

# **CircleDeveloper v.3.00.001**

## **Release Notes**

**For UK Release**

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## PROJECT MODULE

### Timescale

More control is given over how the individual stages within a phase are timed. Stages can now start and end independently from any other stage. You can enter stage details into a table or drag stages around using the timeline chart.

When adding a new phase, there is an option to populate the new phase with default information such as: timescale, fees, growth etc.

It is now possible to define Phase Groups. Phase Groups allow you to link together different sequences of phases for analysis and reporting.

Interim phases can now be deleted from the project. All successive phases will be renumbered. Previously, the program would only allow you to delete and remove the last phase in the project.

Timescale validation takes place whenever the timescale is changed to ensure that manually timed costs and revenues fall within the relevant phase timescale. The user is presented with various options and guidance to correct any timing issues identified.

### Inflation/Growth Profiles

Inflation and Growth rates are now entered into a table. The table lists a series of rates and dates upon which the rates take effect, so that varying rates over time may be defined. Rates can no longer be entered into the finance section of the cash flow. You can define an unlimited number of Inflation/Growth profiles.

The option to choose stepped annual inflation or growth has also been added. If stepped, the inflation/growth factors change only on the anniversary of a specified month.

### Interest Rate Profiles

Interest rates are also now entered into a table as a series of rates and dates upon which the rates take effect, so that varying rates over time may be defined. An unlimited number of Interest rate profiles can be defined.

## Area Schedules

### Construction Breakdown Editor

A detailed breakdown of construction costs can be defined in the Construction Breakdown Editor. Costs can be defined on a number of different bases (fixed amount, related percentages, rate per floor area or unit etc.) A template of default costs can be created if standard list of costs is commonly used.

### Stepped Rents

A schedule of dates and fixed rent steps may be defined which will be used to generate an income profile for any tenant or property. The rent steps can be either fixed rent rates or adjustments to a base rent.

### Turnover Rents

Rent paid by tenants can be specified as a base rent plus/minus a percentage of sales volume.

### Lease Renewals

There is an option on the Tenant Lease page to automatically renew a lease on expiry. On renewal, a letting void and rent free period can be included.

### Cash flow Lease Events

This schedule shows all lease events during the phase timescale including rent reviews, renewals and growth.

### Alternate Area Field

An extra field has been included on the Area Screen for a custom area. This area can be of any measurement standard (feet, square metres etc) as it is not subject to any conversion between imperial and metric. It can be used for calculating costs based on areas.

### Tenant Improvements Costs

It is possible to define tenant improvements costs as fixed amounts, % of first term rent, or rates / gross ft<sup>2</sup>/m<sup>2</sup>. The costs are timed to the lease start and lease renewal.

### Void Costs

Void costs can be defined as a rate / gross ft<sup>2</sup>/m<sup>2</sup>. These costs will be deducted between PC and lease start date, and during the renewal letting void period.

### Leasing Commissions

It is possible to define profiles that describe the commission paid to letting agents. The commission is calculated by one of the following methods: Fixed amount, Rate per ft<sup>2</sup>, % of Base Rent, % of Gross Rent.

### Rent and Sales Additions/Costs

Two new schedules have been included to calculate unlimited additional incomes and costs for rent and sales items. This allows for modelling of developments retained as investments. Rent additions/costs can be capitalised at the sale date and added to/deducted from the investment valuation.

## **Sales Distribution**

It is now possible to distribute sales items as whole units in each period rather than a % of total value.

## **Sales Deposits**

For residential developers, deposits taken for sales can now be modelled. A new page has been introduced on the Sales screen.

## **Name Tabs**

The user may chose to display unit headings on the area tabs in the Capitalised Rent and Sales forms.

## Definition

### Costs and Fees

New detailed cost editors allow costs and fees to be defined in one of the following ways:

- Fixed Amount
- % of other costs
- Rate per floor area unit (gross/net/alternative)
- Amount / Unit
- Rate / Gross Land Area
- Multiply Rate by Units

Notes can be also entered against each item.

Two new cost fields have been added to the Definition page: Municipal Costs and Development Management Fee.

### Cost Codes

Cost codes can now be used in CircleDeveloper projects. A cost code template file can be defined and linked to a CircleDeveloper appraisal, allowing the user to apply specific cost codes to each cost and revenue item. The cost codes may be viewed and selected in the Cost Editors and Cash Flow. This will enable data to be exported from CircleDeveloper for use in CircleBudget.

### Stamp duty/Transfer tax schemes

It is now possible to define unlimited, customised cumulative or non cumulative bandings where the basis for tax calculation is a set of percentages related to stepped thresholds.

Stamp duty can also be defined as a fixed amount, rate per floor area or unit as previously.

### Letting and Rent Review Fees

When rental income streams are flowing, it is possible to select which tenants are used to calculate the Letting and Rent Review Fees.

### Repeating Values

Two new options for repeating data cells have been introduced

- Repeat to start of phase
- Repeat to end of phase

### Flexible Timing Options

On the major cost editing screens, a new timing section has been added. It is possible to attach the cost to a stage of development or to a specific date or period.

