

Advanced Mode Query Tool Overview

- This is tailored for members already familiar with Normal Mode of the Query tool – understanding filtering and grouping
- Answer some of the “How to” questions we receive using Advanced Mode
- Using correct syntax
- Using fields for filtering and grouping not available in Normal Mode
- Examples: Year Built Analysis, Square Foot filtering, Internally versus Externally Appraised properties, new Expanded Design, Usage, Cluster fields.
- Expanded Data set for training

Normal Mode Filtering and Grouping.

These filters will include Residential Properties only, that are held in ODCE and will group by Property Sub Type

Select Data

Filter Data

Data Type:

- Classic NPI Research
- Classic NPI Frozen
- Expanded NPI
- Farmland
- Timberland

Manager Selection:

- All Managers
- My Manager's Property
- All properties but my Manager's

Query Template:

Expanded NPI Returns



Advanced



Select Data

Filter Data

Clear Filters

Select Properties By Criteria

Property Type



- Industrial
- Industrial: Flex
- Industrial: Life Science
- Industrial: Manufacturing
- Industrial: Specialized
- Industrial: Warehouse
- Residential
- Residential: Apartment
- Residential: Manufactured Housing
- Residential: Single Family Rental
- Residential: Student Housing
- Hotel

Fund Type



- Closed Ended
- Not Elsewhere Classified
- Open Ended - excluding ODCE
- Open-End DNQ
- Separate Account
- Public REIT
- D - ODCE Open End Fund

Group Results By Specific Category

- Property Type
- Property Sub Type
- Region
- Division
- State
- CBSA or CBSA Div
- Fund Type
- CBSAName
- Clusters

Residential Properties, held in ODCE Grouped by Sub Type

Query Results For - Expanded NPI Returns



Period	YYYY	Q	Year	Quarter	PropertySubType	NOI	CapEx	MV	MVLag1	PSales	Denom	Income Return	Capital Return	Total Return	Prop Count	
191	2025	2	2025	2	Residential: Apartment	825912095	143406061	755423525	337569643	401363803	656675173	814728.8335	0.011	0.0045	0.0155	643
191	2025	2	2025	2	Residential: 10809457 Manufactured Housing	1336701	1282790000	1255197456	0	1252262654	1.1667	0.0086	0.021	0.0296	28	
191	2025	2	2025	2	Residential: Single Family Rental	31415089	19468989	3189138654	3166921354	5677076	3163345614	1.1667	0.0099	0.0027	0.0126	87
191	2025	2	2025	2	Residential: Student Housing	48490717	11935485	4130400000	4138074751	0	4127878921	1.1667	0.0117	-0.0048	0.007	64

Polling Question 1

- Have you ever used the query tool in normal mode?
 - Yes
 - No

Polling Question 2

- Have you ever used the query tool in advanced mode?
 - Yes
 - No

Advanced Mode

- Advanced mode has all the same templates, default filtering, functionality as Normal Mode – but the filtering and grouping are entered into these boxes.
- The column labels must be typed out and must match the column names in the database.
- The syntax for writing these statements must adhere to database/SQL (Structured Query Language) rules.
- [PropertyType] (column heading in our database) is enclosed in brackets. There is no space between the words. Character data you filter for must have single quotes. Data Stored as numeric does not have to have single quotes, as you can see with the [yyyyq] data field.
- The filtering and grouping I have in the boxes gives us the exact output we had for Residential Props, held in ODCE, broken out by SubType.

Filter Condition (Where Clause)

```
[PropertyType] = 'Residential' and  
[FundType] = 'D' and  
[yyyyq] = 20252
```

Default Group By:

```
[Period],[YYYYQ] ,[Year],[Quarter]
```

Grouping Condition (Group By Clause)

```
[propertySubType]
```

RUN QUERY

Examples of Advanced Mode Filtering/Grouping.

