

# APPENDIX L

## Real-Time Market Activity Display and Exchange Analytics

*DCXchange.net — A TooziT LLC Platform*

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This appendix describes the real-time market activity display infrastructure and exchange analytics dashboard built into the DCXchange.net platform. These systems are not supplementary features — they are the mechanism by which the platform communicates its identity as a functioning financial exchange to every participant who uses it.

### SECTION 1 — STRATEGIC PURPOSE OF REAL-TIME MARKET DISPLAY

DCXchange.net is not a listing board. It is an exchange. That distinction is not merely semantic — it is the foundational claim the platform makes to every participant, every licensing candidate, and every institutional buyer who evaluates it. The real-time market activity display and analytics infrastructure is the mechanism by which that claim is demonstrated rather than asserted. A platform that looks like an exchange behaves like an exchange. A platform that looks like a bulletin board behaves like one.

The reference model is the financial exchange floor — the stock exchange ticker running continuously across the bottom of the screen, the futures market order book showing live bids and offers updating in real time, the open outcry pit where visible competitive activity creates urgency that no bilateral negotiation can replicate. These displays are as much environmental theater as they are informational tools. The ticker does not exist solely to inform. It exists to signal that a market is alive, that transactions are occurring, that competition is present, and that a participant who hesitates may be outbid. Action creates reaction. Visible competition creates urgency. Urgency drives engagement.

Every institutional buyer who logs into DCXchange.net and sees a live bid chart updating in real time, a market activity ticker scrolling with recent transaction events, and an analytics dashboard showing hundreds of active listings across fifteen instrument categories in forty states receives an immediate, non-verbal signal that this is a real market. Not a static catalogue. Not a directory. A functioning exchange with active participants, competitive pricing dynamics, and measurable market depth.

This matters at every stage of the platform's commercial lifecycle. For individual sellers, market activity displays demonstrate that buyers are present and competing. For institutional buyers, analytics dashboards demonstrate the inventory depth and geographic distribution required to justify platform subscription at the Professional and Institutional tiers. For licensing candidates evaluating the platform, a live exchange floor visual is the difference between a technical demonstration and a market reality. For technology acquirers conducting due diligence, a platform that generates its own market data from participant activity is a data asset, not just a software asset.

The charting infrastructure is the visual language of a real exchange. DCXchange.net speaks that language from day one.

### SECTION 2 — LIVE AUCTION BID HISTORY CHART

Every active auction listing on DCXchange.net displays a real-time bid history chart visible to all registered auction participants. The chart renders as a line graph with current bid amount on the Y axis and time on the X axis. Each qualifying bid is plotted as a data point the moment it is accepted by the auction engine, delivered to the client interface via WebSocket connection without page reload or manual refresh.

The result is a continuously updating visual record of competitive bidding activity on the instrument. A flat line followed by a rapid series of upward steps communicates immediately that multiple buyers have entered the auction and are competing actively. A single data point with no subsequent movement communicates that the instrument has received one bid and is waiting for competition. The chart is informational and motivational simultaneously — it shows every participant exactly where the market stands at every moment of the auction period.

The following elements are displayed on or adjacent to the bid history chart. The current leading bid amount is displayed as the terminal data point on the line and as a prominent numerical display above the chart. The number of unique registered bidders is displayed as a live count. Time remaining in the auction is displayed as a countdown. Where a reserve price has been configured by the seller, a horizontal reference line is rendered across the chart at the reserve threshold, labeled Reserve Met once the leading bid crosses it. Auto-extend events — triggered when a qualifying bid arrives within the final minutes of the auction period — are marked on the time axis as vertical reference lines, communicating to all participants that the auction closing time has been extended and the competitive window remains open.

All registered auction participants viewing the same listing see the same chart state simultaneously. The data source is the auction bid history table internal to the platform. No external data feed, no third-party charting service, and no manual data entry is involved. The chart is a direct real-time rendering of the platform's own transactional data.

The bid history chart is the single most powerful trust signal the auction module produces. A seller watching qualified buyers compete openly in real time on their instrument is experiencing price discovery that the private real estate note market has never provided before. That experience is the foundation of the auction module's commercial value.

### **SECTION 3 — MARKET ACTIVITY TICKER**

The market activity ticker is a scrolling horizontal display rendered persistently across the platform interface, visible to all verified participants regardless of which page or function they are currently using. It is the platform's continuous ambient signal that the exchange is alive and active.

