



Release Notes – 1.10.0

07/13/2018

The following feature enhancements and bug fixes have been applied as a part of the Narrative1 version 1.10.0 release on 07/13/2018

New Features and Enhancements

Job Manager

Export to Excel

The *Latitude*, *Longitude*, and *Job ID* fields are now included when using the Export to Excel feature in the N1-Web Job Manager. The fields are not included when exporting to PDF.

Job Search Filters

The drop-down menus for the following filters in the basic and advanced N1-Web Job search have been alphabetized:

- Contact Name
- Appraiser Name
- Appraiser Office Location
- Originator
- Created By

Contacts and Appraisers

In the N1-Web Job Manager, the Originator, Appraiser 1, and Appraiser 2 drop-down menus are now sorted alphabetically, by last name.

The screenshot shows a form titled "Appraiser Information" with a "Hide" link in the top right. The form contains the following fields:

- Office File * Auto-generated! (Text input: 1200-18-199)
- Status * (Dropdown menu: Open)
- Percent Complete (Text input)
- Created By: DevUserQA
- Originator (Dropdown menu: --Select--)
- Appraiser 1 * (Dropdown menu: --Select--)
- Appraiser 2 (Dropdown menu: --Select--)
- Appraiser 1 License (Dropdown menu)
- Appraiser 2 License (Dropdown menu)

Red boxes highlight the Originator, Appraiser 1, and Appraiser 2 dropdown menus.



Multifamily Lease

Multifamily Lease Page Layout

The Multifamily Lease page has been redesigned. The Overview and Unit Details sections have been condensed, reducing the need to scroll. Show/Hide buttons have also been added to the upper right-hand corner of each section.

Multifamily Lease

Last Modified: 6/21/2018 7:30:36 AM by QA User Admin

Save Save and Add Another

Prev 1 of 1 Next

Parcel ID: 2 21 North Main Street Hide

Overview:

Survey Date: MM/DD/YYYY Rent Type: 4

Vacancy Rate:

\$/Mo. Range from: \$/Mo. Range to:

\$/SF Range from: \$/SF Range to:

BRs Range from: 1 BRs Range to: 3

Size Range from: 610 Size Range to: 1,000

Unit Details Hide

Utilities with Rent:

Water Sewer Electric Trash Hot Water Gas
 Heat Cable/Sat
 Internet Other

Rent Detail:

Description	No. Units	Unit Size	No. BR	No. Bath	Rent/Mo.	Rent/SF	
1 BR	7	610	1	1.00	0	\$0.00	<input type="checkbox"/>
2 BR	7	800	2	2.00	0	\$0.00	<input type="checkbox"/>
3 BR	7	1,000	3	2.00	0	\$0.00	<input type="checkbox"/>

Go to Improvements to delete inventory:

Add new View Survey History Move Selected to Historic Status

Overview Section

Four new fields have been added to the Overview section of the Multifamily Lease page in N1-Web:

- *Surveyed Unit Count*
- *Vacant Units*
- *Monthly Garage Fee*
- *Monthly Carport Fee*

Multifamily Lease

Last Modified: 6/21/2018 11:04:10 AM by QA User Admin

Save Save and Add Another

Parcel ID: 2 21 North Main Street Hide

Overview:

Survey Date: MM/DD/YYYY Rent Type: 32 Month Lease

Vacancy Rate: 40.28%

\$/Mo. Range from: \$00 \$/Mo. Range to: \$0,000

\$/SF Range from: \$0.04 \$/SF Range to: \$0.00

BRs Range from: 1 BRs Range to: 0

Size Range from: 400 Size Range to: 1,000

Average 1/1 Unit Size: 662

Project Style: 25

Commissions: None

Verification Source: unaided

Surveyed Unit Count: 0

Vacant Units: 0

Monthly Garage Fee: \$0.00

Monthly Carport Fee: \$0.00



Multifamily Lease Senior Housing Sections

Two new sections have been added to the Multifamily Lease page in N1-Web: *Care Type Summary* and *Payor Summary*. These sections are only visible on records with the *Senior Housing* Property Major Type.