How do you pull Residential Apartment returns by Year Built? Results on the right side of QT: [YrBuilt] grouping added another column to the output – props are broken out by Year Built for Residential: Apartment for 20252

Filter Condition (Where Clause)

```
[PropertyType] = 'Residential' and
[propertySubType] = 'Residential:
Apartment' and
[yyyyq] = 20252
```

Default Group By:

```
[Period],[YYYYQ] ,[Year],[Quarter]
```

Grouping Condition (Group By Clause)

```
[YrBuilt]
```

Query Results For - Expanded NPI Returns

Period	YYYYQ	Year	Quarter	Yrbuilt	NOI	CapEx	MV	MVLag1	PSales	Denom	Income Return	Capital Return	Total Return	Prop Count
191	20252	2025	2	0	9261607	525804	805105743	800661267	0	797836966.6667	0.0116	0.0049	0.0165	9
191	20252	2025	2	1950	2035760	392203	235400000	249131224	0	248648738.8333	0.0082	-0.0568	-0.0486	3
191	20252	2025	2	1961	1580641	522248	183403234	182642409	0	182376652.6667	0.0087	0.0013	0.01	4
191	20252	2025	2	1963	3116177	2413300	175199997	174699998	0	174867922.3333	0.0178	-0.0109	0.0069	5
191	20252	2025	2	1964	7120116	1767601	558764156	612919027	47522402	587668254.5	0.0121	-0.0143	-0.0022	7
191	20252	2025	2	1965	2863273	1020625	229200000	233100000	0	232655888.1667	0.0123	-0.0211	-0.0088	3
191	20252	2025	2	1966	2780303	705326	213125000	212639595	0	212065490.3333	0.0131	-0.001	0.0121	4
191	20252	2025	2	1967	2441923	1612744	214712130	215783376	0	215775773.6667	0.0113	-0.0124	-0.0011	3
191	20252	2025	2	1968	4516112	981585	325300000	303975662	0	302961083.8333	0.0149	0.0671	0.0821	5
191	20252	2025	2	1969	17989496	6270055	1911051917	1895995956	162335	1893053317.3333	0.0095	0.0047	0.0142	6
191	20252	2025	2	1970	8219487	1289328	848013609	819990940	0	817895775	0.01	0.0327	0.0427	6
191	20252	2025	2	1971	6653572	1245753	624600000	635858066	0	634263085.1667	0.0105	-0.0197	-0.0092	7
191	20252	2025	2	1972	18269674	9320079	1630372098	1591195036	0	1589765184.1667	0.0115	0.0188	0.0303	15
191	20252	2025	2	1973	10552189	8381054	961453074	955199167	0	955872297.6667	0.011	-0.0022	0.0088	10
191	20252	2025	2	1974	6143421	1130593	505870693	514281180	0	512798669.5	0.012	-0.0186	-0.0066	4
191	20252	2025	2	1975	8727078	375319	633467565	621619390	0	618898023.5	0.0141	0.0185	0.0326	4

Results downloaded to Excel – Residential Apartments broken out by Year built...continued