The ticker updates in real time from the platform event stream. Three categories of events populate the ticker feed. New listing publications appear as they are submitted and activated, displaying the instrument type, geographic market, and asking price or auction starting bid. Active auction bid events appear as each qualifying bid is accepted, displaying the instrument type, current leading bid amount, and number of active bidders. Recently closed transactions appear at the moment a listing status transitions to Sold or Auction Closed, displaying the instrument type, geographic market, and closing price or final hammer price where disclosed by the seller.

Each ticker item displays instrument type, geographic market identified by state, price or bid amount, and a timestamp. Items scroll continuously from right to left in the format established by financial market tickers. The scroll speed is calibrated to platform activity volume — faster during periods of high activity, maintaining a deliberate pace during lower-volume periods to ensure each item is readable.

The ticker requires no participant interaction and generates no additional server load beyond the event stream already produced by normal platform operations. It transforms existing transactional data into ambient environmental communication. A participant browsing listings sees a bid event scroll past and knows immediately that an auction is active, that competition is occurring, and that the platform is a functioning market rather than a static inventory. That awareness accelerates engagement, increases time on platform, and reinforces the exchange identity that distinguishes DCXchange.net from every competing listing service in the market.

### **SECTION 4 — PLATFORM MARKET ANALYTICS DASHBOARD**

The platform market analytics dashboard provides aggregate market intelligence derived exclusively from internal platform data. It is available to participants according to their subscription tier. The

dashboard transforms the platform’s transactional activity into the kind of market intelligence that institutional participants have historically obtained only through expensive proprietary data services — and makes it available as a native feature of platform participation.

The following data visualizations comprise the analytics dashboard. Tier access for each visualization is specified in Section 6 of this appendix.

| Visualization                                  | Chart Type                       | Update Frequency | Description  |
|--|----------------------------------|------------------|--|
| <b>Listings by Instrument Category</b>         | Bar chart and donut chart        | Daily            | Distribution of active listings across all 15 instrument categories. Gives buyers an immediate read on inventory composition and signals which categories have the most active supply. Sellers use it to assess competitive listing density in their category.   |
| <b>Geographic Listings Heat Map</b>            | US state choropleth map          | Daily            | State-level map color-coded by listing concentration. Darker states indicate higher listing volume. Filterable by instrument category and performance status. Enables buyers to identify geographic markets with high inventory availability and sellers to gauge competitive listing density in their state.          |
| <b>Average Asking Price by Instrument Type</b> | Bar chart                        | Weekly           | Average asking price across the most actively listed instrument types, derived from active listing data. Provides market participants with pricing benchmarks against which to evaluate individual listings and set competitive asking prices.   |
| <b>New Listings Volume Over Time</b>           | Line chart — trailing 90 days    | Daily            | Daily new listing count over the trailing 90-day window. Demonstrates platform inventory growth trajectory and supply velocity. An accelerating line signals a growing, active exchange. Institutional buyers use this to assess whether the platform’s inventory depth meets their acquisition pipeline requirements. |
| <b>Auction Bid Activity Volume</b>             | Bar chart — trailing 30 days     | Daily            | Total qualifying bids placed per day over the trailing 30 days. Demonstrates auction module engagement and competitive activity levels. A consistently active bid chart signals a healthy auction market and motivates sellers to choose the auction listing format for their instruments.                             |
| <b>Days on Market Distribution</b>             | Histogram by instrument category | Weekly           | Distribution of listing durations from publication to closed or expired status, broken down by instrument category. Provides realistic transaction timeline benchmarks for both buyers planning acquisition timelines and sellers setting disposition expectations.  |
| <b>Performance Status Distribution</b>         | Donut chart                      | Daily            | Current split of active listings by performance status — Performing, Non-Performing, Re-Performing, Sub-   |

|                                    |                         |       |  |
|------------------------------------|-------------------------|-------|--|
|                                    |                         |       | Performing, and Not Applicable. Reflects the overall health composition of platform inventory and helps buyers identify the balance of yield-focused versus distressed instruments available at any given time.  |
| <b>Geographic Demand Map</b>       | US state choropleth map | Daily | State-level visualization of buyer contact initiation origin showing where acquisition demand is concentrated versus where instrument supply is listed. Enables sellers to assess buyer demand geography for their specific instrument type and location, and helps buyers identify underserved markets where supply exceeds demand. |
| <b>Fractional Listing Activity</b> | Stacked bar chart       | Daily | Fractional unit availability versus units sold or reserved across all active fractional listings. Tracks take-up rate on fractional instruments and signals which instrument categories and price points are attracting fractional buyers. Available once fractional listing functionality is active on the platform.                |

## SECTION 5 — DATA INFRASTRUCTURE

All market activity data and analytics displayed on the DCXchange.net platform are generated exclusively from internal platform data. No external data feeds, no third-party market data subscriptions, and no manual data entry are required or involved. The platform creates its own market data from participant activity.

