



tennt

WHAT IS TENNT?

- Easy-to-use auction platform for commercial properties
- Property managers bid against each other to win new tenants
- Complex platform that considers unique “Quality of Space” metrics as real values from auction-to-auction



= tenant

GOALS

- Create bidding opportunities to lower costs for tenants and win more business for property managers, using an auction platform
- Eliminate trivial communication pain points
- Create sophisticated formulas to consider “QoS” metrics with final monetary values, thus creating a “rating” system
- Agile platform for expansive growth and data personalization



breakdown

SO WHAT DID WE DO?

- Paper Prototyping
- Wireframes - to - Concepts (PSDs)
- Partner Feedback Internalization
- Branding
- Data Visualization & Animation
- Database setup & GitHub repository
- Front-end & Back-end Development
- Code mergers
- Core functionalities built



TRANSLATES TO

- Auction web app platform
- Logins for both brokers and property managers
- View “Current Auction” dashboard with real time updates when properties change their bids
- Animated visualization
- Formula that incorporates both hard numbers from property manager bids, as well as unique individual tenant preferences, to output a single weighted overall score

OPEN SOURCE TECH STACK

Back-end

- Apache Server
- MySQL/PHP

Front-end

- HTML/CSS
- JS/jQuery



formula



==

```
//Pull the Weighted Ratings
$priceWeight = $auctionData["priceWeight"] / 10;
$TIWeight = $auctionData["TIWeight"] / 10;
$FRWeight = $auctionData["FRWeight"] / 10;
$escalationWeight = $auctionData["escalationWeight"] / 10;
$termWeight = $auctionData["termWeight"] / 10;

$weights = Array(
    "price" => $auctionData["priceWeight"] / 100,
    "TI" => $auctionData["TIWeight"] / 100,
    "FR" => $auctionData["FRWeight"] / 100,
    "escalation" => $auctionData["escalationWeight"] / 100,
    "term" => $auctionData["termWeight"] / 100,
);

//Calculate the WEIGHTED value based on their preference
$i = 0;
foreach ($price as &$p) {
    $percent = ($minPrice / $p["value"]);
    $p["percent"] = intval($percent * 100) . "%";
    $score[$i] = Array(
        "title" => $p["title"],
        "property" => $p["property"],
        "total" => $percent * $priceWeight
    );
    $i++;
}

$i = 0;
foreach ($TI as &$t) {
    $percent = ($t["value"] / $maxTI);
    $t["percent"] = intval($percent * 100) . "%";
    $score[$i]["total"] += $percent * $TIWeight;
    $i++;
}

$i = 0;
foreach ($FR as &$f) {
    $percent = ($f["value"] / $maxFR);
    $f["percent"] = intval($percent * 100) . "%";
    $score[$i]["total"] += $percent * $FRWeight;
    $i++;
}

$i = 0;
foreach ($escalation as &$e) {
    $percent = ($minEscalation / $e["value"]);
    $e["percent"] = intval($percent * 100) . "%";
    $score[$i]["total"] += $percent * $escalationWeight;
    $i++;
}

$i = 0;
foreach ($term as &$r) {
    $percent = ($minTerm / $r["value"]);
    $r["percent"] = intval($percent * 100) . "%";
    $score[$i]["total"] += $percent * $termWeight;
    $i++;
}

//Figure out the 10-point rating for all of these
foreach ($score as &$s) {
    $s["value"] = round(($s["total"] / $maxScore) * 10, 1);
}
```

BACK

00:02:5

Welcome, Finn account | logout

Auction Name

One South Wacker \$2.700.000

200 South Wacker \$3.300.000

55 West Monroe \$2.400.000

Google

★ 1. Tenant Investment
2. Price per Square Foot
3. Free Rent
4. Escalation
5. Terms

Auction Properties

ONE SOUTH WACKER 7.2 \$2.7m

200 SOUTH WACKER 6.8 \$3.3m

55 WEST MONROE 8.9 \$2.4m

Price per square Foot Tenant Investment

Free Rent (months) Escalation (percentage)

Term (years)

Accessories

ONE SOUTH WACKER +10% 200 SOUTH WACKER +5% 200 SOUTH WACKER +2%

gym roof top lounge parking space pool commissary fiber internet



[BACK](#)

00:02:5

Welcome, Finn
account | logout

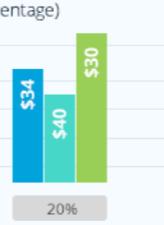
Auction Name

- One South Wacker  \$2.700.000
- 200 South Wacker  \$3.300.000
- 55 West Monroe  \$2.400.000

★ 1. Tenant Investment
2. Price per Square Foot
3. Free Rent
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5. Terms

Auction Properties

ONE SOUTH WACKER	200 SOUTH WACKER	55 WEST MONROE
 7.2	 6.8	 8.9
 \$2.7m	 \$3.3m	 \$2.4m

Price per square Foot	Tenant Investment	Free Rent (months)	Escalation (percentage)	Term (years)
				
20%	40%	20%	20%	20%

Accessories

ONE SOUTH WACKER	200 SOUTH WACKER	200 SOUTH WACKER
 gym +10%	 roof top lounge +5%	 parking space +2%
 parking space	 parking space	 pool
 commissary	 fiber internet	


tennt

username

password

SUBMIT

55 West Monroe



\$2,400,000

Price per square Foot Tenant Investment Free Rent (months) Escalation (%) Term (years)

\$32	\$2,600,00	12	10%	10
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5. terms

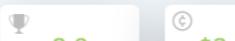
SUBMIT

Auction Properties

ONE SOUTH WACKER

200 SOUTH WACKER

55 WEST MONROE



Upcoming Auctions

August 27th 2016 | 3:30 PM



ONE SOUTH WACKER

[VIEW AUCTION](#)

September 13th 2016 | 3:30 PM



10 SOUTH LASALLE

[VIEW AUCTION](#)

Create Auction

Name of Auction

Name

Choose Date

Day Month Year

Choose Time

Time AM/PM

Choose Properties



ONE SOUTH WACKER



200 SOUTH WACKER



55 WEST MONROE



CHASE TOWER



10 SOUTH LASALLE



INLAND STEEL BUILDING



MARQUETTE BUILDING

[CREATE AUCTION](#)



demo