



Apartment Development Model Comparison

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	✓	✓
Ground Lease	No	Yes
Construction Phases/ Lease-up Schedules	One	Up to Two
Debt Financing Layers	Senior only	Senior, mezzanine, land
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	Five tenants as default; separate detailed lease analysis tabs
Retail component can be valued and sold independently	✓	✓
Affordable Residential Units	Yes	Yes
Gantt Chart	No	Yes
Support	12 Months	12 Months
Price	\$499	\$999
Academic Price ¹	\$299	\$649
Multi-User Pricing Available	✓	✓

Notes

¹ Academic Pricing is for current part-time and full-time students and faculty.