1. **How do you calculate the Health Ratio for a Retail Tenant?**
2. **Explain what a Cap Rate is and how it is used in Real Estate Transactions?**
3. **In SQL, Explain the difference between the following terms and explain how you would use each of these in a query:**
   1. **Inner Join**
   2. **Outer Join**
   3. **Left Join**
   4. **Right Join**
   5. **Outer Apply**
4. **In SQL there is a concept called a Cursor. Some hate them, some love them. Explain when you can use them, and other solutions.**
5. **Pick three (3) of Datex’s clients and tell us about them (from at least two different portfolio types).**
6. **What are some core KPI’s that Datex Clients use and how are they used?**
7. **What is IRR and how does it apply to Real Estate?**
8. **What is the difference between Java and JavaScript?**
9. **What is a UDF in SQL?**
   1. **Explain the different types.**
   2. **Why are they used?**