overview' is visible, with columns for 'Property Overview' and 'Details'. A 'Link' dialog is also open, showing a list of link types. A 'Tags' dialog is open, showing a list of tags. Numbered callouts 1 through 5 highlight specific features: 1. Text entry field, 2. Link icon, 3. Table creation, 4. Tag icon, 5. Preview button.

Table Properties

Rows: 3, Width: 100%, Columns: 3, Height: , Headers: First Row

Property Overview

Property Overview	Details
Floors	15
Land Size	0.45 Acres

Link

LINK TYPE: Website Link, URL: , Website Link, Email Link, Landing Page Link, Agreement Link, Virtual Deal Room Link, Document Alert Link, Offer Link

Tags

TAG: Select Tag, Today's Date, Project Name, Recipient First Name, Recipient Last Name, Recipient Full Name, Recipient Company

Key

- 1 Add text and section headers by clicking in each section and typing directly in the editor.
- 2 Click on the link icon to hyperlink text.
- 3 Create tables that automatically adjust for the content entered and screen size.
- 4 Click on the tag icon to automatically pull in information such as the date, your project's name, recipient's name or recipient's company.
- 5 Preview the email in browser or send yourself a test. Test emails will be sent to the user who is logged into the platform.

NOTE: Test emails are intended for those on your deal team, as they include test links and DO NOT provide any tracking, reporting, or security. Use Generic Links/Emails to send outside of team.

Email Marketing Best Practices

Email is an extremely powerful and effective marketing technique when used correctly. These best practices will allow you to create better emails that maximize deliverability and response rates.

> Use Short, Compelling Subject Lines

Subject lines determine whether an email is deleted, read or saved for later. Your subject line is competing with many other emails, tweets, and posts—limit it to 20 to 50 characters when possible.

> Keep It Brief

Good email marketing is succinct and offers valuable content.

> Do Not Use CAPITAL LETTERS or Excessive Punctuation Unnecessarily

Not only can this be viewed as unprofessional and difficult to read, but SPAM filters may send your message to the Junk Folder.

> Check For Misspellings

It is unprofessional and spammers often misspell words to get past filters.

> Limit or Avoid Common Spam Words

Free	Cash	Bonus	Amazing
%Off	Buy	Direct	Discounted
Mortgage	Debt	Hospital	Medical Product

> Schedule Your Email to Be Sent When Recipients Are Available

Send your emails during regular business hours—avoid sending on weekends or late in the evening.

Ensure your email looks great and professional with a mobile friendly email — All in just 15 minutes!

Virtual Deal Room Tab

Virtual Deal Room (Administrative View)

The Virtual Deal Room (VDR) is a place where investors will view due diligence for the Project after executing the Confidentiality Agreement.

Create folders within the VDR and upload individual files or upload entire directories at once. Right-click files/folders to edit; double-click to rename. Reorder/move files using drag-and-drop. Most file types are supported. Set security levels on folders or files.

Virtual Deal Room (Administrative View) Interface:

- Top Bar:** RealCapital Markets, PROJECTS, MARKETPLACE, Bob
- Section Header:** SRS - THE STONE CREEK VILLAS
- Actions:** SHARE LISTING, in, twitter
- Navigation Tabs:** Overview, Executive Summary, Confidentiality Agreement, Email, **Virtual Deal Room**, Broadcast, Offers, Reports
- Left Sidebar:**
 - I want to...** (Dropdown menu with options: Search, Send Document Alert, Add VDR Space, View Table of Contents, Edit VDR Template, Create Web Link)
 - Virtual Deal Room**
 - SRS - THE STONE CREEK VILLAS
 - Tenant Information
 - Service Contracts
- Main Table:**

