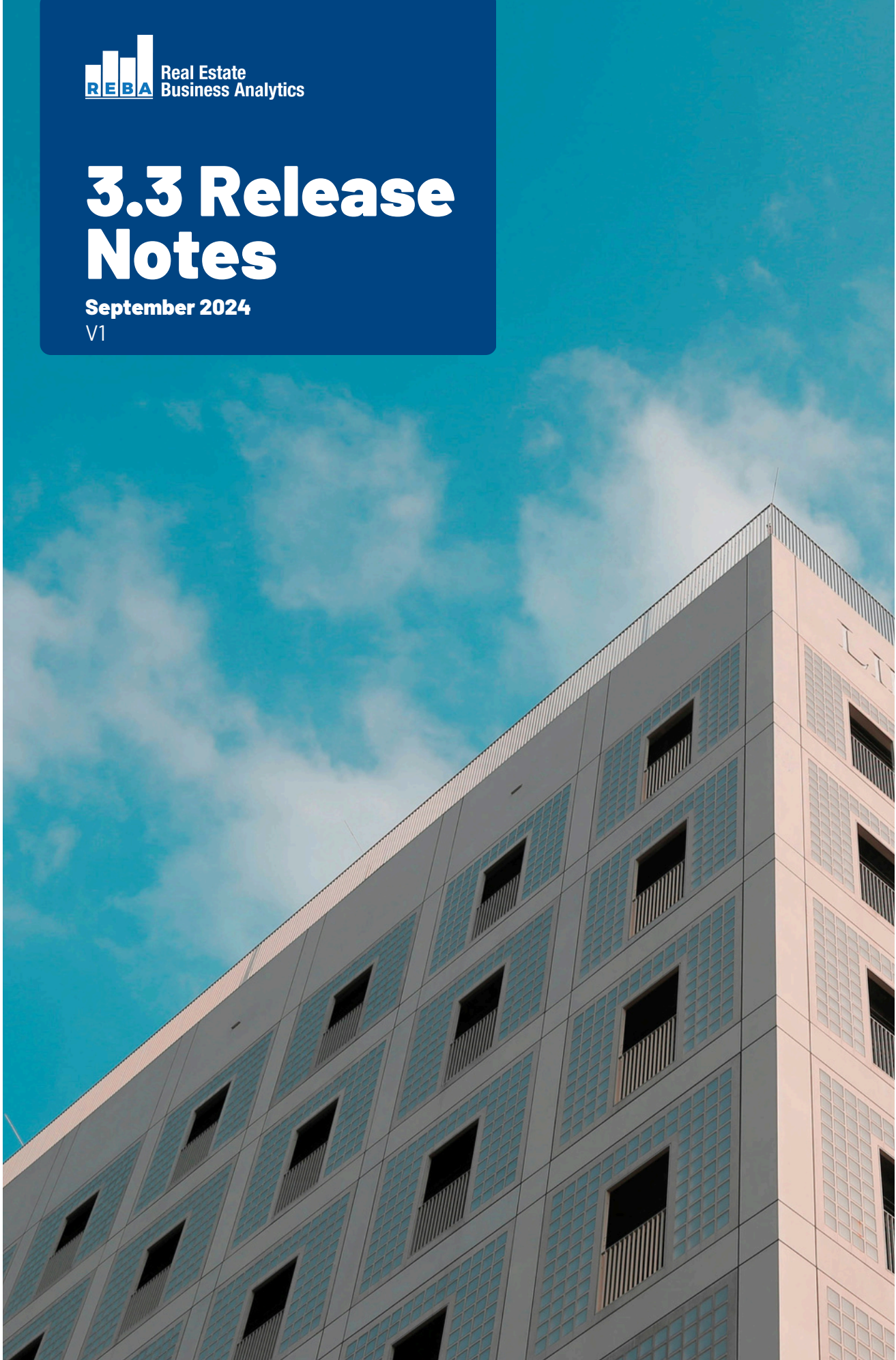**Real Estate Business Analytics**

3.3 Release Notes

September 2024

V1

What's Ahead

We're thrilled to introduce the latest updates in our REBA Platform 3.3 release. This version brings a range of enhancements aimed at refining your workflow, improving data accuracy, and simplifying complex tasks. With continued advancements in integration, new features for non-conventional unit mapping, and enhanced data quality controls, this release is designed to support your operational goals more effectively.

We've focused on streamlining the user experience, from better Days on Market (DOM) analysis tools to new rent control customization options. These updates are crafted to provide you with greater flexibility, improved automation, and deeper insights, ensuring you have the tools needed to optimize your processes and outcomes.