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	
Period	YYYYQ	Year	Quarter	Yrbuilt	NOI	CapEx	MV	MVLag1	PSales	Denom	Income R	Capital R	Total Retu	Prop Count	
191	20252	2025	2	1997	31,597,260	8,931,553	2,936,624,548	2,926,581,250	1,269,859	2,919,879,677	1.08%	0.08%	1.16%	36	
191	20252	2025	2	1998	36,974,107	9,570,186	3,286,241,912	3,270,765,642	-	3,263,226,033	1.13%	0.18%	1.31%	35	
191	20252	2025	2	1999	51,027,586	12,036,455	4,419,570,101	4,454,527,817	68,079,248	4,409,497,225	1.16%	0.48%	1.64%	39	
191	20252	2025	2	2000	69,270,807	16,742,111	5,352,491,291	5,329,033,303	-	5,314,314,090	1.30%	0.13%	1.43%	45	
191	20252	2025	2	2001	56,722,171	16,261,364	4,992,063,389	4,953,571,302	-	4,942,794,594	1.15%	0.45%	1.60%	50	
191	20252	2025	2	2002	54,027,814	15,968,321	4,763,563,137	4,747,448,790	-	4,737,423,679	1.14%	0.00%	1.14%	50	
191	20252	2025	2	2003	44,291,461	19,470,788	3,916,064,651	3,863,039,437	-	3,858,011,011	1.15%	0.87%	2.02%	40	
191	20252	2025	2	2004	38,595,259	13,823,692	3,514,487,868	3,473,451,185	-	3,467,497,945	1.11%	0.78%	1.90%	38	
191	20252	2025	2	2005	17,787,527	5,677,938	1,595,339,296	1,582,001,126	-	1,578,910,919	1.13%	0.49%	1.61%	19	
191	20252	2025	2	2006	59,197,824	11,353,742	5,017,128,043	4,993,441,037	-	4,979,385,300	1.19%	0.25%	1.44%	45	
191	20252	2025	2	2007	47,696,582	12,382,064	4,096,677,329	4,076,407,889	-	4,066,700,060	1.17%	0.19%	1.37%	41	
191	20252	2025	2	2008	77,806,130	17,755,905	6,724,364,928	6,720,242,619	34,159,187	6,686,105,601	1.16%	0.31%	1.47%	72	
191	20252	2025	2	2009	82,060,440	24,344,663	7,411,819,045	7,339,915,169	-	7,324,734,021	1.12%	0.65%	1.77%	78	
191	20252	2025	2	2010	67,431,368	13,262,674	5,774,602,780	5,726,820,600	-	5,710,974,814	1.18%	0.60%	1.79%	47	
191	20252	2025	2	2011	14,842,701	4,994,904	1,459,642,812	1,481,222,288	-	1,478,772,173	1.00%	-1.80%	-0.79%	18	
191	20252	2025	2	2012	31,006,228	5,946,195	2,906,074,127	2,884,000,751	-	2,876,638,439	1.08%	0.56%	1.64%	31	
191	20252	2025	2	2013	84,644,216	17,165,617	7,679,158,261	7,792,445,686	134,640,155	7,705,493,678	1.10%	0.05%	1.15%	77	
191	20252	2025	2	2014	152,964,466	26,998,773	13,500,447,196	13,459,391,401	92,849,294	13,375,477,985	1.14%	0.80%	1.94%	130	
191	20252	2025	2	2015	136,458,313	15,178,196	12,454,547,917	12,448,751,773	-	12,410,854,767	1.10%	-0.08%	1.02%	112	
191	20252	2025	2	2016	130,182,427	10,712,677	11,992,079,825	12,076,471,557	165,947,329	11,955,460,089	1.09%	0.59%	1.68%	104	
191	20252	2025	2	2017	119,373,232	17,070,570	10,668,047,843	10,606,516,377	-	10,575,260,585	1.13%	0.42%	1.55%	94	
191	20252	2025	2	2018	141,083,341	12,981,967	11,483,874,502	11,743,884,160	264,185,762	11,571,254,482	1.22%	-0.08%	1.14%	99	
191	20252	2025	2	2019	99,617,586	6,691,023	9,104,385,148	9,187,737,193	87,297,823	9,114,227,931	1.09%	-0.03%	1.06%	81	
191	20252	2025	2	2020	110,778,648	8,606,395	10,122,428,583	10,122,457,841	60,114,176	10,059,777,735	1.10%	0.51%	1.61%	91	
191	20252	2025	2	2021	89,766,280	6,843,591	8,220,091,458	8,243,000,139	63,942,838	8,184,528,422	1.10%	0.42%	1.51%	77	
191	20252	2025	2	2022	48,550,880	3,387,618	4,493,591,020	4,471,261,654	-	4,456,771,836	1.09%	0.43%	1.51%	35	
191	20252	2025	2	2023	70,242,842	6,685,461	7,548,604,733	7,520,552,332	-	7,500,480,782	0.94%	0.28%	1.22%	58	
191	20252	2025	2	2024	27,886,464	2,131,434	3,855,895,211	3,826,344,043	-	3,818,114,272	0.73%	0.72%	1.45%	29	



Industrial Properties: Current Quarter returns for properties where Year Built is between 1900 and 2000 and properties where Year Built is between 2001 and 2025. Need to run 2 queries, and output is below. Only running for one quarter, so one line of output for the quarter.