Name	Description	Security	Size	Last Updated
Tenant Information		Low	41 KB	10/04/2017 12:53PM
Service Contracts		Low	51 KB	10/04/2017 12:54PM
Landing Page - SRS - THE S...	This is the new file	Low	2.1 MB	06/29/2016 10:20AM
Property Tax Bill.pdf		Low	10 KB	10/04/2017 12:52PM
Certificate of Insurance.pdf		Low	10 KB	10/04/2017 12:52PM
Current Budget.pdf		Low	10 KB	10/04/2017 12:52PM
Income and Expense Statem...		Low	10 KB	10/04/2017 12:52PM
- Bottom Bar:** 2% (Progress bar), 2.3 MB of 100 MB Used

Key

- 1 Click here to create folders.
- 2 Click here to upload single or multiple files, or drag and drop.
- 3 Click to remove selected files/folders.
- 4 Click to display the Investor's view.
- 5 Click to purchase additional space.
- 6 Click the dropdown menu to easily access commonly used features.

Dropdown Menu Options:

Search: Search VDR for files.

Send Document Alert: Send alerts for newly added documents.

Add VDR Space: Click to purchase additional space

View Table of Contents: Generate an Excel file of all files and folders that have been uploaded.

Edit VDR Template: Allows you to edit the look of the Investor's View.

Create Web Link: Create a trackable link to an outside web page.

Quick Tip: You can use drag and drop to move files/folders to other folders or change the display order in the current folders.

Virtual Deal Room (Administrative View cont'd)

RealCapital Markets PROJECTS MARKETPLACE Bob

SRS - THE STONE CREEK VILLAS SHARE LISTING in

Overview Executive Summary Confidentiality Agreement Email Virtual Deal Room Broadcast Offers Reports

I want to... Create Folder Upload Files Delete Preview

Virtual Deal Room	Name	Description	Security	Size	Last Updated
SRS - THE STONE CREEK VILLAS	Tenant Information		Low	41 KB	10/04/2017 12:53PM
Tenant Information	Service Contracts		Low	51 KB	10/04/2017 12:54PM
Service Contracts	Landing Page - SRS - THE S...	This is the new file	Low	2.1 MB	06/29/2016 10:20AM
	Property Tax Bill.pdf		Low	10 KB	10/27/2017 12:03PM
	Certificate of Insurance.pdf		Low	10 KB	10/27/2017 11:59AM
	Current Budget.pdf		Low	10 KB	10/27/2017 11:59AM
	Income and Expense Statem...		Low	10 KB	10/27/2017 11:59AM

Edit File

For files larger than 100MB, please use Upload Multiple Files.

FILE Browse...

NAME Available Space .pdf

SECURITY Low

DESCRIPTION

Save Cancel

2% 2.3 MB of 100 MB Used

Key

- 7 Right click on any file or folder to edit name, description, and security levels. For example, Low security files will be available to Investors whose security level is set to Low.
- 8 Change the file name or add a description.

NOTE:

OM and Argus are typically set to Low security and are available to Investors immediately upon executing your Confidentiality Agreement.

Quick Tip: You will want to limit your uploads to approximately 300-400 MB at a time, depending on your internet connection.

Virtual Deal Room (Administrative View cont'd)

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I want to... I want to... Search

8 Send Document Alert

9 Add VDR Space

10 View Table of Contents

Edit VDR Template

Create Web Link

Create Folder Upload Files Delete Preview

Name	Description	Security	Size	Last Updated
Tenant Information		Low	41 KB	10/04/2017 12:53PM
Service Contracts		Low	51 KB	10/04/2017 12:54PM
Landing Page - SRS - THE S...	This is the new file	Low	2.1 MB	06/29/2016 10:20AM
Property Tax Bill.pdf			10 KB	10/04/2017 12:52PM
Certificate of Insurance.pdf			10 KB	10/04/2017 12:52PM
Current Budget.pdf			10 KB	10/04/2017 12:52PM
Income and Expense Statements.pdf			10 KB	10/04/2017 12:52PM

Document Alert

Selected files and folders will be included in the Document Alert. Please note that folder contents are automatically included when a folder is selected.

Select the email template you would like to use. Note that only email templates that include a Document Alert link are displayed.

