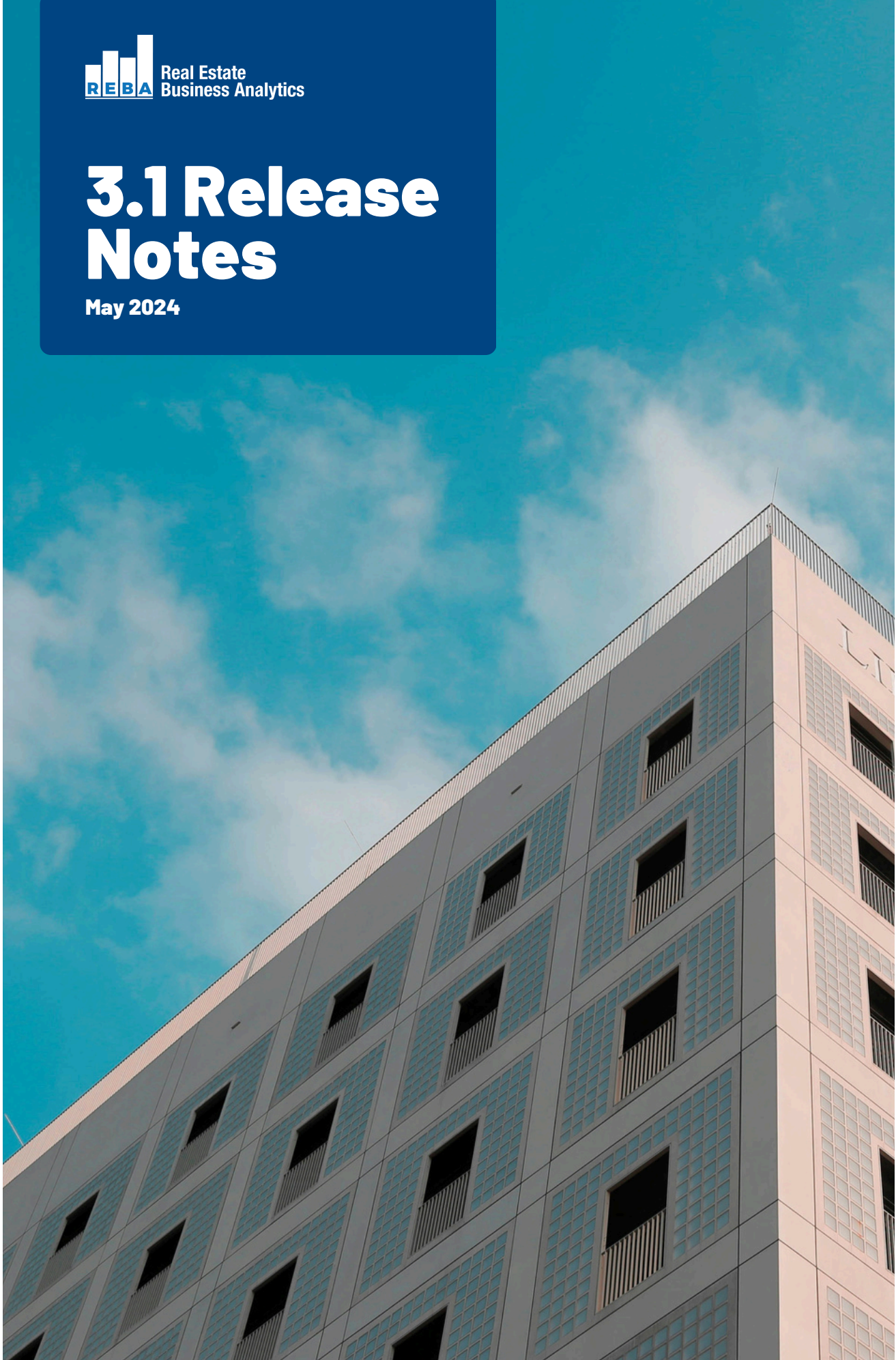**REBA** Real Estate
Business Analytics

3.1 Release Notes

May 2024

What's Ahead

In this release, we've introduced exciting integrations with Respage amplifying automated prospect interactions, lead management, SEO, ads, and Opiniion, customer feedback, and online reviews. These enhancements are poised to elevate satisfaction levels and provide invaluable insights. Additionally, we've bolstered Budget Snapshots and KPI

- REBA Amenities
- Integrations to Respage and Opiniion
- Budget Snapshots and KPI Report just got a whole lot better
- Tons of reporting enhancements were added to REBA Rent including Comp Reporting

Reports, while introducing advanced Comp Reporting to REBA Rent for comprehensive market analysis.