The data sources underlying all analytics visualizations are the platform’s four core operational tables: the listings table, which records every listing creation, modification, and status change event; the auction bid history table, which records every qualifying bid submitted to the auction engine with a precise timestamp; the contact initiation log, which records every buyer-initiated contact event including the originating buyer’s geographic market; and the listing status history table, which records all status transitions from active through closed, expired, or withdrawn with durations.

All market analytics data is stored, processed, and displayed within the platform’s existing Microsoft SQL Server database infrastructure. No separate analytics database, no third-party analytics warehouse, and no external business intelligence tool is required. Aggregation queries run against the operational database on scheduled intervals aligned to each visualization’s update frequency. Real-time displays — the bid history chart and the market activity ticker — are powered by the platform’s existing WebSocket event stream infrastructure.

This architecture has a compounding commercial implication. As platform participation increases, the depth, accuracy, and commercial value of the market data the platform generates increases proportionally. A platform with five thousand active listings produces richer geographic distribution data, more precise average pricing benchmarks, and more meaningful days-on-market distributions than a platform with five hundred. The analytics infrastructure grows more valuable with every participant who joins — and that growing value is itself a driver of continued participation and tier upgrades.

## SECTION 6 — TIER ACCESS TO MARKET ANALYTICS

Access to market analytics visualizations is governed by the participant’s subscription tier in accordance with the platform’s tiered access control framework. The following table specifies which analytics views are available at each tier. Analytics access is additive — higher tiers receive all analytics available to lower tiers plus the additional visualizations designated for their tier.

| Analytics Feature                  | Free / Explorer           | Member                    | Professional / Enterprise Seller | Institutional Buyer                             |
|------------------------------------|---------------------------|---------------------------|----------------------------------|---|
| Market Activity Ticker             | All verified accounts     | All verified accounts     | All verified accounts            | All verified accounts                           |
| Listings by Instrument Category    | All verified accounts     | All verified accounts     | All verified accounts            | All verified accounts                           |
| Geographic Listings Heat Map       | No                        | Yes                       | Yes                              | Yes   |
| Average Asking Price by Instrument | No                        | Yes                       | Yes                              | Yes   |
| New Listings Volume Over Time      | No                        | Yes                       | Yes                              | Yes   |
| Performance Status Distribution    | No                        | Yes                       | Yes                              | Yes   |
| Auction Bid Activity Volume        | No                        | No                        | Yes                              | Yes   |
| Days on Market Distribution        | No                        | No                        | Yes                              | Yes   |
| Geographic Demand Map              | No                        | No                        | Yes                              | Yes   |
| Fractional Listing Activity        | No                        | No                        | Yes                              | Yes   |
| Full Historical Trend Data         | No                        | No                        | No                               | Yes — Institutional Buyer and Enterprise Seller |
| Live Auction Bid History Chart     | Auction participants only | Auction participants only | Auction participants only        | Auction participants only                       |

The tiered analytics access structure serves two functions simultaneously. It ensures that free and entry-level participants receive enough market visibility to understand the platform’s value and engage with its listings, while reserving the full depth of market intelligence — demand geography, competitive bid activity, transaction timeline benchmarks, and historical trend data — for the participants at paid tiers who derive the greatest commercial value from that intelligence. It also creates a concrete, demonstrable upgrade incentive: a Member tier buyer who sees that the Geographic Demand Map and Days on Market Distribution are available at Professional tier has a visible and specific reason to upgrade.

For data licensing clients — credit bureaus, hedge funds, AVM providers, and institutional banks who license platform data under separate commercial arrangements — access to underlying aggregated data is provided through dedicated API feeds and bulk export arrangements governed by individual data licensing agreements, independent of the subscription tier framework described in this section.

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***The Platform Creates Its Own Market Data. The Data Makes the Market.***

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