NARRATIVE1 WEB 1.20.0 RELEASE NOTES

The following feature enhancements and bug fixes have been applied as a part of the Narrative1 Web version 1.20.0 release.

NEW FEATURES AND ENHANCEMENTS

N1-Web

Job Manager

We've added fields to our "Fees" section in Job Manager to assist in Billing Support.

Fees		Hide
Fee	Fee 2	
$4,000.00	$2,000.00	Fee + Fee 2 + Inspection Fee
Inspection Fee	Contract Total	
$150.00	$6,150.00	
Retainer Fee	Expenses	
$500.00	$3,400.00	
Invoice Date	Invoice Paid Date	
06/15/2020		

N1-Web

Job Manager/General

We've re-named all references of "Parcel ID" to "N1 ID" to lessen confusion regarding terminology.

N1 ID: 51

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N1-Web

General

We've added a new "Location Summary" section in our General page to assist in detailed Location data. Standard fields added are as follows:

MSA
Census Tract
Census Block
Neighborhood
School District
Location Description

| Location Information		Hide
Market	Los Angeles	
Submarket	San Fernando Valley	
CBSA	Los Angeles-Long Beach-Anaheim ⌄	
MSA	Los Angeles	
Census Tract	124000	
Census Block	1	
Neighborhood	Valley Village	
School District	Los Angeles Unified School District	
Location Description	This Office Building is located at the corner of Magnolia and a side street.	

N1-Web

Improvements

We've added the ability for No. of Rooms data in both MF Lease and our Improvements page to collect decimal data.

N1-Web

Income/Expense

We've added two more financial statement types to the incexp page; Budget and Projection. This field can be utilized in the Expense Grid as Financials Type.
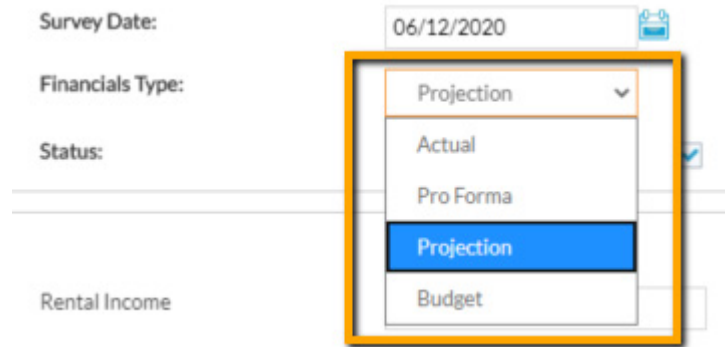
N1-Web

Income/Expense

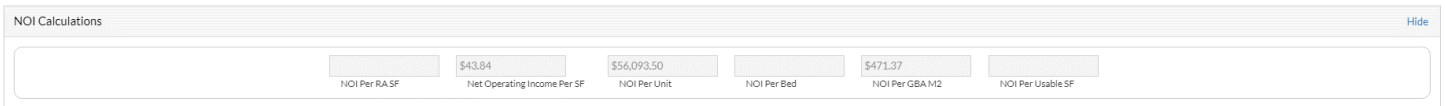We've added some expense categories to aid in user's data capture:

On-Site Management
Fuel Expense
Professional Services
Ground Rent Expense

N1-Web

Income/Expense

We've added calculated fields in our incexp page so that users can search and utilize the fields in excel.
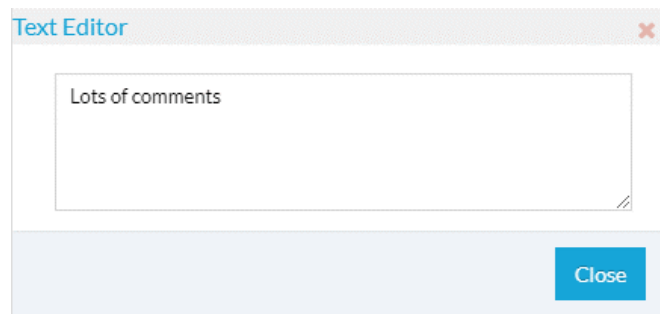
NOI Per Unit
NOI Per RA SF
NOI Per GBA M2
NOI Per Bed

N1-Web

Comm Lease

We've added the ability to edit the detailed tenant comments in the unit detail grid for large amounts of text. A modal will now appear for the user to enter text into.