Industrial Properties where Year Built is after 2000 performed better than Industrial Built prior to 2001 for current quarter.

Filter Condition (Where Clause)

```
[PropertyType] = 'Industrial' and
[YYYYQ] = 20252 and
[YrBuilt] <= 2000
```

Default Group By:

[Period],[YYYYQ],[Year],[Quarter]

Grouping Condition (Group By Clause)

```
[PropertyType]
```

Filter Condition (Where Clause)

```
[PropertyType] = 'Industrial' and
[YYYYQ] = 20252 and
[YrBuilt] > 2000
```

Default Group By:

[Period],[YYYYQ],[Year],[Quarter]

Grouping Condition (Group By Clause)

```
[PropertyType]
```

A	B	C	D	E	F	G	H	I	J	K	L
Filter For Industrial Properties where Year Built is after 2000											
YYYYQ	PropertyType	NOI	CapEx	MV	MVLag1	PSales	Denom	Income Return	Capital Return	Total Return	Prop Count
20252	Industrial	1,710,512,924	239,450,215	166,359,938,789	167,116,904,676	1,359,604,800	165,986,656,409	1.03%	0.22%	1.25%	2,706
Filter For Industrial Properties with Year Built before 2001											
YYYYQ	PropertyType	NOI	CapEx	MV	MVLag1	PSales	Denom	Income Return	Capital Return	Total Return	Prop Count
20252	Industrial	1,071,182,015	230,671,339	103,144,542,693	103,612,667,888	131,135,207	103,305,375,282	1.04%	-0.55%	0.49%	2,304

Percent Leased for Offices: Using [YrBuilt] Filter to track Percent Leased for Office less than 10 years old and older than 10 years for every quarter

Run the query twice using filters:

[Year] – [YrBuilt] > 10

[Year] – [YrBuilt] < 11

Data Type:

- Classic NPI Research
- Classic NPI Frozen
- Expanded NPI
- Farmland
- Timberland

Manager Selection:

- All Managers
- My Manager's Property
- All properties but my Manager's

Query Template:

Percent Leased by Quarter ▼

Filter Condition (Where Clause)

```
[Year] - [YrBuilt] > 10 and  
[PropertyType] = 'Office' and  
[yyyyq] >= 20001
```

Default Group By:

[YYYYQ]

Grouping Condition (Group By Clause)

```
[PropertyType]
```

Filter Condition (Where Clause)

```
[Year] - [YrBuilt] < 11 and  
[PropertyType] = 'Office' and  
[yyyyq] >= 20001
```