For Site Purchases, the ability to time the cost in advance or arrears has been introduced.

## Data Distribution

The Data Distribution form has been enhanced to allow more flexibility in the timing and distribution of project items, and how these link to the phase timescale. The start date of cost/revenue items can be attached to a development stage or specific dates or periods, and the distribution may be spread either over a particular stage duration or for a manually defined duration.



## Cash Flow

### IRR Scenarios

It is now possible to set up a list of IRR scenarios each of which calculate the IRR over different timescales.

### Cash Flow Enhancements

A column has been added to show the total of each row when you are looking at the Full and Finance views of the cash flow. The new column is just to the left of the first data column.

A timeline can be displayed at the head of the cash flow to show whereabouts each stage fits into the overall timescale. You will also find this timeline in the Additional Costs/Revenues form and in the Data Distribution editor.

You can now elect to hide the MRV, MRV History and Zero value rows.

The grouping of costs and revenues has been improved with more groups. In multi-phased projects, the phase number is also included in the grouping information.

Any lines that have their source in the Area Schedules are now sorted into the same order as they appear in the Area Schedules.

### VAT

VAT calculations have been improved; VAT payments are now timed, for the calculation of interest, in advance or in arrears based on the timing of the cost/revenue item to which it relates. VAT recovered is always timed in advance.

## Graphs, Reports and Export Options

### Graphs

New graph types have been added to show:

- The breakdown of costs in the project
- Rental Income for a cash flow
- Occupied Area over time
- Total Area over time.

The graphs can be printed or copied to clipboard for incorporation into other documentation.

### Reports

In addition to the Rich Text Format already supported, the ability to print reports directly to Adobe Acrobat PDF and HTML has been introduced.

The Sensitivity report is now available from the standard reporting page.

The Appraisal Summary can now be printed or exported to Adobe Acrobat PDF directly from the Summary page.

It is now possible to select which performance measures are to be included on or excluded from the Appraisal Summary report.

A Tenant Cash flow Statement report has been added which can be generated directly from the Area Schedule for all or the current selected tenant.

### Microsoft Excel®

The Cash flow and Appraisal can now be exported directly into Microsoft Excel®. The user can set up templates to reformat and analyse the raw data from CircleDeveloper.

### ReXML Export

An export feature has been added, which allows the export of CircleDeveloper information to the ReXML format used by Realm products. This allows Realm customers to transfer CircleDeveloper file information into ARGUS to analyse investment profit. This capability will be refined over time, according to customer requirements.

## Other New Features

### Spot Residual Calculations

After a spot residual calculation has been run, a confirmation dialog box is now displayed to confirm a permanent update to the data inputs.

### Residual Mode

A third residual mode, Part Fixed/Part Residual, has been added.

### Results Bar

It is now possible to customise the Results Bar enabling the user to choose which fields are displayed, the layout order and format.

### File Tracking Log

Each data file now contains tracking information that shows when a file was saved, by whom and under which program version. This information is available from the File | Properties option.

### System Configuration

A new screen has been included to consolidate all system level information. On this screen, it is possible to select a new language, set country specific information and colour options.

### Data Checker

The Data Checker (formerly known as the Exception Log) has been extended to provide users with more information on their project and to help identify inconsistencies within the data. Data is classified according to its severity, and this information can be filtered and reported.

To fix any errors users can double click on the data checker message to drill down directly to the part of the program where the issue lies. The Data Check Status of a project is shown by a symbol in the top right hand corner of the screen.

### Compatibility with Developer v.2.06 and earlier

Project files created in earlier versions of Developer (2.06 and earlier) can be loaded into version 3.00.001.

Files created in version 3.00.001 can be exported in version 2.06 format ensuring backwards compatibility with earlier versions of the program. Please note that owing to additional functionality in version 3.00.001 not all data will be exported. An export report will outline the limitations of the export for the user.

### Screen Position

CircleDeveloper will now remember the size and location of each screen between sessions, so that when a screen is next opened it will appear in the position it was last used.

### Version Number

The program version number is now displayed in the main form caption bar.

## **STRUCTURED FINANCE AND ADVANCED FINANCE MODULES**

Version 3.00.001 includes two brand new Finance Modules (Structured Finance Module and Advanced Finance Module) which allow you to model both simple and highly sophisticated financial scenarios for Debt & Equity financing of projects created in CircleDeveloper.

### **Structured Finance**

Multiple sources of finance, both debt and equity, can be defined. For each source contribution and repayment amounts and timings may be specified.

Each participant's key indicators and returns (e.g. Profit, Peak Financing, IRR, Return on Equity etc.) are uniquely analysed.

In addition, finance fees may be included either as a fixed amount or calculated as a percentage of the drawn loan amount, undrawn amount or a fixed loan amount, with various timing options.

A reserve account and mortgage can also be built into the project financing model.

### **Advanced Finance**

Waterfall distribution of profits can be modelled based on fixed amounts, preferred returns, IRR Lookbacks, promotes and percentage splits.

Please note that these finance modules are not available as free upgrades, but are new additions to the program which can be added at additional licence/support fees.