EMAIL TEMPLATE: Document Alert

Test Alert Confirm & Send... Close

Key

- 8 Notify Investors of newly added documents or folders using Document Alert. Select the Email Template, choose the file(s) or folder(s) you wish to alert them of, and click Confirm & Send. Only those Users with security permissions to those files/folders will receive the Alert Email.
- 9 Additional VDR space can be purchased with a credit card by clicking on the Add VDR Space link.
- 10 Download an excel file of all files/folders that includes security level and last updated date.

Quick Tip: After deleting files, you will need to remove files from Deleted Files to adjust your free space.

Offers Tab

Offers (Administrative View)

The Offers tab allows you to solicit and manage bids electronically by providing access to review bidding instructions, upload an offer/LOI, and submit an offer summary. Submitted offer information automatically creates a bid matrix available in Reports Tab.

General

5 ☒ Allow buyers to access the Offers page

Button Name:

Requirements

Round 1 Round 2 Round 3

Activate Round Add Round Preview

Instructions

1 Due Date:

2 **Indicative Bids due on April 20, 2016**

SRS Realty Advisors employs a competitive bid process that involves an indicative (initial) bid and a final bid. Your indicative bid, along with your investor resume, will determine whether you will participate in the second round of bidding.

Ownership is requesting that you base your Indicative Bid on the terms included

Offer Summary

Include fields for buyers to complete.

3 Add Edit Remove

	Name	Type	Required
1	Price	Currency	Yes
2	Deposit	Currency	Yes
3	Due Diligence Completed	Date	Yes

Key

- 1 Enter the date your offers are due.
- 2 Add our offer instructions, which can be copied directly from your standard Call For Offers email.
- 3 Add, edit, or remove fields for buyers to complete or review and set required fields.
- 4 Click Preview to view the offer page as Investors will view it.
- 5 Check box to activate the Offers Page. Once Activated an Offers button will appear on the VDR, and can add a link to an email or landing page.
- 6 Create multiple rounds of online offers with separate offer requirements. Separate reporting for each round will be included in the Reporting/Offers tab.

Offers (Administrative View cont'd)

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PROJECTS MARKETPLACE

Bob

SRS - THE STONE CREEK VILLAS

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Overview Executive Summary Confidentiality Agreement Email Virtual Deal Room Broadcast Offers Reports

Ownership is requesting that you base your Indicative Bid on the terms included

Offer Summary

Include fields for buyers to complete.

7 Add Edit Remove

	Name	Type	Required
1	Price		Yes
2	Deposit		Yes
3	Due Diligence Completed		Yes
4	Closing Date		Yes

Field Details

Name

New Offer Summary Field

Type

Text

8

☒ Required

Save

Cancel

Offer Documents

Include documents for buyers to execute.

Add Edit Remove

	Name	Type	Filename	Required
1	Purchase & Sale Agreement	Execute Online	sample_psa.pdf	Yes
2	Buyer Qualifications	Upload File		Yes
3	Deposit Instructions	Review	sample_instructions.pdf	Yes

Offer Comments

9

☒ Allow buyers to add comments

Name

Offer Notes

10 Helpful Links

Save

Key

- Click Add to add new documents for users to execute, upload or review.
- Determine which files, if any, are required to submit an offer.
- Allow investors the option to include comments with their offer submission.
- Include helpful links to websites or additional PDF documents that require no action.

Broadcast Tab

Broadcast (Adding/Importing Users)

The screenshot displays the 'Broadcast' tab in the RealCapital Markets application. The main interface includes a search bar, a list of users, and a table of broadcast status. The 'Import Users' dialog box is open, showing options for Import File, Worksheet, Industry Role, and Progress. The 'Import Confirmation' box shows the results of the import process.

