

## Realogic Tools Version 2.2 Release Notes

The latest version of Realogic Tools includes a variety of new features (NEW) and enhancements (ENH). These notes detail the changes to the application but the user shall also refer to the User's Guide for more in depth explanations.

### **General**

**NEW** The "Technical Support" link on the Excel-Realogic Tools menu now points to our new online support center. Submit support requests here, as well as find answers to Frequently Asked Questions (FAQ) and other tips for using the Realogic Tools software.

**NEW** When your corporate IT structure does not allow the standard license activation via Realogic Tools, a "manual licensing" feature is now available via the License Manager. Please refer to page 6 of the User Guide for additional information.

### **Value Module**

**NEW** The "Rent Roll" tab now includes notes entered in the Argus Rent Roll. These can be found in Column V.

**NEW** The "In Place" tab now includes "Market Rent". This can be found in Column N.

**NEW** Argus (non-Portfolio) files with zero tenants now run in Realogic Tools. Please note that you get a modified Excel report package as any tenant-specific reports will not be created.

**ENH** On the "Unleveraged Cash Flow" tab, the "NOI Used for Pricing" field has been renamed to "NOI Used for Initial Yield".

**ENH** The "Use Last Rent" option for the Argus MLA Renewal Market Rent is now supported on the "MLA Detail" tab in Realogic Tools.

**ENH** Market rents entered on a monthly basis are now annualized throughout the Excel output.

**ENH** On the "Executive Summary" tab, the label "Avg Return on Equity" was renamed "Average Yield on Initial Equity" to better reflect what this metric is measuring.

**ENH** The "Exceptions" report sorting has been improved to make potential errors easier to find.

### **Portfolio Module**

**NEW** The "Annual Consolidated Cash Flow" report now breaks out Total Base Rent into "Base Rental Revenue", "Absorption & Turnover Vacancy", and "Base Rent Abatements".

**NEW** The "Rent Roll" tab now includes notes entered in the Argus Rent Roll. These can be found in Column W.

**NEW** The "In Place" tab now includes "Market Rent". This can be found in Column O.

**NEW** Argus (non-Portfolio) files with zero tenants now run in Realogic Tools. Please note that you get a modified Excel report package as any tenant-specific reports will not be created.

**ENH** On the "Portfolio Valuation" tab, the "Pricing NOI" field has been renamed to "Initial Yield NOI".

**ENH** The "Use Last Rent" option for the Argus MLA Renewal Market Rent is now supported on the "Portfolio Market Assumptions" tab in Realogic Tools.



**ENH** Market rents entered on a monthly basis are now annualized throughout the Excel output.

**ENH** The "TS" (Time Series) report tabs have been removed from the Excel output.

**ENH** The "Exceptions" report sorting has been improved to make potential errors easier to find.