



Comparison Chart

ARGUS Valuation - Lite & ARGUS Valuation - DCF



ARGUS
Valuation Lite™

Core valuation and transaction toolkit for
investment sales brokers and appraisers



ARGUS
Valuation DCF™

Industry standard cash flow projection,
valuation and investment analysis solution

Supported Uses

Asset Valuation and Appraisal	✓	✓
Acquisitions and Dispositions	✓	✓
Investment Analysis	Limited	✓
Portfolio Valuation	Limited	✓
Development Feasibility		✓
Sensitivity Analysis		✓
Joint Ventures and Partnerships		✓
ARGUS Valuation - DCF "File Reader"	Read-Only	✓

Property Types

Office, Retail and Industrial	✓	✓
Multifamily and Senior Assisted Living	✓	✓
Portfolio, Mixed-use and Hotel	Limited	✓
Land Development and Unit Sales		ARGUS Unit Sales
New Construction and Development		Limited

Valuation & Analysis Techniques

Discounted Cash Flow	✓	✓
Direct Capitalization	✓	✓
IRR and MIRR	✓	✓
Cash-on-Cash Returns (Cash to Equity, NOI to Purchase Price)	✓	✓
Flexible Report and Valuation Timing		✓
Rolling Present Value and PV by Source		✓
Development IRR		✓

Property Level Data

Miscellaneous Revenues	✓	✓
Operating Expenses	✓	✓
Capital Expenditures	✓	✓
Development Costs (Land, Hard and Soft Costs)		✓
Escrow Accounts		✓
Account Codes, S-curves, Reference Accounts		✓
General Vacancy and Credit Loss	Limited	✓
Unlimited Area Measures		✓



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Tenant & Unit Data

Rent Roll	✓	✓
Tenant Groups	✓	✓
Space Absorption		✓
Parking Revenues		✓

Tenant & Unit Leasing

Centralized Tenant Registry	Limited	✓
Tenant and Unit Description	✓	✓
Lease Type, Suite Number and Tenant Size	✓	✓
Floor, SIC, Industry, Group and Notes	Limited	✓
Lease Start and End Dates	✓	✓
Simple and Detailed Base Rents	✓	✓
CPI (Rent Indexation)	Limited	✓
Rent Steps	✓	✓
Retail Sales	Limited	✓
Expense Groups	✓	✓
Flexible Reimbursements	✓	✓
Rent Abatements	✓	✓
Tenant Improvements	✓	✓
Leasing Commissions	✓	✓
Lease Status (Contract, Speculative, etc.)		✓
Parking Rent		✓
Porter's Wages		✓
Miscellaneous Rents		✓
Payment Options		✓

Speculative Renewal & Absorption

Renewal Probability	✓	✓
Market Rents	✓	✓
Months Vacant	✓	✓
Retail Sales	✓	✓
Term Length	✓	✓
Term Overrides	✓	✓
Vacate, Renew and Options	Limited	✓
Intelligent Renewals and Reabsorb		✓
Non-Contiguous Leasing		✓



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Reporting

<i>Property Cash Flow and Present Value Summary</i>	✓	✓
<i>Loan Summary and Sources & Uses of Capital</i>	✓	✓
<i>Resale, Direct Capitalization and Property Summary</i>	✓	✓
<i>Rent Rolls and Individual Tenant Reports</i>	✓	✓
<i>Input Assumptions Report</i>	✓	✓
<i>Market Leasing and Supporting Schedules</i>	✓	✓
<i>Standard and Ad-Hoc Graphs</i>	✓	✓
<i>Print Preview</i>	✓	✓
<i>Report Packages</i>	✓	✓
<i>Excel Report Exports</i>	✓	✓
<i>Excel Report Writer</i>	✓	✓
<i>Occupied Area Measures</i>		✓
<i>Depreciation & Taxes</i>		✓
<i>Partner Contributions, Distributions and Yield</i>		✓
<i>Tracking Reports (Reimbursements, IRR, Development, Parking)</i>		✓
<i>Stacking Plan</i>		✓
<i>Executive Dashboard and Property Library Excel Export</i>		✓

Other Modules

<i>Property Purchase and Resale</i>	✓	✓
<i>Present Value Discounting</i>	✓	✓
<i>Property Summary and File Audit Comparison</i>	✓	✓
<i>Debt Financing</i>	Limited	✓
<i>Value Added Taxes</i>		✓
<i>Depreciation & Taxes</i>		✓
<i>Partner Contributions, Distributions, Groups and Levels</i>		✓
<i>Property Level Sensitivity Matrix</i>		✓

Other Features

<i>Embedded ARGUS Zone Task Pane</i>	✓	✓
<i>ARGUS Zone Shared Workspace Integration</i>	✓	✓
<i>Property Library</i>	✓	✓
<i>Executive Dashboard</i>	✓	✓
<i>Quick Tips, Informational Toolbar and Display Timer</i>	✓	✓
<i>ARGUS Wizard</i>	✓	✓
<i>Customized Dashboards by Role</i>	✓	✓
<i>Undo/Redo and Back Navigation</i>	✓	✓



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<i>Rent Leveling and Rent Collection Options</i>	✓
<i>Loan Statistics</i>	✓
<i>Budgeting (Historic Actuals)</i>	✓
<i>Reimbursable Reporting Groups</i>	✓
<i>Daily Lease Start and End Dates</i>	✓
<i>Global Categories and "Based On" capabilities</i>	✓

Portfolio

<i>Property Consolidations</i>	✓	✓
<i>Tenant Level Consolidations and Exposure Reporting</i>		✓
<i>Partner Level Consolidations</i>		✓
<i>Sensitivity Scenarios, Multiple Scenarios and Master Scenarios</i>		✓
<i>Impact Analysis and Scenario Variance</i>		✓
<i>Portfolio Partner Contributions, Distributions and Groups</i>		✓

Integration

<i>Excel Import Wizard</i>	✓	✓
<i>Native reXML Support</i>		✓
<i>Native OpenARGUS Support</i>		✓
<i>ARGUS Connect and RealmX Support</i>		✓

Internationalization

<i>Detailed Currency and Area Measure Conversions</i>	Limited	✓
<i>Flexible Currency Symbols, Punctuation and Date Display</i>	✓	✓
<i>Multiple Language Support (sold separately)</i>	English, German, French, Spanish, Japanese and Chinese Support	
<i>Market Reviews</i>	✓	✓
<i>Alternate Debt Currency</i>		✓



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