



ARGUS

Asset Management 12.5<sup>TM</sup>

Property Budget 4.5<sup>TM</sup>

# Release Notes

July 18, 2008



## **ARGUS Software• ARGUS Asset Management 12.5 & Property Budget 4.5 Release Notes**

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# Introduction

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This document will provide you with information pertaining to enhancements, modifications, known issues as well as their workarounds for the ARGUS Asset Management Version 12.5 and ARGUS Property Budget Version 4.5.

## Compatibility

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This product has been verified to install and operate on the following platforms or with the following products:

### Desktop Operating Systems

- Windows 2000, Service Pack 4
- Windows XP, Service Pack 2
- Windows Vista (Ltd. Verification)

### Server Operating Systems

- Windows 2003 Server
- Windows 2000 Server

### WAN Environments

- Citrix Version 1.8 or higher
- Windows NT 4.0 Terminal Services

### Supported Data Environments

- MS SQL SERVER 2000
- MS SQL SERVER 2005
- MS Access 2002 or later

#### Note

Access 2007 has a new database format thus changing the file extension from \*.MDB to \*.ACC DB. ARGUS Asset Management and ARGUS Property Budget will still operate using Access 2007, however, if it is necessary to open the database is via Access, do NOT convert the database to the new format.

## Upgrades

Make sure all of the above applications are using the most current updates.

## System Requirements

The following represents minimal supported system requirements for use of ARGUS Asset Management Version 12.5 and ARGUS Property Budget Version 4.5.:

Client PC Requirements	
Memory	512 MB RAM
Disk	200 MB Free Disk Space (additional space required for data files)
Processor	Pentium 4 or higher
Server Requirements	
Memory	1 GB RAM
Disk	200 MB Disk Space (additional space required for data files)
Processor	Pentium 4 or higher
Thin Client Server Requirements	
Memory	256 MB per session
Processor	Pentium 4, 1.5 GHz or Higher
Microsoft	.NET Framework 2.0
Software Requirement	
Adobe Reader	7.0 or higher

## Double-byte Character Support

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ARGUS Asset Management Version 12.5 and ARGUS Property Budget Version 4.5 do **not** support the display of double-byte characters in the captions of the user interface.

## Installation

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Installation of a previous version ARGUS Asset Management or ARGUS Property Budget is not required for this upgrade. However, if a prior version is installed uninstalling that version is necessary. This is an automatic step in the installation process if the prior version is 11.4.4. Partial backup of the Admin and Data folders from the previous version will take place during installation. Before running the setup program, close all applications that may be running. *Refer to the Quick Start Guide for detailed information.*

## Licensing

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ARGUS Asset Management and ARGUS Property Budget use Internet Based Licensing. The first time the application is launched the licensing process will take place. The product key will be e-mailed or shipped and should be received prior to installation. If you are upgrading from version 12, the existing key is valid. *Refer to the Quick Start Guide for detailed information.*

## Upgrading

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This installation will require upgrading the existing databases if version 12 was not previously installed. Within ARGUS Asset Management Financial Analysis, click on File, Database Utilities, Update Database. Select the database type, location, and name. Click on Upgrade to complete the process. Once the database is upgraded to the new version you will not be able to open it in a previous version. *Refer to the Quick Start Guide for detailed information.*

## Restore Settings

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Recreate all security settings after the installation. If no security changes are needed then copy Custom Reports, INI files, and FIL files to the new Admin folder.

# Windows Vista

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The functional upgrades, Microsoft has introduced in Vista have required architectural changes to the ARGUS Asset Management program for full compatibility. The technology team at ARGUS Software has addressed many of the known Windows Vista compatibility issues and believes ARGUS Asset Management will run on the new platform. However, due to the prevalence of noncompliant third-party tools and drivers, there may still be issues to resolve before Vista can be 100% certified as a compatible platform.

