# Software's User Manual

# XL2

# Team No: 10

| Name | Primary Role | Secondary Role |
|---|---|---|
| Kevin Crimi | Prototyper, Builder | Feasibility Analyst |
| Sindhu Nachimuthu | Project Manager, Life Cycle Planner | Builder |
| Ritesh Nanda | Operations Concept Engineer | Reviewer, Tester, Trainer |
| Muthukumaran Dhanapal | Software Architect, Builder | Feasibility Analyst |
| Ted Lee | IIV & V, Tester, Quality Manager | Project Manager |

# Version History

| Date | Author | Version | Changes made | Rationale |
|------|--------|---------|--------------|-----------|
| 11/26/12 | Ritesh Nanda | 1.0 | • Original template | • Initial draft V1.0 |

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# 1. Introduction

## 1.1  System Overview

The User Manual outlines the use of the XL2 software application. The software takes all the real estate parameters and more, into account and generates analytical reports to raise the quality and standard of the analysis to a new level. It is an invaluable tool for the real estate entrepreneurs and companies to cope up with the changing market trends and variables.

## 1.2  System Requirements

### 1.2.1    Hardware Requirements

A windows based Computer System

### 1.2.2    Software Requirements

Microsoft Excel 2007 or above versions

# 2. Installation Procedures

Copy the .exe file in any directory/folder. The reports or excel files that needs to be generated could be saved in any directory/folder in the system irrespective of where the .exe file is placed.

# 3. Operational Procedures

## 3.1 Running the software

- Double click on the .exe file and the following software window would pop up.

**Figure 1**

## 3.2 Creating a new Project

- Click on File option and choose New Project
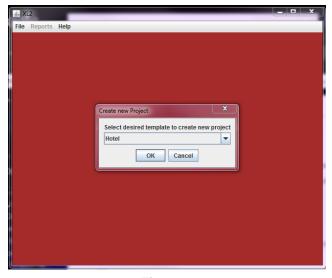- Select the desired template to create a new project : For now its limited to Hotel

**Figure 2**

## 3.3  Phase Information

- Enter the names of the Phases.
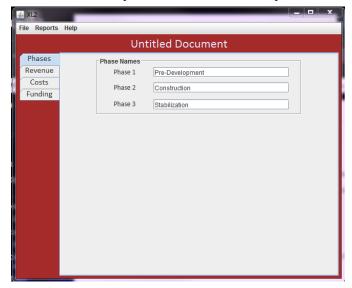- The default phase names are Pre-Development, Construction and Stabilization.



**Figure 3**

## 3.4  Revenue Information

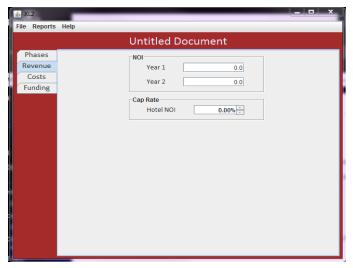- Enter the Net Operating Income and the Cap Rate.



**Figure 4**

## 3.5  Costs

- Enter all the costs: You could select or choose from four options
    i)   Land Acquisition
    ii)  Pre Development
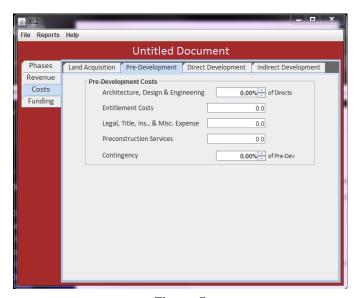    iii) Direct Development
    iv)  Indirect Development



**Figure 5**

## 3.6  Funding

- Enter various types of Funding: You could enter or choose from three options
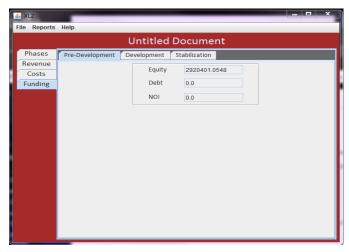    i)   Pre Development
    ii)  Development
    iii) Stabilization



