



Release Notes – 1.12.0

11/16/2018



VERSION

1.12.0

The following feature enhancements and bug fixes have been applied as a part of the Narrative1 version 1.12.0 release on 11/16/2018

New Features and Enhancements

Income & Expenses

Non-Revenue Units, Leasing Commissions and Tenant Improvements

Non-Revenue Units, Leasing Commissions and *Tenant Improvements* expense fields have been added to the Income & Expenses page of N1-Web.

Payroll	Hide	\$0	0.00%	\$0.00	\$0	Calculate Payroll
Security		\$0	0.00%	\$0.00	\$0	
General And Administrative		\$0	0.00%	\$0.00	\$0	
Non-Revenue Units		\$0	0.00%	\$0.00	\$0	
Other Expenses		\$0	0.00%	\$0.00	\$0	
Reserves		\$0	0.00%	\$0.00	\$0	
Leasing Commissions		\$0	0.00%	\$0.00	\$0	
Tenant Improvements		\$0	0.00%	\$0.00	\$0	
Total Expenses		\$0	0.00%	\$0.00	\$0	Calculate Total Expenses
Net Operating Income		\$270	100.00%	\$0.00	\$0	Calculate Net OI
Net Income Multiplier		40.000000				

Utilities Expense Fields

The following have been added as expense fields on the Income & Expenses page of N1-Web: *Electric; Water; Sewer; Gas; Trash*. These fields will sum into the *Total Utilities Expense* field if the user clicks the Calculate button to the right of the data entry fields. The breakout can be exposed or hidden by clicking the Show/Hide button. These fields will not be summed to the Total Expenses Line.

Electric Expense		\$0	0.00%	\$0.00	\$0	
Water Expense		\$0	0.00%	\$0.00	\$0	
Sewer Expense		\$0	0.00%	\$0.00	\$0	
Gas Expense		\$0	0.00%	\$0.00	\$0	
Trash Expense		\$0	0.00%	\$0.00	\$0	
Total Utilities	Hide	\$0	0.00%	\$0.00	\$0	Calculate Total Utilities

Orange items sum into total utilities (green field)



Building Repairs and Other Repairs Expense Fields

The following have been added as expense fields on the Income & Expenses page of N1-Web: *Building Repairs* and *Other Repairs*. These fields will sum into the *Total Repairs & Maintenance* field if the user clicks the Calculate button to the right of the data entry fields. The breakout can be exposed or hidden by clicking the Show/Hide button. These fields will not be summed to the Total Expenses Line.

Building Repairs	<input type="text" value="\$0"/>	<input type="text" value="0.00%"/>	<input type="text" value="\$0.00"/>	<input type="text" value="\$0"/>	<input type="button" value="Calculate Repairs and Maint."/>
Other Repairs	<input type="text" value="\$0"/>	<input type="text" value="0.00%"/>	<input type="text" value="\$0.00"/>	<input type="text" value="\$0"/>	
Repairs & Maintenance	<input type="text" value="\$0"/>	<input type="text" value="0.00%"/>	<input type="text" value="\$0.00"/>	<input type="text" value="\$0"/>	

Orange items sum into Repairs & Maintenance (green field)

Payroll Expense Fields

The following have been added as payroll expense fields on the Income & Expenses page of N1-Web: *Manager & Leasing Salaries*; *Maintenance Salaries*; *Other Salaries*; *Payroll Taxes & Health Benefits*. These fields will sum into the *Payroll* field if the user clicks the Calculate button to the right of the data entry fields. The breakout can be exposed or hidden by clicking the Show/Hide button. These fields will not be summed to the Total Expenses Line.

Manager & Leasing Salaries	<input type="text" value="\$0"/>	<input type="text" value="0.00%"/>	<input type="text" value="\$0.00"/>	<input type="text" value="\$0"/>	<input type="button" value="Calculate Payroll"/>
Maintenance Salaries	<input type="text" value="\$0"/>	<input type="text" value="0.00%"/>	<input type="text" value="\$0.00"/>	<input type="text" value="\$0"/>	
Other Salaries	<input type="text" value="\$0"/>	<input type="text" value="0.00%"/>	<input type="text" value="\$0.00"/>	<input type="text" value="\$0"/>	
Payroll Taxes & Health Benefits	<input type="text" value="\$0"/>	<input type="text" value="0.00%"/>	<input type="text" value="\$0.00"/>	<input type="text" value="\$0"/>	
Payroll	<input type="text" value="\$0"/>	<input type="text" value="0.00%"/>	<input type="text" value="\$0.00"/>	<input type="text" value="\$0"/>	

Orange items sum into Payroll (green field)

New Instance Functionality

When exporting Income & Expense subject data from Excel to N1-Web, the expense data would overwrite the existing active expense instance. This has been changed; now a new instance will be created instead. Users should verify that the correct instance is set as "Active" for the parcel.

Lodging and Hospitality

Improvements Fields

Average Daily Rate, *RevPar* and *Lodging Occupancy* fields have been added to the Lodging & Hospitality view in Improvements. Users can either hand-enter the Lodging Occupancy percentage, or they can copy the occupancy from the active inc/exp instance. Users can hand enter RevPar or click the Calculate button to calculate RevPar.