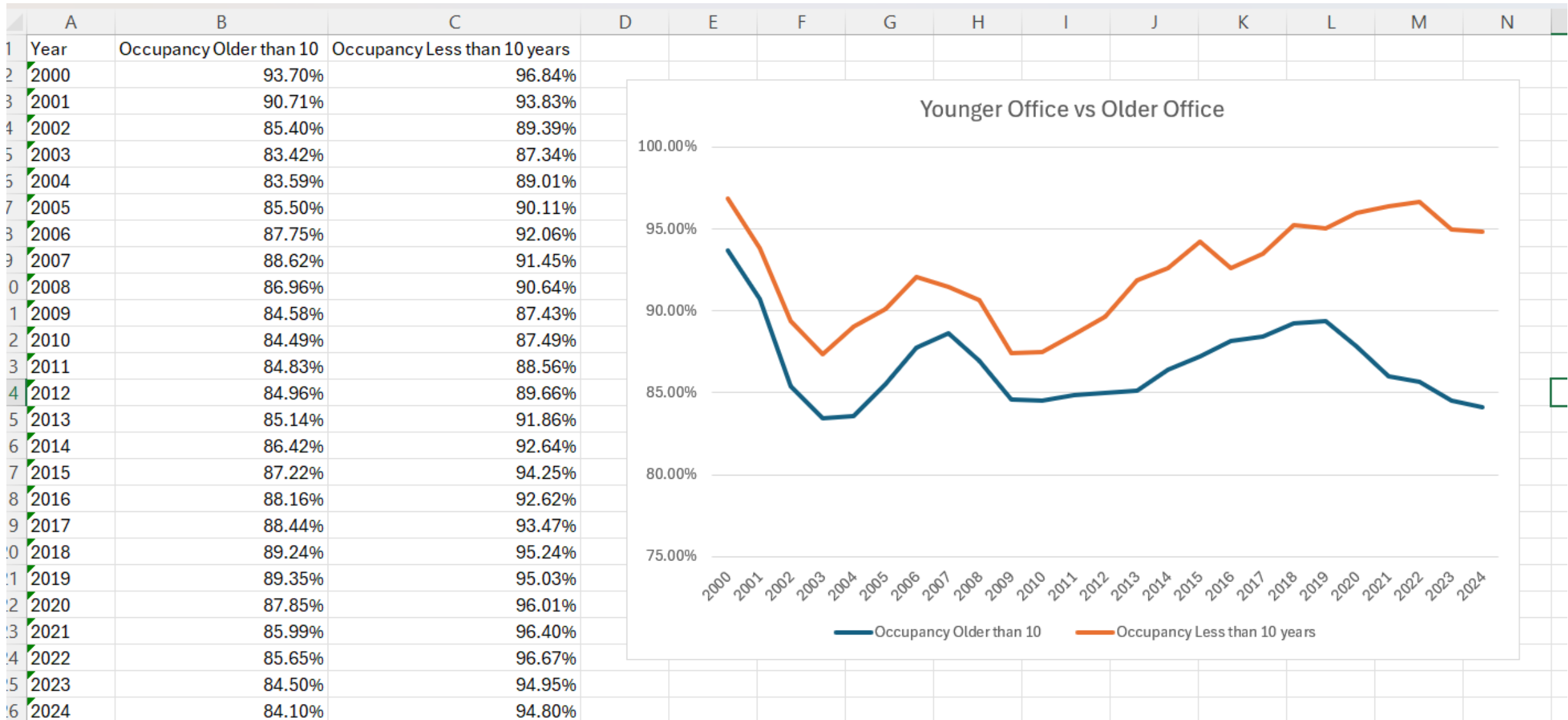
Default Group By:

[YYYYQ]

Grouping Condition (Group By Clause)

```
[PropertyType]
```

Run each query – Less than 10 years, Greater than 10 years, you can then use the data to create chart – doing it this way shows a running analysis across a time period. This shows q4 of each year beginning in 2000.





Percent Leased for Office Properties where Market Value >= \$400M By Metro

Filter Condition (Where Clause)

```
[PropertyType] = 'Office' and  
[yyyyq] = 20252 and  
[MV] >=400000000
```

Query Results For - Percent Leased by Quarter

YYYYQ	CBSAName	Occupancy	Prop Count
20252	CA-Los Angeles-Long Beach-Glendale	0.9387	4
20252	CA-San Francisco-Redwood City-South San Francisco	0.8401	16
20252	DC-VA-MD-WV-Washington-Arlington-Alexandria	0.8826	5
20252	IL-Chicago-Naperville-Arlington Heights	0.9026	5
20252	MA-Boston	0.8735	12
20252	MA-Cambridge-Newton-Framingham	0.8995	10
20252	NY-NJ-New York-Jersey City-White Plains	0.8898	16
20252	WA-Seattle-Bellevue-Everett	0.9937	4

