



Release Notes – 1.4.0

06/27/2017

The following feature enhancements and bug fixes have been applied as a part of the Narrative1 version 1.4.0 release on 06/27/2017

## New Features and Enhancements

### Income & Expense

#### Income/Expense Calculation Buttons

Previously in N1-Web, the PGI, EGI, and NOI on the Income/Expense page were automatically calculated. The Financial Data fields on the General page were also auto-calculated. Those calculations are now triggered by a button, making it possible to enter a total PGI, EGI, and NOI without being forced to enter a breakdown of those values. Hovering over these buttons highlights the fields they impact.

Financial Data		Actual <input type="radio"/> Proforma <input checked="" type="radio"/>		\$/SF	\$/Unit	Calculations	
PGI PGIM	<input type="text" value="\$32,750"/>	<input type="text" value="46.11"/>	<input type="text" value="\$1.90"/>	<input type="text" value="\$1,926"/>	PGI - Vacancy (orange) results in EGI (green).	<input type="button" value="GIM"/>	
VAC. %	<input type="text" value="\$0"/>	<input type="text" value="0.00%"/>					
EGI EGIM	<input type="text" value="\$32,750"/>	<input type="text" value="46.11"/>	<input type="text" value="\$1.90"/>	<input type="text" value="\$1,926"/>		<input type="button" value="EGI"/>	<input type="button" value="EGIM"/>
EXP %	<input type="text" value="\$17,960"/>	<input type="text" value=".55%"/>	<input type="text" value="\$1.04"/>	<input type="text" value="\$1,056"/>			
NOI Cap Rate	<input type="text" value="\$14,790"/>	<input type="text" value="0.01%"/>	<input type="text" value="\$0.86"/>	<input type="text" value="\$870"/>		<input type="button" value="NOI"/>	<input type="button" value="Cap Rate"/>

Potential Gross Income	<input type="text" value="\$32,750"/>	<input type="text" value="100.00%"/>	<input type="text" value="\$1.90"/>	<input type="text" value="\$1,926"/>
Vacancy	<input type="text" value="\$0"/>	<input type="text" value="0.0%"/>	<input type="text" value="\$0.00"/>	<input type="text" value="\$0"/>
Effective Gross Income	<input type="text" value="\$32,750"/>	<input type="text" value="100.00%"/>	<input type="text" value="\$1.90"/>	<input type="text" value="\$1,926"/>

### Mixed Use Property

#### Mixed Use Property Type

Mixed Use has been added as a Property Type when Multi-Family is selected as the Property Major Type in the default Narrative1 Excel file.

## Bug Fixes and Usability Improvements

### Cap Rate

#### Fixed: Incorrect Cap Rate on General Page

A bug in N1-Web caused the Cap Rate on the General Page to display a value 100x smaller than the correct database value. This issue has been resolved; the correct value now displays on the General Page.



### **Fixed: Incorrect or Missing Cap Rate**

In N1-Web, a bug sometimes prevented the Cap Rate from displaying correctly in the Search Results. This issue has been resolved.

### **Fixed: Saving the Cap Rate**

Cap Rate values entered on the General page in N1-Web were not saved to the database. This issue has been resolved.

## **Record**

### **Fixed: Cost Sheet Value Formatting**

## **Management**

When printing comp sheets coming from N1-Web, the Expense Per SF, Expense Per Unit, and Building Improvs Per Unit values were formatted as integers, rather than as a currency. This issue has been resolved; those values are now printed as a currency.

### **Fixed: Displaying More than 1,000 Acres**

In N1-Web, an Acres value greater than 1,000 would change to 0 or blank upon saving or editing another field. This bug has been fixed.

### **Fixed: Copying Comps with a Historical Sale**

When copying a comparable with a historical sale, a bug created a comparable with the same ID and dropped the historical designation. This has been addressed; the copied comparable now has a unique ID and retains the historical designation.

### **Fixed: Vacancy Cost Inconsistencies**

In N1-Web, the Vacancy Cost on the Income-Expense and General pages was a hand-entry field formatted as a currency (\$), used to calculate the Vacancy percentage field. The corresponding field in Excel is a calculated field, based on the hand-entered Vacancy percentage. When uploading and downloading, this caused an error. This has been made consistent, so now Vacancy percentage is hand-entered, and Vacancy \$ is based on that value.