Improvements

Last Modified: 3/19/2018 11:41 AM

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

Parcel ID: 1 **901 W Junee Ave**

Other GBA RA	<input type="text"/>	<input type="text"/>
Total GBA RA	<input type="text" value="50,000"/>	<input type="text" value="36,400"/>
Source for SF Area	<input type="text" value="0"/>	
Percent Office	<input type="text" value="0.00%"/>	
Percent Retail	<input type="text" value="0.69%"/>	
No. Of Seats	<input type="text" value="0"/>	
No. Of Rooms	<input type="text" value="284"/>	
Average Daily Rate (ADR)	<input type="text"/>	
Lodging Occupancy	<input type="text"/>	<input type="button" value="Copy From Inc/Exp"/>
Revenue per Avail. Room (RevPAR)	<input type="text"/>	<input type="button" value="Calculate RevPAR"/>



Property Search

Multifamily Lease Search

The Multifamily Lease search interface has been improved. Enhanced search functionality has been added for number of beds, bedrooms and units. The *#Bedrooms* field has been replaced with a dropdown menu that allows the user to select *No. of Units*, *No. of Bedrooms*, or *No. of Beds*. The *No. of Bedrooms* and *No. of Beds* fields have been added to the column chooser.

The screenshot shows the 'Search Multifamily Leases' interface. The 'SF Area' dropdown menu is highlighted with a red box and shows 'No. of Units' selected. Other fields include ID, Property Major Type (Multi-Family), Property Type, Property Sub Type, Date (From/To), and checkboxes for Archived Records and Only Show Ready for Use. Buttons for Clear, Search, Save, and Delete are also visible.

No. of Beds and Price Per Bed

No. of Beds and *Price Per Bed* have been added to the Multifamily Lease Search column chooser in N1-Web.

Verification Date

Verification Date has been added to the column chooser in the Commercial Lease Search in N1-Web.

Land Unit and Price Per Land Unit

The following fields have been added to the Price drop-down menu on the Sales Property Search page: *Price/Land Units*; *Price/Usable Acre*; *Price/Usable Land SF*.

The following fields have been added to the Land SF drop-down menu on the Sales Property Search page: *Land Units*; *Usable Acre*; *Usable Land SF*.

Several fields have been added to the Sales Property Search column chooser:

- *Land Units*
- *Usable Acre*
- *Usable Land SF*
- *Price per Land Units*
- *Price per Usable Acre*
- *Price per Usable Land SF*
- *Price per RA*



Commercial Lease Search

The following fields have been added to the N1-Web Commercial Lease Search:

- *Lease Start Date*
- *Survey Date*
- *Lease Date*
- *Lease Expiration Date*
- *Verification Date*

Record Mgmt. General Page; Map Utility and Lat/Long Fields

When clicking in the *Address* field of a Property in N1-Web, the Map utility will open, indicating that the user may need to update the *Lat/Long* values. Additionally, the *Lat/Long* data fields have been moved under the Zip/Postal Code entry to indicate completion.

Sale Adjustments

Adjustment functionality was added to the Transaction interface in the General page of N1-Web. Users can choose to hand-enter adjustment data or calculate the end price after entering the adjustment. Adjustment accepts positive or negative numbers. Adjustments can be toggled by clicking on the blue pen icon by the Price label.

Created By

Created by and *Creation Date* fields have been added to the General page in N1-Web. *Created By* is a searchable field in the N1-Web Property Search.

Land/Improved Toggle

The drop-down menu that allowed the user to toggle between Land/Improved at the top of the Property Summary section of the N1-Web General page has been removed. It was removed to simplify data entry and reduce confusion regarding Price per SF and Price per Land SF.

Bug Fixes and Usability Improvements

Printed Comp Sheets Comp Sheet Field Formatting

The formatting for several numeric fields within Print Comps has been fixed:

- *Usable Land SF* is formatted with a comma and no decimal places
- *Acres* and *Usable Acres* can have up to five decimal places (will display what user enters)
- *FAR* and *Land to Building Ratio* have two decimal places
- Fields with 0% entered now retain the "0," where previously it was dropped

Commercial Lease Comments Label

Previously, "Commercial" was spelled incorrectly in the Commercial Lease Comments header. This has been fixed.



Property Search

Search Filters for Custom Fields

Search filters on user-defined numeric fields did not function correctly. Running a search on a custom field with a Numbers data type would omit results that met the filter criteria. This has been fixed; filtering by a custom field with numeric data types returns all valid results.

Record Mgmt. Land SF

Previously, the *Land SF* field was not calculating correctly if the acreage value was over two decimals. This has been fixed.

Rent/Mo and Vacant Units

After entering values in the *Rent/Mo* and *Vacant Units* fields in N1-Web, the values would switch places. This has been fixed.

Upload Excel Special Characters

Special characters, such as commas and percentage symbols, were automatically stripped from comments in Upload Excel. This has been fixed; special characters are no longer removed.

User Assigned Fields Density Field

Previously, users were unable to create a custom field titled "Density." This has been fixed.