- Payor Summary section:
 - The Payor column lists all available payors: Medicaid; Medicare; VA; Private Pay; Other.
 - The Percentages column lists the percentage paid by each of the property's payors.
 - The Total row is validated; if the total of all percentage rows is not 100%, the row will be highlighted yellow.
- Care Type Summary section:
 - Care Type columns include: Care Type; Unit Count; Occupancy Percentage; Entry Fee; Community Fee; Second Person Fee.

Senior Housing Hide

Payor Summary:

Payor	Percentage
Medicaid	0.00%
Medicare	0.00%
VA	0.00%
Private Pay	0.00%
Other	0.00%
Total	0%

Care Type Summary:

Care Type	Unit Count	Occupancy Percentage	Entry Fee	Community Fee	Second Person Fee
Assisted Living	0	0.00%	\$0.00	\$0.00	\$0.00
Independent Living	0	0.00%	\$0.00	\$0.00	\$0.00
Memory Care	0	0.00%	\$0.00	\$0.00	\$0.00
Skilled Nursing	0	0.00%	\$0.00	\$0.00	\$0.00
Other	0	0.00%	\$0.00	\$0.00	\$0.00

Care Type Comments

Senior Housing Improvements Page

Two new Property Type filters have been added to the Improvements page in N1-Web: *Senior Housing* and *Lodging & Hospitality*. Both Property Types are also available for selection on Customize Pages.

Improvements

Last Modified: 5/23/2018 11:41:29 AM by QA User Admin

Save
Save and Add Another

Show: All Office Commercial-Retail Industrial Multi-Family Senior Housing Lodging & Hospitality



Property Subtypes

New Property Subtypes have been added to support the Senior Housing Property Major Type and its Property Types.

Major Type	Property Type	Property Subtype
Senior Housing	Assisted Living Residences	Memory Care
Senior Housing	Independent Living Residence	
Senior Housing	Continuing Care Retirement Communities	Skilled Nursing/Assisted Living Facility
Senior Housing	Continuing Care Retirement Communities	Skilled Nursing/Memory Care Facility
Senior Housing	Continuing Care Retirement Communities	Skilled Nursing/Independent Living Facility
Senior Housing	Continuing Care Retirement Communities	Skilled Nursing/Assisted Living/Memory Care Facility
Senior Housing	Continuing Care Retirement Communities	Skilled Nursing/Assisted/Independent Living Facility
Senior Housing	Continuing Care Retirement Communities	Skilled Nursing/Assisted/Independent Living/Memory Care Facility
Senior Housing	Continuing Care Retirement Communities	Assisted Living/Memory Care Facility
Senior Housing	Continuing Care Retirement Communities	Assisted/Independent Living Facility
Senior Housing	Continuing Care Retirement Communities	Assisted/Independent Living/Memory Care Facility
Senior Housing	Continuing Care Retirement Communities	Memory Care
Senior Housing	Skilled Nursing Facility	Memory Care
Senior Housing	Other	
Senior Housing	Other	LIHTC Tax Credits
Senior Housing	Other	Mental Health/Substance Abuse Facilities



Senior Housing	Other	Independent & Assisted Living
Senior Housing	Other	Assisted Living Residence & Skilled Nursing Facility
Senior Housing	Other	Assisted Living, Skilled Nursing Facility & Memory Care

Record Mgmt. Transaction Types

Appraisal has been added as a possible selection in the Transaction Type drop-down menu found on the General page of N1-Web. It is also available in the search criteria on the Property Search page.