**Figure 6**

# 3.7 Generate Reports

Now that all the parameters have been successfully entered into the system, to generate reports
- Click on the Reports tab in the Menu Bar and choose out of three options to generate different types of reports.
  - i. Cash Flow Summary Report
  - ii. Budget Report

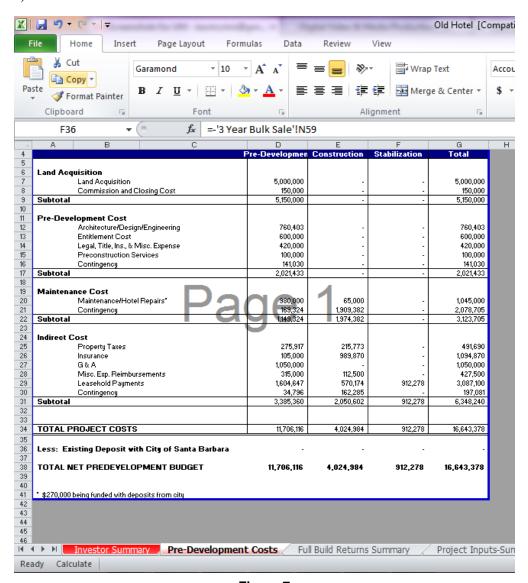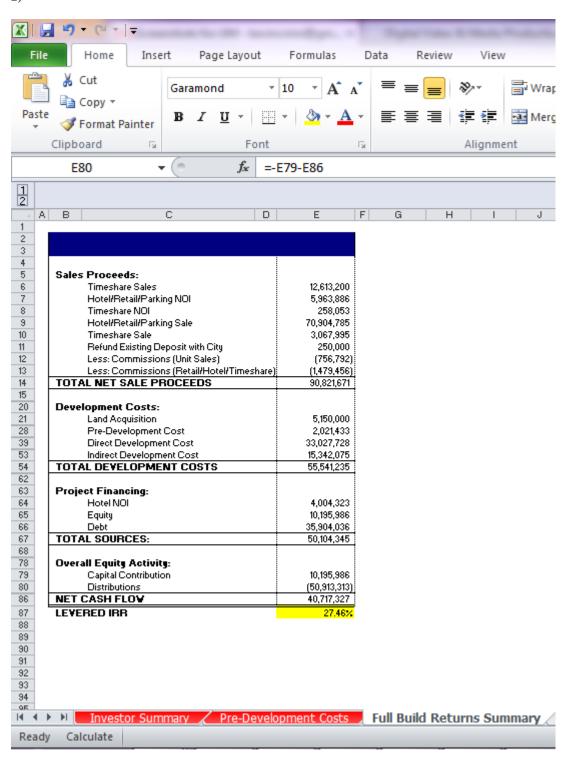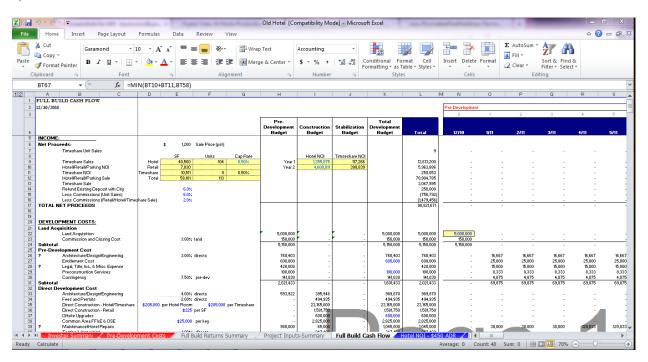Reports like the below ones would open up:

1)



**Figure 7**

2)



**Figure 8**

If you choose the third option i.e. View Full Excel Model then the report would be generated in the following manner:

3)

# 4. Troubleshooting

## 4.1 Frequently Asked questions

There are no frequently asked questions currently by users.

## 4.2 Error Codes and Messages

The program does not throw any error codes.

## 4.3 Note

The User Manual will further be updated on completion of the Development.