Import Users Dialog Box:

- Users can be imported using Excel or CSV files. The first row must contain the following column names: **First, Last, Email, Company**.
- Import File: Select an Excel or CSV file
- Worksheet: None
- Industry Role: Please select an Industry Role
- Progress: None
- ☐ I have permission to email these recipients.
- Buttons: Import, Cancel

Import Confirmation Box:

- To complete the import, press the Import button below.
- Total users in import file: 7,500
- Users already in Communication Console: 1
- Duplicate users in import file: 1
- Users unable to be imported: 1 [Export to Excel](#)
- Users to be added to the Communication Console: 7,497
- Buttons: Import, Cancel

Key

- 1 To import multiple users, click Import on the User's drop-down.
- 2 Click the Import Template button for a template Excel file that includes additional columns that can be imported.
- 3 Click the upload icon and select your Excel or .csv file. The file must include the four required column headings, named exactly as shown.
- 4 Select the appropriate worksheet on your Excel file, the industry role of the users (Principal, Broker, etc.) and make sure progress is set to None. Choosing a progress level other than None (ex: VDR Docs - Medium) will import Users with that progress.
- 5 Review the Import Confirmation box to see the number of users in your file, the number who may already exist in the Broadcast tab, the number of duplicates in your file, the number of users unable to be imported and the number of users that will be added.

Broadcast (Request Initial Broadcast)

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INSIGHT ▾ PROJECTS ▾ DEAL CENTER MARKETPLACE

Stephen ▾

Riverside Towers

SHARE LISTING in

Overview Executive Summary Confidentiality Agreement Email Virtual Deal Room **Broadcast** Offers Reports

Search...

Generic Links Broadcast Users

☐ Name

☐ Company

☐ Progress

☐ Submitted Offer

☐ VDR - Low Security

☐ VDR - Low Security

☐ VDR - Low Security

☐ VDR - Low Security

☐ Test Broadcast

☐ Request Broadcast

☐ Show Broadcasts

☐ Broadcast Request for Riverside Towers

Email Template Choose Email Template

Filters

☐ Flagged Users

☒ Users whose current progress is

☒ Not Broadcasted
☐ Viewed Agreement
☐ Pending Approval to VDR
☐ Approved
☐ Submitted Offer

☐ Non-Responder
☐ Viewed Email
☐ Viewed Executive Summary

Recipients

0 Users
0 Expired
0 Unsubscribed

0 Emails To Be Sent

Notes

Users will not be approved
All Approved Users Group has no permissions

☐ Send now
☒ Send later

October 2017

S M T W T F S
1 2 3 4 5 6 7
8 9 10 11 12 13 14
15 16 17 18 19 20 21
22 23 24 25 26 27 28
29 30 31 1 2 3 4
5 6 7 8 9 10 11

Today

Time (PDT)

4:10 pm
4:20 pm
4:30 pm
4:40 pm
4:50 pm
5:00 pm
5:10 pm
5:20 pm

☒ Request Broadcast

You must check each box in order to approve the broadcast for Riverside Towers.

☒ I have reviewed and approve the test broadcast.

Template: Low Level Invite
Subject: Investment Opportunity in %%PROJECTCITY%%
From: Robert Webster <hospitality@rcm1.com>
Reply To: linda.richards@amjll.com
This address will receive all replies and bounce notifications

☒ I have reviewed and approve the Agreement process.
☒ I have requested the broadcast to be sent on or around 10/30/2017 08:20AM (Pacific Daylight Time) to 0 recipients

☒ Add listing to RCM Marketplace after broadcast (Preview)
☐ Do not add listing to RCM Marketplace

Key

- Under Broadcast select Request Broadcast.
 - Select the email template, time and date you would like to schedule the initial broadcast.
 - Review the broadcast information and if accurate, click Request.
 - Review sent & scheduled broadcast as well as delete a broadcast that has been scheduled for a future date/time.
- NOTE:** Once you select Request, the approval will be sent to your RCM account manager. Your account manager will schedule the broadcast based on the date/time requested.

Project Schedule

Broadcast to
s).