The screenshot shows the 'Transaction Data' form with the following fields:

- Transaction Type: Sale
- View Sale History: View Sale History Q
- Add: Add +
- Grantor | Grantee: asd | asd
- Date | Price: 03/07/2018 | \$324,000
- Price SF | Unit | RA: \$0.05 | \$9,818 | \$0.00
- Price Room | Bed: \$4,207 | \$0
- Time Of Sale:
 - Price Rentable SF: \$0.00
 - Price Useable Acre | SF Land: \$168,750.00 | \$3.87
 - Cap | Vacancy | Occupancy Rate: [] | [] | []
 - Num of Tenants | Weighted Avg. Lease Term: [] | []
- Prop Rights | Financing: [] | []
- DOM | Condition of Sale: [] | []
- Book/Page or Reference Doc: []
- Transaction/Record Type: Appraisal (highlighted with a red box)

Price Per Room and Price Per Bed Fields

Two calculated fields have been added to the Transaction section of the General page in N1-Web: *Price Per Room* and *Price Per Bed*. These fields are available in the search criteria on the Property Search page of N1-Web.

The screenshot shows the 'Transaction Data' form with the following fields:

- Transaction Type: Sale
- View Sale History: View Sale History Q
- Add: Add +
- Grantor | Grantee: 12 | 1211
- Date | Price: 06/16/2018 | \$50,000
- Price SF | Unit | RA: \$0.01 | \$1,515 | \$0.00
- Price Room | Bed: \$649 | \$0 (highlighted with a red box)



Commercial Lease Table

Two buttons have been added to the controls at the bottom of the Commercial Lease table in N1-Web: *Move Selection Up* and *Move Selection Down*. When one or more records are selected, clicking the *Move Selection Up* or *Move Selection Down* button will move the record(s) up or down in the table. Additionally, a record can be moved by clicking on a row and dragging. The new table sort order is saved when *Save* or *Save and Add Another* is clicked.

Rent Detail					
	Tenant/Lessee	Size	Eff. \$/SF	Eff. \$/SF/MO	Lease Type
<input type="checkbox"/>	Retail	10,000	\$12	\$1	Net
<input type="checkbox"/>	Retail	10,000	\$12	\$1	Net
<input type="checkbox"/>	asd	123			dsdf
<input type="checkbox"/>	Daily News	900			dasdadadadadada
<input type="checkbox"/>	Jones Inc	900			Showroom
<input type="checkbox"/>	office	8,000	\$10	\$.8333	
<input type="checkbox"/>	office	8,000	\$10	\$.8333	
<input type="checkbox"/>	Office	2,000			
<input type="checkbox"/>	Office	2,000			
<input type="checkbox"/>	office	8,000	\$10	\$.8333	
<input checked="" type="checkbox"/>	Retail	10,000	\$12	\$1	Net
<input type="checkbox"/>	Office	2,000			

Add new +
Delete Selected ✕
Columns Chooser ✓
Move Selection Up ▲
Move Selection Down ▼

Lease Start Date Field

A *Start Date* field has been added to the Rent Detail section of the N1-Web Commercial Lease page. This field is available for selection in the Commercial Lease page Columns Chooser and it is searchable on the Commercial Lease search page.

Rent Detail									
Eff. \$/SF/MO	Lease Type	Term	Escalations	Date	Lessor	Concessions	Comments	Start Date	
\$1	Net	24.00 Mos.						02/03/2017	
\$1	Net	24.00 Mos.						01/06/2016	
	dsdf				2				
	dasdadadadadada	245	4		3	Lemonade Stand	random comments	02/01/2013	
	Showroom	125	.5		2	Worlds Largest McD's	blahblablah	10/01/2014	



Price Per RA Field

The *Price Per RA* (Rentable Area) field is now available for selection on the Customize Comp Sheets pages of N1-Web.

The screenshot shows the 'Improved Commercial Sheet' interface. At the top, there is a green navigation bar with 'Home', 'Properties', 'Jobs', and 'Contacts'. Below this, the title 'Improved Commercial Sheet' is displayed. There are two buttons: 'Save Template' and 'Preview'. A section titled 'Improved Comparable' contains a dropdown menu with the following options: Property Name, PGI Per Unit, PGIM, Porch or Deck, Price, Price Per Acre, Price Per Bed, Price Per Land SF, Price Per Land Unit, Price Per RA (highlighted in blue), and Price Per Room. To the right of the dropdown are several empty input fields.