N1-Web

Comm Lease

We've added a Transaction Type field to the unit detail grid in our Comm Lease page. Types available are:

Unknown
Listing
Pending Contract
Closed
Appraisal
Option
Un-Executed Contract
Letter of intent
New Lease
Renewal

N1-Web

Comm Lease

We've added numerous fields to the comm detail collection to further empower our users lease data collection:

Anchor Type
Cost to Finish
Current Rent Per Mo
Finish
Free Rent Months
Lease Conditions
Percent Office
Rent Basis
Rent Increased
Tenant Parking

Anchor Type	Finish	Lease Conditions	Rent Basis	Costs to Finish	Current $/Mo.	Free Rent Months	Percent Office	Rent Increased	Tenant Parking
Shadow Anchor	Finished	Typical	Per GBA	$1,000.00	$5,600.00	1	10.00%	$400.00	1
Shadow Anchor	Finished	Typical	Per GBA	$12,000.00	$4,005.00	1	10.00%	$350.00	1

N1-Web

Comm Lease

We've added annual rent fields for both Effective and Base Rent in the unit detail grid in our Comm Lease page. Entering the annual rent in these fields will calculate the new monthly rent fields as well.

N1-Web

Comm Lease

We've added monthly rent fields for both Effective and Base Rent in the unit detail grid in our Comm Lease page. Entering the monthly rent in these fields will calculate the new annual rent fields as well.

Base $/Mo.	Base $/Year	Base Rent/SF/Mo.	Base Rent/SF	Eff. $/Year	Eff. $/Mo.	Eff. $/SF	Eff. $/SF/Mo.
				$67,165.00	$5,597	$35.00	$2.92
				$22,085.00	$1,840	$35.00	$2.92

N1-Web

Comm Lease

We've added a Commercial Lease Verification field in our Comm Lease Page.

Commercial Verification Source: Leasing Agent

N1-Web

Multi-Family Lease

We've added a calculated MF Occupancy field to the MF Lease page.

Vacancy Rate

5.00%   Calculate Vacancy

MF Occupancy

95.00%

N1-Web

Multi-Family Lease

We've added a Management Company field to the MF Lease page.

MF Rent Type

Monthly Garage Fee

$0

Project Style

Garden

Monthly Carport Fee

$0

MF Rent Concessions

Storage Fee

$0

Management Company

J & J Operations

N1-Web

Multi-Family Lease

We've added a "Totals" row to the MF Lease detail grid to assist in analysis.

	Description	No. Units	Vacant Units	Unit Size (SF)	Floor	Rms	No. BR	No. Bath	No. Beds	Rent/Mo.	Ann./Rent/SF
☐	3BR/2BA	1	0	1,800	2	8.0	3	2.0	3	$2,550.00	$17.00
☐	2BR/2BA	9	1	1,500	0	6.0	2	2.0	2	$1,896.00	$15.17
☐	1BR/1BA	9	0	1,000	0	4.0	1	1.0	1	$1,232.00	$14.78
☐	1BR/1.5BA	1	0	1,150	2	2.5	1	1.5	1	$1,501.00	$15.66
	Totals:	20	1	25,450		100.5	31	30.5	31	$32,203.00	$302.21

N1-Web

Multi-Family Lease

We've added calculated fields for Min Rent Per Month and Max Rent Per Month in the MF lease page.

MF Rent Per Mo Min

$1,232

MF Rent Per Mo Max

$2,550

N1-Web

Zoning

Narrative1 has created a new Zoning page to house all of your Zoning data. Standard Zoning fields that were within the Site page have been migrated to the Zoning page. You can still enter these fields on Site by adding them to the User Assigned Fields Section.

Zoning Authority	Los Angeles City Planning
Zoning District	Commercial District
Zoning	C2
Zoning Type	Commercial
Zoned Density	
Zoning Summary	C2 uses with Limitation, R4 uses
Maximum Site Coverage	N/A
Minimum Lot Area	None
Front Set Back Distance	None
Side Yard Distance	None
Back Yard Distance	None
Max Building Height	Unlimited
Zoning Parking Requirement	None
Zoning Comments	This Site is legally conforming.

BUG FIXES

N1-Web   **Customize Pages**
We've corrected a bug where the field "Flood Map Pane;" could not be assigned as a UAF.

N1-Web   **Share Comps**
We've corrected a bug where Sharing did not complete for some Commercial and Multi-family lease data.