- late, time and
schedule the

Viewing & Editing a User Profile

The screenshot shows the RealCapital Markets interface. At the top, there's a navigation bar with 'INSIGHT', 'PROJECTS', and 'MARKETPLACE'. Below it, a header for 'Villages at Skyline' includes a 'SHARE LISTING' button and social media icons. A yellow banner promotes the RCM Principal Database. The main content area has tabs for 'Overview', 'Executive Summary', 'Confidentiality Agreement', 'Email', 'Virtual Deal Room', 'Broadcast', 'Offers', and 'Reports'. On the left, a search bar is labeled '1'. Below it, a list of users is shown, with 'Berry, Bill' selected and labeled '2'. A modal window titled 'User Profile for Bill Berry' is open, showing 'Contact Info', 'Property Criteria', and 'Loan Criteria' tabs. The 'Contact Info' tab is active, showing fields for 'First Name' (Bill), 'Last Name' (Berry), 'Email' (bill.berry@bines.com), 'Industry Role' (Principal), and 'Company' (Bines). Below this is 'Contact Information' with fields for 'Address', 'City', 'Country' (United States), 'State' (N/A), 'Zip', 'Phone', and 'Mobile'. A second modal window, also titled 'User Profile for Bill Berry', is open over the first, showing 'Property Criteria' and 'Loan Criteria' tabs. The 'Property Criteria' tab is active, showing sections for 'Types*' (Multifamily, Office, Industrial, Retail, Hospitality, Land, Healthcare), 'Regions*' (United States, West, Southwest, Southeast, Northeast, Midwest, Mid-Atlantic), 'Property Class*' (A, B, C), 'Investment Type*' (Core, Core Plus, Value Add, Opportunistic), and 'Tenancy*' (Single, Multiple). The 'Loan Criteria' tab is also visible. At the bottom of the second modal, there are 'Save' and 'Cancel' buttons.

Key

- 1 Search for the user. (You can search by a user's name, company, or full email address).
- 2 Check the box to select a user to update their information.
- 3 Click on the name/company hyperlink to access their User profile and edit.
- 4 Click property or loan criteria to view the Buyer's selected criteria.

Broadcast (Cancel or Edit a Scheduled Broadcast)

For those who have been given permission to schedule broadcasts, you also have the ability to edit or cancel the scheduled broadcast.

SRS - THE STONE CREEK VILLAS

Overview Executive Summary Confidentiality Agreement Email Virtual Deal Room **Broadcast** Offers Reports

Search [] Generic Links Broadcast Users

Schedule Broadcasts for SRS - THE STONE CREEK VILLAS

Template Name	Recipients	Scheduled By	Status	Approved Only	Broadcast Date
Initial Brochure Broadcast	2	Neelab Kanishka	Sent		01/18/2017 04:12PM P...
Initial Brochure Broadcast	0	Nancy McNally	Sent		05/18/2017 08:50AM P...
Initial Brochure Broadcast	7485 (est)	Bob Baker	Scheduled	Yes	10/30/2017 06:30PM F

Schedule Broadcast for SRS - THE STONE CREEK VILLAS

Email Template: Initial Brochure Broadcast
Industry Role: Broker

Recipients: 7485 Users, 0 Expired, 0 Unsubscribed
7485 Emails To Be Sent

Notes: Users will not be approved

Time: Send now (selected) Send later
October 2017
Time (PDT): 4:40 pm, 4:50 pm, 5:00 pm, 5:10 pm (selected), 5:20 pm, 5:30 pm, 5:40 pm, 5:50 pm

Buttons: Test Broadcast, Save, Cancel

Key

Cancel Broadcast

- 1 Under Broadcast select Schedule Broadcast.
- 2 Select the broadcast you wish to cancel and click trash can icon to remove.

NOTE: You can only cancel broadcasts that have a status of Scheduled.

Edit Broadcast

- 3 Under Broadcast select Schedule Broadcast.
- 4 Click pencil icon to select the broadcast you wish to edit. Make your changes.
- 5 Re-select the date and time.
- 6 Click Save.