Record Modification Tracking

Modifications to the fields on the default property record pages of N1-Web are now tracked. When a change is made to any of the fields on a page, the date and time of change, as well as the user who made the change, are displayed at the top of the page. This functionality appears on the following pages:

- General
- Site
- Improvements
- Com Lease
- MF Lease
- Inc. |Exp.
- Assessment
- Cost

The screenshot shows the 'General' property record page. At the top, there is a navigation bar with 'General', 'Site', 'Improvements', 'Com Lease', 'MF Lease', 'Inc.|Exp.', 'Assessment', 'Cost', and 'Hotel'. Below this, the title 'General' is displayed. A red box highlights the text 'Last Modified: 6/20/2018 8:27:18 AM by QA User Admin'. Below this, there are three buttons: 'Save', 'More Actions', and 'Action'.



Income & Expense Occupancy Field

An *Occupancy* field has been added to the Income & Expense page of N1-Web. It is automatically calculated based on the value in the *Vacancy* field.

Income & Expenses

Last Modified: 3/1/2018 11:54:13 AM

Save ← Prev 1 of 1

Parcel ID 21 North Main Street

Instance Select: 6) Actual: 02-17-2018

Survey Date: 02/17/2018

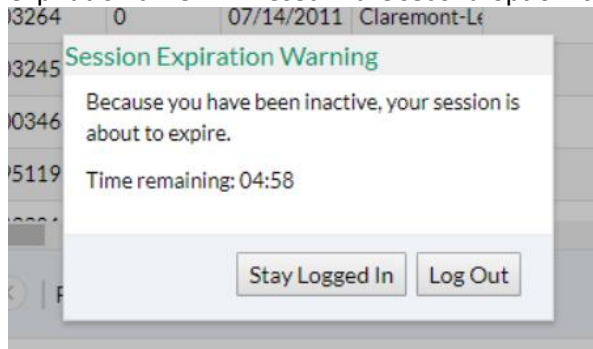
Survey Type: Actual

Status: Set as active?

		%Total	GBA	Unit
Rental Income	\$220,000	100.00%	\$0.03	\$6,667
Base Rent Abatement	\$0	0.00%	\$0.00	\$0
Expense Reimbursements	\$0	0.00%	\$0.00	\$0
Net Parking Income	\$0	0.00%	\$0.00	\$0
Percentage Rent	\$0	0.00%	\$0.00	\$0
Other Income	\$0	0.00%	\$0.00	\$0
Potential Gross Income	\$220,000	100.00%	\$0.03	\$6,667
Vacancy	\$27,500	12.50%	\$0.00	\$833
Occupancy		87.50%		

