

Due Diligence and Valuation Report

Arrowhead code: 75-05-01
Coverage initiated: 29-Jul-2021
This document: 29-Jul-2021
Fair share value bracket: CAD 1.42 to CAD 1.74
(Blended Valuation)
Share Price (28 July): CAD 0.65

Analyst Team

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Market Data

52-Week Range:	CAD 0.125 - CAD 1.43
Average Daily Volume:	374k
Market Cap. on date:	CAD 296.7 million

Financial Forecast (in CAD mn) (FY Ending - Dec)

	21P	22P	23P	24P	25P
RE (mn)	4.9	18.1	41.2	66.9	89.7
EPS (CAD)	0.01	0.04	0.09	0.15	0.20

Company Overview

Voxtur Analytics Corp. ("Voxtur" or "the Company"), previously LOOKABOUT, is a Real Estate Technology ("RealTech") Company which operates a proprietary web-based enterprise platform and database that improve cost and operational efficiency for real estate investors, lenders, government agencies, and servicers, by modernizing transaction processes and improving access to high-quality data and analytics.

Voxtur offers tech-enabled services and software solutions in three areas - Tax Assessment, Property Valuation, and Transaction Settlement (Title Services). It has one of the largest real-time property databases in North America and is working on further expanding its database as well as adding new functionalities to its platform by further leveraging the database.

Over the years, the Company has invested significantly in developing a promising suite of technology solutions and these solutions now enjoy significant market traction. The Company is now preparing for a major sales & marketing push to establish itself as a dominant player in the US market.

Key Highlights

1. Voxtur is highly acquisitive, having completed five acquisitions since 2019, including three in 2021 alone. The Company has a healthy M&A pipeline and a strong cash position. It plans to continue making strategic acquisitions with the triple objective of expanding its database, adding complementary technology solutions

Company: Voxtur Analytics Corp.
Ticker: TSXV: VXTR
Headquarters: Toronto, Canada
CEO: Jim Albertelli
Chairman: Gary Yeoman
Website: www.voxtur.com

to its portfolio, and generating lucrative cross-selling opportunities.

2. Current marketing conditions are favorable for the Company's growth, with Real Estate players accelerating their adoption of innovative technology solutions to overcome inherent inefficiencies in property transaction processes.
3. Companies like Voxtur that earn a significant share of their revenue from property foreclosures are also expected to benefit from the impending moratorium withdrawal on certain categories of Real Estate loans in the US. The imposition of this moratorium in the aftermath of the COVID-19 outbreak adversely impacted several similar businesses. But with the moratorium likely to be lifted on July 31, 2021, the volume of foreclosure-related work, such as property valuation, is likely to increase sharply.

Key Risks

Voxtur benefits from its staunch technology base, a strong management team, and a highly conducive macroeconomic environment. However, it operates in an industry with rapidly evolving technology where companies can quickly lose their competitive advantage. Voxtur's customer risk has traditionally been high since it has over-relied on a couple of customers. The Company has recently signed service contracts that lower its revenue concentration. However, this lower customer concentration cannot be considered sustainable until new customers settle in and start generating stable, predictable revenues. We, therefore, believe that Voxtur's risk profile is medium.

Valuation & Assumptions

Based on its due diligence and valuation estimates, Arrowhead believes that Voxtur's fair share value lies in the CAD 1.42 to CAD 1.74 bracket, which has been calculated using a Blended valuation method; with 50% weighting to a DCF method and 50% weighting to a Comparable Companies Valuation method. Our DCF model suggests a fair value of CAD 1.72, while a relative valuation provides a fair value of CAD 1.44.

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Due Diligence in Business Transactions Gary M. Lawrence, 2024-11-28 This desk book presents a complete overview of the due diligence process and gives attorneys legal assistants and allied professionals the tools they need to conduct more efficient investigation

Due Diligence in China Kwek Ping Yong, 2013-08-22 A plain English guide that demystifies the business landscape in China from a due diligence point of view Due diligence is crucial to any business deal and thankfully due diligence research has come a long way over the years What used to be a cumbersome time consuming process has been standardized and systemized with generally accepted auditing frameworks and tools such as the all important auditing checklists But when it comes to doing due diligence in China with its opaque regulatory system and byzantine accounting standards all bets are off In this book an acknowledged expert in the field takes you beyond the checklists to arm you with China specific due diligence strategies tools and techniques that go beyond what is typically part of the process Gives a detailed account of why conventional frameworks used in the west simply don't work in China Provides first hand accounts based on the author's years of experience as a private equity professional doing deals in China Reviews in depth the unique differences between corporations and businesses in China and those in the West and their implications for the due diligence process Uses numerous case studies to guide the reader through an entire due diligence process for a firm in China

