



Model for Success™



REFEM Excel Model Template Features

Element	Standard Version	Professional Version
Instant Download	✓	✓
100% Unlocked Excel File	✓	✓
Dashboard-style Assumptions Input tab	✓	✓
Hyperlink navigation	✓	✓
Brandable pre-formatted reports ready to print	✓	✓
No Circular References	✓	✓
Monthly-based Analysis	✓	✓
Annual Summaries	✓	✓
Sparkline Reporting	✓	✓
Debt Financing Layers	Up to 1 loan	Up to 2 loans
Equity Players	Up to 2 entities	Up to 3 entities
Profit Partitioning	IRR-based Preferred Return, and a single residual cash flow split	Up to two 5-Tier Look-back IRR-based waterfalls (Double Promote)
JV Partner Returns Summary	✓	✓
Retail Component Tenant Count and Analysis	One tenant as default; basic lease analysis on cash flow tab	Three tenants as default; separate detailed lease analysis tabs
Retail component can be valued and sold independently ¹	✓	✓
Affordable Residential Units ²	No	Yes
Gantt Chart ¹	No	Yes
Product Support	3 Months	12 Months
Standard Price ³	\$499.00	\$1,299.00
Academic Price ⁴	\$299.00	\$649.00
Multi-User Pricing Available	✓	✓

Notes

¹ Applies to Development models.

² None in Standard Apartment Acq. or Condominium Dev. models, but Yes in Standard Apartment Dev. model.

³ Exceptions apply. See the individual product of your choosing for details.

⁴ Academic Pricing is for current part-time and full-time students and faculty.