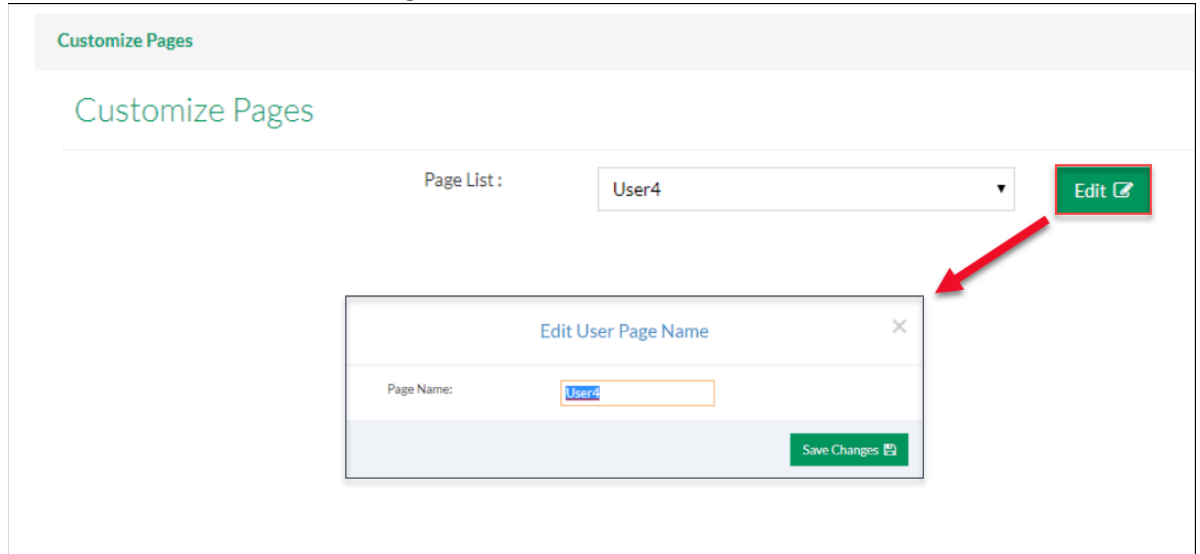
User Interface Session Timer

A session timer has been added to N1-Web. After 55 minutes of inactivity, a prompt will appear and allow you to continue using N1-Web or end your session. If the first option is selected, the session expiration timer will reset. If the second option is selected, you will be logged out.



User-defined Pages

Three additional User-defined pages have been added to N1-web. User-defined pages can now also be renamed on the Customize Pages tab, with a ten character limit.



Bug Fixes and Usability Improvements

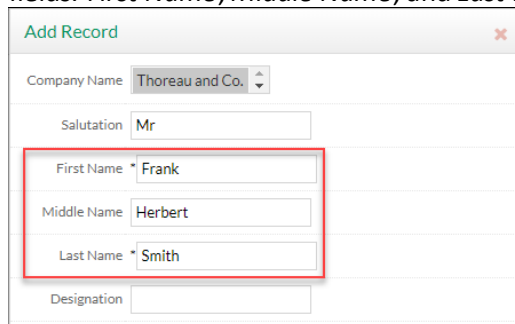
Contacts Manager

Fixed: Appraisers with Multiple Licenses

Previously, when searching for an appraiser in the N1-Excel Contacts Management tool, a single entry would be returned for each appraiser meeting the search criteria. This did not account for appraisers with multiple licenses. This has been fixed; when searching for an appraiser, the search results now include one individual entry for each license that appraiser holds.

Fixed: Full Contact Name

The Contact Name field in the N1-Web Contacts Manager has been replaced with three separate fields: *First Name*, *Middle Name*, and *Last Name*. This applies to Contacts and Appraisers.

The image shows a screenshot of the 'Add Record' form in the Contacts Manager. The form has a title bar 'Add Record' with a close button. It contains several fields: 'Company Name' (Thoreau and Co.), 'Salutation' (Mr), 'First Name' (Frank), 'Middle Name' (Herbert), 'Last Name' (Smith), and 'Designation'. A red box highlights the 'First Name', 'Middle Name', and 'Last Name' fields.

Note: To add a middle name to an Appraiser record, please contact support@narrative1.com.



Record Mgmt. Fixed: Set as active Checkbox

The *Set as active* checkbox on the Income & Expenses page in N1-Web did not remain checked upon saving the page. This has been fixed; if the checkbox has been checked, it will remain checked upon saving.

Income & Expenses

Save ← Prev 1 of

Parcel ID 23 Beacon Street

Edit Create Copy Delete

Instance Select: 1) Actual: 07-12-2011

Survey Date: 07-12-2011

Survey Type: Actual

Status: Set as active?

%Total GBA Unit

Fixed: NIM Field and Calculation

Previously, Net Income Multiplier (NIM) did not calculate correctly. Additionally, the field for NIM did not appear in N1-Web. This has been fixed; the *Net Income Multiplier* field now appears at the bottom of the N1-Web Income & Expenses page. The value now calculates correctly (Price/NOI) and is populated when the *Price* field on the N1-Web General page is filled out.

Fixed: Yr. Built (Numeric) Field

Previously, the *Yr. Built (Numeric)* field in N1-Web did not allow values lower than 1900 to be saved. If a value outside that range was entered, an error message stated, "Value must be greater than or equal to 1900," upon saving. This has been fixed; the lower limit for this field is now 1700.