Due Diligence Peter Howson, 2017-07-05 How can you be sure you are buying the company you think you are Are you sure it is as good as the seller says How can you be certain unexpected costs and obligations will not suddenly appear once you are the owner and responsible for them How best can you arm yourself for the negotiations Have you worked out precisely what you are going to do with it once it is yours How do you set the priorities for change to recoup the premium you have paid for it The answer to all these questions and many more lies with effective due diligence Due diligence is one of the most important but least well understood aspects of the acquisition process It is not as many believe a chore to be left to the accountants and lawyers To get the best from it due diligence has to be properly planned and professionally managed This book is a comprehensive manual on getting due diligence right It is a uniquely comprehensive guide covering all aspects of the process from financial legal and commercial due diligence right through to environmental and intellectual property due diligence There are also useful chapters on working with advisers and managing due diligence projects It also includes a number of checklists to help ensure that the right questions are asked

The Private Equity Toolkit Tamara Sakovska, 2022-06-08 Master the navigation of private equity deals from sourcing to exit with this comprehensive guide The Private Equity Toolkit A Step by Step Guide to Getting Deals Done from Sourcing to Exit offers readers the first complete guide to executing a private equity deal from start to finish Written by an accomplished professional with twenty years of experience in the private equity space this book is perfect for current private equity analysts and associates as well as business students and professionals seeking to enter the private equity field This book covers every stage of the private equity process from

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Strategic Management of Built Facilities Craig Langston, Rima Lauge-Kristensen, 2013-05-13 The effective management of facilities can significantly improve business productivity In this textbook the authors provide an overview of facility economics and outline the way in which businesses and facility managers can get better value from their physical assets Students on facilities management and property related degrees will find this an invaluable introduction

Acquisitions 2021 Law, 2021-01-18 *Acquisitions* provides a clear and practical examination of all the key stages involved in the acquisition process from investigating the target and drafting the sale and purchase agreement to completion of the acquisition The guide also covers some of the particular factors to be considered in the context of asset acquisitions share acquisitions and transactions funded by private equity as well as dealing with aspects of pre and post sale intra group transfers The book includes a detailed explanation of the TUPE Regulations 2006 and up to date coverage of relevant tax provisions The fundamentals of international acquisitions are considered by reference to the law and practice of England and

Wales but with comparisons and references to the variety of differing approaches taken in other jurisdictions *Review of G7 Government-led Voluntary and Mandatory Due Diligence Measures for Sustainable Agri-food Supply Chains* OECD, 2024-01-16 This report aims to provide G7 agricultural policy makers with insights to better understand the design objectives and mechanisms of national and regional voluntary and mandatory due diligence related measures Employee Benefits in Mergers and Acquisitions, 2012-2013 Edition Ilene Ferenczy, 2012-09-01 Employee Benefits in Mergers and Acquisitions is an essential tool to assist both benefits specialists and mergers and acquisitions professionals examine every major employee benefits concern likely to arise in the wake of a merger or an acquisition including Legal and tax compliance issues Strategies to avoid costly litigation Sound and reliable business practices for administering benefits and compensation plans in a M A setting And much more The 2012 2013 Edition updates the coverage of legislative and regulatory developments in the past year that affect employee benefits in mergers and acquisitions including The effects of the Pension Protection Act of 2006 PPA the Heroes Earnings Assistance and Relief Tax Act of 2008 HEART the Worker Retiree and Employer Recovery Act of 2008 WRERA and the Patient Protection and Affordable Care Act PPACA on plans involved in business transactions Discussion of the plan fiduciaries responsibilities in relation to the service provider fee disclosure The PPA mandated IRS and DOL guidance and its effect on plan administration and issues in mergers and acquisitions The final regulations under Code Section 415 on maximum benefits and includible plan compensation Information regarding the final IRS regulations concerning 401 k automatic enrollment The latest guidance relating to the American Jobs Creation Act of 2004 on nonqualified deferred compensation and other executive compensation Comprehensive modifications to the Internal Revenue Code sections relating to 401 k plans to reflect the guidance relating to Roth 401 k provisions And much more Real Estate Due Diligence Tobias Just, Hermann Stapenhorst, 2017-09-27 Due diligence is the bedrock of real estate deals regardless of the volume of transaction This book presents a comprehensive guide to understanding and implementing due diligence and making an accurate assessment of the risks While this process has become a no brainer for investment professionals the market standard on this essential topic has not yet been laid out in a comprehensive form that covers all the major aspects of real estate due diligence legal tax financial and technical issues This book fulfills that need and gives it a form that can be used for German European or even international transactions Written in a reader friendly fashion the easily navigable chapters are organized into the four due diligence dimensions with ample examples and key takeaways Be they real estate investors or a management students specializing in the asset class this book is a core resource for anyone wanting to get to grips with due diligence *Employee Benefits in Mergers and Acquisitions* Ilene H. Ferenczy, 2016-09-01 Fully updated to reflect the latest legislation regulation and IRS and DOL guidance the 2016 2017 Edition of Employee Benefits in Mergers and Acquisitions is designed for both benefits experts who have little experience with mergers and acquisitions issues and mergers and acquisitions specialists who have little background in benefits administration Comprehensive yet

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Denicolo, 2020-02-01 *Acquisitions* provides a clear and practical examination of all the key stages involved in the acquisition process from investigating the target and drafting the sale and purchase agreement to completion of the acquisition

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