

Investit Features. Investit Express and Pro

| Investit Programs & Templates | Express | Pro |
|------------------------------------------------------------|----------------|------------|
| Analyzer - In depth Income & Expenses Analysis | + | + |
| Investor - Investment Analysis Real Estate | + | + |
| Investor - Investment Analysis Businesses | + | + |
| Investor - Investment Analysis Hotels & Motels | + | + |
| Buy versus Lease Analysis | - | + |
| Hold versus Sell. Add On | - | + |
| Lease Analysis. Landlord perspective | - | + |
| Lease Analysis. Tenant perspective | - | + |
| Development Analysis - Quick Proforma approach | + | + |
| Development Analysis - Monthly Cash Flow Analysis approach | - | + |
| Calculator - 16 real estate financial calculators | + | + |

| Analysis Options | Express | Pro |
|----------------------------------------------------|-----------------|-----------------|
| Date Format Options: Year 1 Feb or 2009 Feb format | + | + |
| Analysis Start Date can be during the year | + | + |
| Move analysis start date forward or backwards | + | + |
| Analysis Period | 99 Years | 99 Years |
| Yearly Analysis | + | + |
| Monthly Analysis | - | + |

| Projection Capabilities. Revenues & Expenses | Express | Pro |
|-------------------------------------------------------------------|----------------|------------|
| Projections can start, end or change during the year | - | + |
| Monthly projections | - | + |
| Yearly Projections | + | + |
| Ability to enter and project seasonal patterns, e.g., hotel rates | - | + |
| Ability to handle complex investments & leases | - | + |

| Input Capabilities | Express | Pro |
|----------------------------------------------------------|----------------|------------|
| Separate Rent Roll | - | + |
| Replacement Reserves with accrued interest | - | + |
| Free Rent Adjustments (Rent Abatements) Yearly | + | + |
| Free Rent Adjustments (Rent Abatements) Monthly | - | + |
| % Rents with "Natural" & "Artificial" breakpoints | - | + |
| Rent Caps | - | + |
| Recoverable Expense Caps and Stops | - | + |
| Create your own entry choices like "\$ per Boat per Day" | - | + |
| Income Tax Calculations | + | + |
| Hide Income Tax Calculations and remove from reports | + | + |
| Inflate Capital Expenditures (Calculate Future Value) | + | + |
| Ability to exclude revenues and expenses from the NOI | + | + |
| Vacancy Allowances | | |
| Global | + | + |
| For each Revenue Item | + | + |
| Vacancy Allowance can change over the Analysis Period | + | + |

| Importing and Exporting Capabilities | Express | Pro |
|----------------------------------------------------------------|----------------|------------|
| Export selected reports to Excel or PDF | + | + |
| Import and Export selected Projects and user created templates | + | + |

| Reports | Express | Pro |
|------------------------------------------------------------|----------------|------------|
| Company Logo | + | + |
| Building photograph | + | + |
| Select which year(s) to print | + | + |
| Graphs | + | + |
| Disclaimer Statements on reports as a foot-te | + | + |
| Disclaimer Statements as a report page | + | + |
| Project comparison reports | - | + |
| Lease Comparison Reports | - | + |
| Development Analysis - Comparison Reports | - | + |
| Development Analysis - Consolidated Report | - | + |
| Differential Cash Flow Report | - | + |
| Categories (Profit Centers) on Income & Expense Statements | - | + |

| Specific Features | Express | Pro |
|---------------------------------------|----------------|------------|
| Goal Seeking - Analyzer | + | + |
| Goal Seeking - Investor and Developer | - | + |
| Currency Conversion | - | + |
| Auto Update | + | + |

| Financing | Express | Pro |
|-----------------------------------------------------------|----------------|------------|
| Number of Mortgages. Unlimited | + | + |
| Mortgages can start and finish at any time | + | + |
| Change the Compounding Frequency | + | + |
| Change the Payment Frequency | + | + |
| Make additional payments or borrowings | + | + |
| Variable Interest Rate Mortgages | + | + |
| Create tenant loans from landlord for tenant improvements | + | + |
| Construction Draw Mortgages | + | + |