Fixed: Select All/Deselect All

The Select All/Deselect All checkbox found in the Property Search box of N1-Web did not function as expected. When using the checkbox to deselect all, the checkboxes were cleared and the number of comps selected was listed as 0 at the bottom of the search grid. However, the property records were not deselected. Clicking any of the buttons that open or modify records, such as Archive, Delete Selected, or Edit/Review Selections, would apply the change to all records previously selected. This has been fixed; the Deselect All checkbox now deselects all selected records.

Search Results (1 of 37)

Id	Address	City	County	State	Zip	Date	Unit	Property Major Type	Year Built	Tax ID	Rentable A	Cond	
1	Smith Street	15 North Main Str	Concord	Merrimack	NH	03245	21	Office	0	0	16,870	0	
2	The Other Smith S	16 North Main Str	Concord	Merrimack	NH	03245	17	Office	1995	NH-CON-19-009C	16,000	Good	
3	Beacon Properties	23 Beacon Street	Concord	Merrimack	NH	03245	07/12/2011	18	Retail-Commercial	1995	121-00-990	38,020	Good
4	Concord Medical C	1 Knoll Street	Concord	Merrimack	NH	00345	07/14/2011	21	Industrial	1995	NH 667-090-99	33,370	Good
5	Garden Place	44 Manchester Str	Concord	Merrimack	NH	03245	02/11/2012	34	Lodging & Hospitality	1995	Test	34,220	Good
6	Oakdale	87 Line Acres Roa	Concord	Merrimack	NH	03245	01/11/2011	15	Multi-Family	1989	100-256-663	34,220	Very C
7	Test	1715 Bettina Dr.	Columbia	Boone	MO	65202		0	Residential	0	0		0
8	Example Place 1	123 Fake Street N			NY			0					
9	Example Place 2	11 Sesame Street f			NY			0					
10	Example Place 3	742 Evergreen Ter			IL		06/15/2017	0					

Your Selection: Copy 37 Selected Column Chooser Page 1 of 1 100



Fixed: Income & Expenses Taxes Field

Previously, entering a value in the *Taxes* field on the Income & Expenses page in N1-Web would save that value in the *Taxes* field found on the Assessment page. That value would then be applied to all Income & Expense instances. This has been fixed; entering a value in the *Taxes* field does not save that value in Assessment, nor does it automatically apply the value in the *Taxes* field on the Assessment page to the Income & Expenses instances. A button has been added to the Income & Expenses page to copy the *Taxes* value from Assessment.

Income & Expenses

Last Modified: 3/1/2018 11:54:13 AM

Save [icon] ← Prev 1 of 1 Next →

Parcel ID 21 North Main Street

Edit Create Copy Delete

Instance Select: 6) Actual: 02-17-2018

Survey Date: 02/17/2018

Survey Type: Actual

Status: Set as active?

	%Total	GBA	Unit	
Rental Income	\$220,000	100.00%	\$0.03	\$6,667
Base Rent Abatement	\$0	0.00%	\$0.00	\$0
Expense Reimbursements	\$0	0.00%	\$0.00	\$0
Net Parking Income	\$0	0.00%	\$0.00	\$0
Percentage Rent	\$0	0.00%	\$0.00	\$0
Other Income	\$0	0.00%	\$0.00	\$0
Potential Gross Income	\$220,000	100.00%	\$0.03	\$6,667
Vacancy	\$0	.00%	\$0.00	\$0
Occupancy		90.00%		
Effective Gross Income	\$220,000	100.00%	\$0.03	\$6,667
Expenses		%EGI	SF	Unit
Tax Expense	\$0	0.00%	\$0.00	\$0

Calculate PGI

Calculate EGI

Copy from Assessment

Fixed: Access Field

The *Access* field has been added to the Site page in N1-Web. The field is available in the User Assigned Fields area.

Fixed: Parcel Name Field

The parcel *Name* field in N1-Web prohibited special characters, such as commas and backslashes. This has been fixed; special characters can now be entered in the field.