## Known Vista Issues

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ID	Description
N/A	ARGUS Asset Management and ARGUS Property Budget will only install to Microsoft Windows Vista with a standalone copy of the ARGUS software.

# Module Name Changes

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The module names in version 12.5/4.5 have changed to better reflect their function and position in the product set of ARGUS Software.

## Module Names

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Previous Module Name	Current Module Name
DYNA	ARGUS Asset Management
Financial Analysis	Asset Management: Financial Analysis
Portfolio Analysis	Asset Management: Portfolio Analysis
DYNABase	Asset Management: Ad-hoc Reporting
DYNABase	Asset Management: Custom Report Writer
BUDGET	ARGUS Property Budget
BUDGET Consolidation	Property Budget: Consolidation

# Known Issue



The following are known issues and their workarounds:

Issue	Workaround
Excel import does not support Microsoft Excel 2007	Save Excel spreadsheet as Excel 97-2003 workbook prior to importing.

# Enhancements

The following are enhancements, features, and modifications added to ARGUS Asset Management 12.5 and ARGUS Property Budget 4.5:

ID	Description	Area
14510	Add remaining record types to SQL Server Views	Utilities\Other
4352	Export report categories for tenant level recoveries	Utilities\reXML INSIGHT
12122	Export account number for lease results	Utilities\reXML INSIGHT
13334	Export ReportCategoryReference for lease results	Utilities\reXML INSIGHT
13824	Add a new Percentage Rent Offset calculation for rent escalation	Leases\Percentage Rent-Sales Volume-Seasonality
10297	Add a format to the Lease Summary Report that filters by leasing activity	Reports\Standard (Property)

# Issues Resolved

The following are issues addressed in ARGUS Asset Management Version 12.5 and ARGUS Property BUDGET 4.5:

ID	Description	Area
4523	Dashboard resizes picture if too large	Dashboard
4562	Dashboard Sales Price uses total of all sales instead of only one month amount from Sale #1	Dashboard
8551	Links to Disbursements are missing from template when imported	Financial\Budget (Receipts-Disbursements-Sales)
7858	Update Release Notes for Adobe 7.0 or higher requirement	General\Documentation and Help Text
6733	ARGUS Asset Management and ARGUS Property Budget can be installed independently	General\Installation and Configuration
16181	Error when creating SQL DYNAExtr using DYNA DBA	General\Installation and Configuration
13528	Add toolbar/menu item to launch ARGUSZone	General\User Interface
10727	Memory error while calculating Residual Sale	Reports\Calculations
11520	ARGUS Asset Management 11.4.4 update causing multi-calc to stop calculating before the selected properties end	Reports\Calculations
11168	Subscript out of Range error opening Asset Management: Ad-hoc Reporting with chart of accounts containing more than 3000 accounts	Reports\DYNABase-Dyna Writer-Custom DYNA Writer
5989	Saving report to Excel with newer printer driver installed causes error	Reports\Standard (Property)
8644	Cash Flow displays Capital Disbursements as positive when printing summarized by account number	Reports\Standard (Property)
4320	MsgBox statements executing in code during CONNECT import causes failure	Utilities\reXML Import-Export
4548	Leases do not import to Asset Management correctly	Utilities\reXML Import-Export
4552	Populate the ReportCategories\ReportCategoryTable\ExternalReference tag	Utilities\reXML Import-Export
4555	Import process fails when the Historical Data field in Asset Management is set to None	Utilities\reXML Import-Export
4563	Add 2 more textbox field in INSIGHT preference screen setup in Asset Management	Utilities\reXML INSIGHT
4657	<TermMonths> is attempting to update even when the tag is not sent	Utilities\reXML Import-Export
8005	Import.HistoricalFinancialData error when importing reXML Version 1.2.2 into DYNA 12.0	Utilities\reXML Import-Export
8585	Expense Group & Links are incomplete after reXML import of multiple groups that select same sub-account	Utilities\reXML Import-Export

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