

Column Specifications Documented

Note,

Acronyms used on this document:

- String = Str
- Date = Dt
- Currency = Ccy
- Integer = Int
- Float = Flt
- Required = Req
- Optional = Opt
- Net Operating Income = NOI

Define schemas for:

- **Sold Comparables**

Property Name	Address	City	State	Sale Date	Sale Price	Lease Term Remaining	Year Built	Building SF	Land (Acres)	Annual Rent	\$/SF/Yr	Price/SF	Cap Rate	Market Time (Days)
Str (Req)	Str (Req)	Str (Opt)	Str (Opt)	Dt (Req)	Ccy (Req)	Str (Opt)	Int (Req)	Int (Req)	Flt (Req)	Ccy (Req)	Flt (Opt)	Flt (Opt)	Flt (Req)	Int (Opt)

- **On-Market Comparables**

Property Name	Address	City	State	Asking Price	Lease Term Remaining	Year Built	Building SF	Land (Acres)	Annual Rent	\$/SF/Yr	Price/SF	Cap Rate	Market Time (Days)
Str (Req)	Str (Req)	Str (Opt)	Str (Opt)	Dt (Req)	Str (Req)	Int (Req)	Int (Req)	Flt (Req)	Ccy (Req)	Flt (Opt)	Flt (Opt)	Flt (Req)	Int (Opt)

- **Rent Roll**

Lease Term						Rental Rates			
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Recovery Type	Options
Str (Req)	Int (Req)	Dt (Req)	Dt (Req)	Int or Dt (Opt)	Float (Opt)	Ccy (Req)	Ccy (Req)	Str (Opt)	Str (Opt)

- **Financial Info**

Price	NOI	Cap Rate	Lease Type
Ccy (Req)	Ccy (Req)	Float (Req)	Str (Req)

- **Value Matrix**

Year Built	Rentable Area	Land Area	Address
Int (Req)	Int (Req)	Float (Req)	Str (Req)

- **Property Specs**

	Cap Rate	Price
Go to Market	Flt (Req)	Ccy (Req)
Strike Price	Flt (Req)	Ccy (Req)
Value Floor	Flt (Req)	Ccy (Req)

Data Validation Rules

- Cap Rate must be between 0% and 20%.
- Lease Term must be non-negative.
- $\$/\text{SF}/\text{Yr} = \text{Annual Rent} \div \text{Building SF}$ (cross-check rule).
- Market Time in days must be ≥ 0 .
- Currency values must be non-negative.

Error Handling

- If required columns are missing → reject file with error message.
- If numeric values are outside ranges (e.g., Cap Rate > 20%) → flag as invalid.
- If dates are malformed → reject row.
- If $\$/\text{SF}/\text{Yr}$ does not match calculated value → raise warning.

Schema Versioning Strategy

- Use **semantic versioning** (v1.0, v1.1, etc.).
- Maintain changelog for schema changes (e.g., new column added like “Broker Name”).

- Ensure backward compatibility where possible.