REBA Amenities

Release 3.3 features continued improvements to the REBA Platform integration, including the Days on Market (DOM) integration, and a new un-conventional unit mapping interface.

Days on Market Import Interface

The DOM import interface will allow users to specify a date ranges to pull transaction detail directly from REBA BI; thereby providing users ability to review/evaluate import data quality, exclude transactions, and easily change evaluation periods prior to running the statistical model.

Building Builder

A new feature designed to aid in mapping non-conventional building numbering. Defining the shape and dimensions of your building in terms of floors and stacks, allows users to map units to establish the pattern for a building type. This creates a mapping convention that can apply to many buildings at the same property. This feature fills the gap that the paint-by-numbers stacking convention could not accommodate. Non-conventional unit numbering can now be mapped and visualized in a conventional stacking diagram. This functionality will decrease the difficulty and skills required to conform non-conventional numbering into a conventional structure.

REBA BI

Data Quality Improvements

- New properties added in Entrata will now automatically be brought into Reba with 1 year of property history.
- Yardi GL Segment department mapping can now be set in MDM.

Data Sets

- Added integration support for Grace Hill Validate in the Secret Shop data model.

Notable Bug Fixes

- Cosigners coming from Funnel will no longer show up in the Customer Appointment table in the cube.

MDM Updates

- New functionality for users to import financial scenarios that do not exist in their property management system.

Integrations

In this release, we added new integrations for Grace Hill - Validate.

Inegration	Category	Supported	New in 3.3	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	✔		
Anyone Home	CRM	✔		
Grace Hill - Validate	Mystery Shops		✔	
PERQ	Chatbot/CRM			○
Elise AI				○
Paycor	HRIS			○
Concur	Expense Management			○
Leonardo 247	Category			○
Radix	SFR PMS			○
Google Ads	Advertising			○
Birdseye	Reputation Management			○
SmartRent	Smart Home			○

SFR Intergration	Category	Supported	New in 3.3	Coming Soon
Marketplace		✓		
Mynd	SFR PMS	✓		
Progress		✓		
Renters Warehouse		✓		

REBA Budget

Budget Workflow

- On the Workflow Dashboard (Home Screen), Users can multi-select Profit Centers when assigning States
- On the Workflow Setup screen, the Admin can hide the default states
- On the Workflow Setup screen, the Admin can assign multiple roles to the Step permissions

Rent Profile Assignment

- Screen Enhanced notifications when running the Rent Calculator to indicate when calculation is complete

Line-Item Recalculation

- Option for Admin to perform a recalculation of line items that are potentially impacted by moving the Current Accounting Period forward. For example, when the Current Month is moved from Sep to Oct, the amounts in Sep change from forecasted amounts to actual accounting results.
- Currently, line items using Grow Flat and Grow Proportional, Percent of Account, Trailing Average, and Budget Monthly and Budget Annual do not update to reflect the new month of actuals unless a user specifically Updates the line item.
- The Reprocess Calculations link on the profit Center screen will perform the update for all impacted line items. *This feature requires a setting adjustment in Roles*

REBA Rent

Model Updates

- Rent Control Rent Engine Incorporation
  - New UI that allows flexible customization of rent control rules that can limit renewal offers based on 7 different types of rent control
  - Rent Control can be applied at any level of the portfolio hierarchy, even down to the unit level
  - Permanent, date range, and emergency timing can be selected
  - Option to include MTM, all terms, or best term only
  - Starting Rent type can be configured as well with the ability to choose the minimum gross/effective rent in the past 12 months
  - Multiple rules can be stacked and the rent engine will calculate and use the most restrictive rule per lease term

UI Updates

- Rent Control UI (see additional notes above)
- Reports updates
  - Trade Out tab – a new report that will show summarized and lease level trade-out information with the ability to drill down to specific lease detail.
  - Lease Trade Out tab – renamed tab to "Monthly Analysis"
  - Dashboard tab – revamped to include new lease pricing details on all available units and increased size of the visual. Re-oriented the visual cards on the report and removed the time series charts.
  - Engine tab – Added Calibration Rent (Gross) and Calibration Rent (Effective) to Pricing Group Rents visual tooltip
  - Summary tab – new metrics and variance formatting
- New Lease Pricing Report
  - Fixed bugs related to syncing slicers across tabs
- Add the ability to tab through all input fields on LEM, Parameters, Alerts, etc
- Fixed bug where user could not enter two decimal places on renewal profiles
- Fixed a bug where Final Targets were not showing up properly in the UI
- Fixed a bug where counts mismatch on tree view in the Alerts Dashboard
- Fixed a bug where negative thresholds were not able to be entered for the Rec Rent Below Prior Rent alert
- Various other UI bug fixes and improvements