Default Group By:

```
[YYYYQ]
```

Grouping Condition (Group By Clause)

```
[CBSAName]
```



NCREIF

How do I see returns for ODCE properties that were externally or internally appraised? Use [Appraisal] in Group By. Notice I also have this broken out by Property Type. Fields are enclosed in brackets, and each grouping must be separated by a comma

Filter Condition (Where Clause)

```
[yyyyq] = 20252 and  
[fundtype] = 'D'
```

Default Group By:

```
[Period],[YYYYQ] ,[Year],[Quarter]
```

Grouping Condition (Group By Clause)

```
[PropertyType] , [appraisal]
```



Returns by Property Type, Appraisal Type, Held in ODCE

A	B	C	D	E	F	G	H	I	J	K	L	M
YYYYQ	PropertyType	Appraisal	NOI	CapEx	MV	MVLag1	PSales	Denom	Income Return	Capital Return	Total Return	Prop Count
20252	Hotel	E	13,298,335	7,921,914	680,400,000	672,600,000	-	672,128,179	1.98%	-0.02%	1.96%	6
20252	Industrial	E	865,449,194	170,433,541	90,739,419,353	90,476,052,082	1,693,642	90,271,938,967	0.96%	0.10%	1.06%	1070
20252	Industrial	I	61,622,671	9,171,345	6,099,161,623	6,431,760,179	272,272,022	6,279,668,950	0.98%	-1.11%	-0.13%	121
20252	Office	E	826,283,397	329,801,409	56,977,393,445	58,315,391,933	1,509,910,530	57,449,909,574	1.44%	-0.27%	1.16%	375
20252	Office	I	53,052,076	13,464,795	3,332,900,000	3,527,400,000	201,100,919	3,415,897,913	1.55%	-0.20%	1.35%	41
20252	Other	E	1,684,397	213,012,493	4,329,558,903	3,998,530,047	-	4,104,474,828	0.04%	2.88%	2.92%	23
20252	Residential	E	857,241,868	167,796,744	78,908,081,187	78,742,127,574	346,759,223	78,366,899,045	1.09%	0.44%	1.53%	749
20252	Residential	I	58,652,876	8,326,824	5,236,600,000	5,280,000,000	63,942,838	5,232,641,034	1.12%	0.23%	1.35%	71
20252	Retail	E	481,261,213	110,356,744	37,384,300,682	37,098,529,562	83,209,851	36,951,682,604	1.30%	0.70%	2.00%	290
20252	Retail	I	30,962,813	3,037,287	2,137,000,000	2,173,900,000	51,179,619	2,139,507,896	1.45%	0.53%	1.97%	37
20252	Self Storage	E	145,775,943	19,862,763	13,764,479,611	13,667,196,891	-	13,628,536,292	1.07%	0.57%	1.64%	650
20252	Seniors Housing	E	12,480,637	2,211,645	802,500,000	777,694,794	-	774,640,404	1.61%	2.92%	4.53%	10

Retail Data: Square Foot, Usage, Props with Higher Returns

Using Square Foot filters for Retail Properties, then broken out by Sub Type. For properties where SqFt greater than/less than 40,000

Filter Condition (Where Clause)

```
[yyyyq] = 20252 and  
[propertyType] = 'Retail' and  
[sqft] < 40000
```

Filter Condition (Where Clause)

```
[PropertyType] = 'Retail' and  
[yyyyq] = 20252 and  
[SqFt] > 40000
```

Default Group By:

```
[Period],[YYYYQ] ,[Year],[Quarter]
```

Default Group By:

```
[Period],[YYYYQ] ,[Year],[Quarter]
```

Grouping Condition (Group By Clause)

```
[propertySubType] , [Usage]
```

Grouping Condition (Group By Clause)

```
[propertysubtype] , [usage]
```

Query Results: Total Retail where SqFt Greater than/Less than 40,000

A	B	C	D	E	F	G	H	I	J	K	L
Retail Properties where SqFt < 40,000											
YYYYQ	Year	NOI	CapEx	MV	MVLag1	PSales	Denom	Income Return	Capital Return	Total Return	Prop Count
20252	2025	38,570,318	4,499,295	2,826,618,997	2,891,798,631	68,100,554	2,847,141,229	1.35%	-0.06%	1.30%	160
Retail Properties where SqFt > 40,000											
YYYYQ	Year	NOI	CapEx	MV	MVLag1	PSales	Denom	Income Return	Capital Return	Total Return	Prop Count
20252	2025	1,540,305,742	282,464,132	114,455,827,472	114,558,757,026	1,066,304,895	113,653,401,397	1.36%	0.60%	1.95%	948

