



# Advanced Property Analysis

Residential – Commercial – Industrial – Retail

## QUALITY CONTROL

### History and Distribution

Our Advanced Property Analysis (APA) software is the product of over 25 years of development, and we continue to keep it current. It was originally designed in 1990 by a real estate broker to help clients assess potential investment returns on possible investments. Over the years, the program has been widely used by:

Real Estate Brokers	Professional Fiduciaries
Real Estate Developers	Attorneys
Financial Advisors	CPAs
Registered Investment Advisors	College Instructors
Individual Investors	College Students
Bank Trust Departments	Others

### Usage and Scalability

Since we started counting in 2014, Advanced Property Analysis has been used to analyze at least \$210,769,629,771 in real estate investments. APA continues to expand our services, and the current count is shown on our website on the Input Form page. As a web based service our platform is scalable to accommodate fluctuations in user demands. Since the program is currently available as a free service, an “on-demand” paid monthly service, and a paid annual service, the number of users varies widely with seasonal variations in real estate sales.

### Programming Teams

Advanced Property Analysis brings together global programming knowledge and expertise. Programmers specializing in Excel, HTML, C#, Adobe, Azure, Aspose, database management, FastSpring, and other web services have come collaborated with real estate experts, financial advisors, accountants, trust officers, and others. Our cloud-based, global, collaborative approach enables us to continue to access top-rated talent and quickly respond to service related issues and client requested enhancements.

### Security

Client Personally Identifiable Information (PII) is processed through secure servers by our online credit payment processing service, FastSpring.com.

## Privacy

See our Privacy Policy statement.

## Quality Testing

Standardized quality tests are performed on each program change using specific input and testing for known, specific results.

Upon satisfactory completion of the first phase, additional quality tests are performed against competitive real estate investment analysis programs measuring normal and expected variations between our results and competitive results. Variations between different real estate analysis programs result from differences in methodology. Calculation methodology is not uniform or standardized within the real estate industry, and calculation methodology disclosure is critical when comparing results.

## Methodology

Methodology is documented in the following ways:

- On report pages displaying graphs, the specific formulas are normally provided on each page below the graphs.
- On report pages displaying spreadsheets, the specific formulas are shown in the first column of the spreadsheet.
- On disclosure and other pages, calculation methodology is specified and risks specific to real estate investing are identified.
- On the Glossary page and the website multiple terms are defined and calculation methods defined.
- In the User Guide, standard input and advanced input recommendations are provided to users when the specific-property values are unavailable. All input is user supplied or user selected.

## Disclosure Limitations

Additional details about our processes and products are protected by privacy, copyright, and other intellectual property rights.

For additional information visit our website at [www.advancedpropertyanalysis.com](http://www.advancedpropertyanalysis.com) or contact us at: [info@advancedpropertyanalysis.com](mailto:info@advancedpropertyanalysis.com).