FIELDS ADDED

*See the N1-Web Dictionary for a full list of standard fields in N1-Web

N1 Web Page Name	Web Display Name	Excel Template Name	Description
General	Census Block	Census Block	A geographic region defined for the purpose of taking a census.
General	Census Tract	Census Tract	A geographic region defined for the purpose of taking a census.
General	Location Description	Location Description	Description of the property location.
General	MSA	MSA	Metropolitan Statistical Area
General	Neighborhood	Neighborhood	A geographic region defined for Location purposes.
General	School District	School District	A geographical unit for the local administration of schools.
Com Lease	Comm. Verification Source	Comm. Verification Source	Verification Source for Commercial Lease Data
Com Lease	Lease Transaction Type	Comm * Transaction Type	The Transaction Type specific to the Tenant's lease.
Com Lease	Eff. Rent Per Year	Comm * Eff. Rent/Year	Effective or Contract Rent Per Year
Com Lease	Eff. Rent Per Mo.	Comm * Eff. Rent/Mo.	Effective or Contract Rent Per Mo.
Com Lease	Base Rent Per Year	Comm * Base Rent/Year	Base, starting or Market Rent Per Year
Com Lease	Base Rent Per Mo.	Comm * Base Rent/Mo.	Base, starting or Market Rent Per Month
Com Lease	% Office	Comm * Percent Office	Percent of Office Space.
Com Lease	Anchor Type	Comm * Anchor Type	Defines the Anchor status for the space.
Com Lease	Costs to Finish	Comm * Costs to Finish	This reflects the total estimated cost to finish warm shell space at time of lease ($/SF).
Com Lease	Current $/Mo.	Comm * Current Rent/Mo.	The current rent at the time of use.
Com Lease	Finish	Comm * Finish	This shows the state of the specific space at time of lease (i.e. Finished, Warm Shell, etc.)
Com Lease	Free Rent Months	Comm * Free Rent	How many months of free rent did the lease provide?
Com Lease	Lease Conditions	Comm * Lease Conditions	Describes leasing situation (i.e Typical, Motivated Lessor, etc.)
Com Lease	Rent Basis	Comm * Rent Basis	Defines the type of Size used for analysis.
Com Lease	Rent Increased	Comm * Rent Increased	The current rent increase at the time of use.
Com Lease	Tenant Parking	Comm * Tenant Parking	This shows how many parking spaces (numeric) are included with a specific lease.
MF Lease	Management Company	Management Company	The Company that manages or operates the Property.

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MF Lease	MF Occupancy	MF Occupancy	Occupancy for Multifamily data
MF Lease	MF Rent Per Mo Min	MF Rent Per Mo Min	The minimum Rent Per Month for all unit types.
MF Lease	MF Rent Per Mo Max	MF Rent Per Mo Max	The maximum Rent Per Month for all unit types.
Inc. Exp.	Financials Type	Financials Type	The type of instanced income/expense data.
Inc. Exp.	On Site Management	On Site Management	On Site management expense (for apartment and mini-storage properties).
Inc. Exp.	Fuel Expense	Fuel Expense	IncExp Fuel (sub-category of Total Utilities)
Inc. Exp.	Professional Services	Professional Services	Lawyer fees, etc.
Inc. Exp.	Ground Rent Expense	Ground Rent Expense	Utilized when Ground Lease payments are considered a part of operating expenses.
Inc. Exp.	NOI Per Bed	NOI Per Bed	Net Operating Income Per Bed.
Inc. Exp.	NOI Per GBA M2	NOI Per GBA M2	Net Operating Income Per GBA M2.
Inc. Exp.	NOI Per RA SF	NOI Per RA SF	Net Operating Income Per Rentable Area Square Foot.
Inc. Exp.	NOI Per Unit	NOI Per Unit	Net Operating Income Per Unit.
Inc. Exp.	NOI Per Usable SF	NOI Per Usable SF	Net Operating Income Per Usable Area Square Foot.
Zoning	Zoning Authority	Zoning Authority	City Ordinance origination.
Zoning	Zoning District	Zoning District	District the code is from Example: Commercial.
Zoning	Zoning Summary	Zoning Summary	EX: Medium-Density Residential, High-Density Industrial, etc..
Zoning	Max Site Coverage	Max Site Coverage	Sometimes called Impervious Coverage.
Zoning	Minimum Lot Area	Minimum Lot Area	SF preferred.
Zoning	Front Set Back Distance	Front Set Back Distance	SF preferred.
Zoning	Side Yard Distance	Side Yard Distance	SF preferred.
Zoning	Back Yard Distance	Back Yard Distance	SF preferred.
Zoning	Maximum Building Height	Maximum Building Height	SF or stories preferred.
Zoning	Parking Requirements	Parking Requirements	Required Parking spaces etc..
Zoning	Zoning Comments	Zoning Comments	Comments regarding Zoning for the Parcel.