Excitingly, REBA Amenities™ makes its official debut with this release, promising a revolutionary approach to managing multifamily amenities.

REBA Amenities

v3.1 marks the first integration of REBA Amenities with the core REBA platform. All REBA Amenities customers can now access the application using new URL https://amenities.getreba.com.

REBA Amenities users can still upload amenity audits manually through the same .csv specification as before. Additionally, other REBA product customers who have licensed REBA Amenities can now import data from the REBA platform directly into REBA Amenities thus bypassing the manual upload.

Please note that the manual upload will still be required for properties with "unconventional" numbering (i.e. users working on communities where they need to specify building, floor and/or stack rather than using the "paint by numbers" function to translate unit numbers into those dimensions will still configure those in Excel columns and use the Upload button). All communities with "conventional" numbering (i.e. building, floor and stack can be inferred by the unit number) can now use the Import button.

REBA BI

REBA BI is the core of the REBA Platform. The primary components are the Data Warehouse Database, Analysis Services (OLAP Cube), Data Integrations, and PowerBI Dashboards and Reports.

Cube Improvements

- Enhanced support for Row Level Security that inherits the Yardi Voyager property-level security and restricts users to only the properties assigned to them based on their Voyager property lists (requires an update to the latest Export package).
- Added a General Ledger node dimension to the cube.
- Added support for Entrata lease application measures in the Application > 3. Initial Lease Measures.
- Added a GL Activity Annualized measure to be able to report on annualized financials by month.
- Added support for trailing period date calculations for custom periods (Ex. the last 10 days vs the 10 days prior to that).
- Added a relationship between the Employee and Lease dimensions so that leases can be analyzed by the associate responsible for the lease.
- Added a GL Scenario Alias labeled "Prior Year Virtual Scenario".
- The Product Acquisition Count measure has been removed from the cube since it was a duplicate of the Unit Acquisition Count measure.

Data Quality Improvements

- Entrata Service Request data now uses the isDeleted field to exclude deleted service requests from reporting.
- Enhanced MRI export process to increase reliability and accuracy.
- Enhanced logic to map Reputation.com properties to PMS properties.
- Added support for the Entrata GL Modify Date to increase integration data accuracy.
- Back-end enhancements to improve the speed of integrations.
- Yardi GL data merge process enhanced logic for clients with multiple Voyager data sources
- Added support for Entrata $0 amenities.
- Added support for RealPage Onesite units being imported as excluded on initial import.
- GL Scenario re-mapping can now be done in MDM.

Data Sets

- Added support for Respage integrations.
- Added support for Opiniion integrations.
- Added support for MRI Demographics data.
- Added support for Marketing Acquisition cost definition through MDM.
- Added support for Yardi Revenue IQ data.
- Added support for Lease Application Total Concessions coming from Yardi Voyager.
- Added support for Lease Application Deposit and Lease Application Total Concessions coming from Entrata.

Notable Bug Fixes

- RealPage recurring service request creation dates now use each instance of the recurring work order instead of the original service request creation date.
- Alternate Market Rent calculations now contain amenity values like the regular market rents.
- Actual / Expected Lease-In-Place Effective Rent Per Square Foot is now being calculated properly in the cube.
- MRI application denials are now properly flowing into the cube.

Integrations

In this release, we added new integrations for Respage and Opiniion.

Inegration	Category	Supported	New in 3.1	Coming Soon
Yardi	PMS	✓		
RealPage/OneSite		✓		
MRI		✓		
Entrata		✓		
Engrain	Property Maps	✓		
Kingsley	Surveys	✓		
LRO	Revenue Management	✓		
Maritz	Surveys	✓		
Reputation.com	Online Reviews	✓		
Funnel	CRM	✓		
Google Analytics	Websites	✓		
JTurner	ORA Scores	✓		
ResPage	Online Reviews		✓	
Opiniion	Online Reviews, Surveys		✓	
Knock	CRM			◯
HappyCo	Inspections			◯
Grace Hill - Calidate	Mystery Shops			◯
PERQ	Chatbot/CRM			◯
Elise AI				◯
Paycor	HRIS			◯
Concur	Expense Management			◯

SFR Intergration	Category	Supported	New in 3.1	Coming Soon
Marketplace	SFR PMS	✓		
Mynd		✓		
Progress		✓		
Renters Warehouse			✓	

REBA Budget

This release we focused our attention on enhancements to Payroll, Switchboard, and Rent. Budget 3.1 is a smaller release, while we work on release 3.2 that will include Target Occupancy and Workflow, just in time for Budget Season!

Payroll Module Updates

- 13 additional Job Types are available
- Payroll Job Type Code Setup export now includes the GL Mapping account
- Payroll Associate Import functionality in Setup > Import has been enhanced to accommodate revised imports
- On Setup > Import screen, Payroll Merit option has been added to accommodate import of merit increase, bonus, and employee discount by associate
- Payroll screen allows user to create an export of Payroll Engine data

Switchboard Module Updates

- For the Export Line Items option on the Switchboard, a tab has been added that shows the Per Metric details
- For Per Metric line items, the true owner/creator is shown rather than the username that ran the rent calculator
- For line items created by an Import, a hover has been added to show the name of the import file
- A user can select whether to have account codes or account names displayed
- A hover has been added to show the date/time the line item was added

Rent Module Updates

- The Admin for the environment can now edit/delete/assign/unassign Rent Profiles created (owned) by any user
- The KPI Report contains additional metrics: Unit Count, Move in Count, Annualized Turnover
- In the Rent Module, the Profile Assignment screen now shows the KPI Report and the Budget Summary graph in the same view as the Profile Assignments
- The Budget Summary graph now shows the full current year (previously showed only the forecast periods)

Budget UI Updates

- Main Navigation bar has been enhanced to vertically expand/collapse based on screen selection, or to be expanded/collapsed intentionally (click the > at the bottom of the navigation bar)
- Main Navigation bar now contains an About option which displays the Release information for the environment
- On Setup > Users > Roles, an export is now provided to show the details for each Role
- On the Setup > Profit Center screen, a user can choose to reprocess, by profit center, line items that are impacted by the changing the actuals through the month
- For Budget customers who also use REBA BI, up to 5 Snapshots can be selected to be used as REBA Budget Scenarios in the Cube
- On the Standard Costs screen, the assignment to Profit Centers is now enhanced by the ability to first select the Portfolio

REBA Rent

The focus for this REBA Rent release was on quality-of-life improvements and added flexibility to the Rent Engine. New features for custom user roles/rights as well as reporting updates are also included in this release. The next major release will focus on a comprehensive Rent Control UI and rent model inclusion.

Comp Model Updates

- Added the ability to include Comps in the Calibration Rent calculation with new parameter called "Comps Weighting Percent".
- Comp Reporting screen – Allows for user to see longitudinal market, effective, and position-adjusted rents of pricing groups and their mapped comp floor plans.
- Allow for duplicate Comp Names/Comp Floor Plans in the Comp UI.
- Added the ability to remove the Comp UI from the application altogether (reach out to REBA support to request this).

Rent Engine Updates

- Rent Engine can be run on a weekly cadence instead of daily (reach out to REBA Support if you want to have the rent engine configured to run weekly).
- Fixed bugs related to the alert calculation for Large PG Rent Change, Lease Rate Compliance, and Large Availability Change.
- Added the ability to configure how many properties will run at one time in the Rent Engine (reach out to REBA support to request an adjustment).

Renewal Workbench Updates

- Renewal Workbench bulk lock/unlock updated to allow the user to select all renewal offers or just the renewal offers on the currently viewed page.
- Updated the Renewal Workbench to show current MTM residents with a lease term of 1 with their appropriate MTM rent.

Updated Parameters

- New parameters added for Lease Audit: "Lease Audit Grace Days" and "Allowable Effective Rent % Variance." These parameters will be used to determine whether a lease is considered compliant.

Pricing Enhancements

- Pricing Overrides screen re-design – allows the user to see all currently entered pricing overrides by pricing group at once. Re-design also fixes a bug that removed all active overrides from the UI.
- Added additional confirmation modals whenever a user is attempting to make an override at any level of the portfolio hierarchy above the property level.
- Improved import/export functionality on the Pricing Groups screen.

Securities & Permissions Updates

- Custom user roles, rights, and property access – A new functionality has been added to the Users screen that allows for the creation of custom roles with the ability to customize which screens a user may see or edit. A user can also be given view access to specific properties if needed.

Reports

- Vacant Days added to the New Lease Pricing Report.
- New Dashboard and Trend reports added to the Reports screen (previously released as a preview but finalized in 3.1).

General UI

- Added "Collapse All" and "Expand All" functions on Parameters and Alert configuration screens.
- Fixed bugs related to the alert calculation for Large PG Rent Change, Lease Rate Compliance, and Large Availability Change.
- Various Bug Fixes