Query Results: Retail by Sub Type where SqFt Greater than/Less than 40,000

Retail Properties where SqFt < 40,000												
YYYYQ	Year	PropertySubType	NOI	CapEx	MV	MVLag1	PSales	Denom	Income Return	Capital Return	Total Return	Prop Count
20252	2025	Retail: Mall	3,178,063	497,331	203,000,000	196,500,000	-	195,689,311	1.62%	3.07%	4.69%	3
20252	2025	Retail: Street	20,164,754	1,347,453	1,580,785,410	1,600,269,800	6,893,393	1,590,775,245	1.27%	-0.88%	0.39%	84
20252	2025	Retail: Strip	15,227,501	2,654,511	1,042,833,587	1,095,028,831	61,207,161	1,060,676,672	1.44%	0.60%	2.04%	73
Retail Properties where SqFt > 40,000												
YYYYQ	Year	PropertySubType	NOI	CapEx	MV	MVLag1	PSales	Denom	Income Return	Capital Return	Total Return	Prop Count
20252	2025	Retail: Mall	722,622,314	118,481,763	55,630,828,297	55,270,265,006	-	55,088,631,783	1.31%	0.44%	1.75%	83
20252	2025	Retail: Street	61,656,644	24,673,067	5,864,297,326	5,842,812,616	-	5,834,596,935	1.06%	-0.05%	1.00%	87
20252	2025	Retail: Strip	756,026,784	139,309,302	52,960,701,849	53,445,679,404	1,066,304,895	52,730,172,680	1.43%	0.84%	2.27%	778

Filter Condition (Where Clause)

```
[yyyyq] = 20252 and  
[propertyType] = 'Retail' and  
[TotRet] > 0.04
```

Filter Condition (Where Clause)

```
[yyyyq] = 20252 and  
[propertyType] = 'Retail' and  
[TotRet] > 0.04
```

Default Group By:

```
[Period],[YYYYQ] ,[Year],[Quarter]
```

Default Group By:

```
[Period],[YYYYQ] ,[Year],[Quarter]
```

Grouping Condition (Group By Clause)

```
[propertysubtype] , [region]
```

Grouping Condition (Group By Clause)

```
[propertysubtype] , [region] ,  
[State]
```

- High Return for just 3 Malls in aggregate where SqFt < 40000
- Can We pull other Retail Props (or any other Prop) within a Total Return range?
- Can we pinpoint location of these Properties?
- We can pull properties using Total Return as a filter.
- The Field Name is [TotRet],
- [TotRet] > 0.04, used with the other filters will include Retail properties, for 20252 where a property has a total return greater than 4.0%
- PropertySubType grouping included along with Region.
- Can we drill down any further past Region – [State] has been added

Retail Properties where Total Return > 4.0%, broken out by Region then State

A	B	C	D	E	F	G	H	I	J	K	L	M	N
YYYYQ	PropertySubType	Region	NOI	CapEx	MV	MVLag1	PSales	Denom	Income Return	Capital Return	Total Retu	Prop Count	
20252	Retail: Mall	W	58,776,148	9,217,373	4,504,268,182	4,320,754,305	-	4,305,770,942	1.37%	4.05%	5.41%	6	
20252	Retail: Street	E	6,476,080	5,370,751	743,359,148	676,190,962	-	676,717,644	0.96%	9.13%	10.09%	10	
20252	Retail: Street	M	1,506,736	324,271	241,600,000	227,700,000	-	227,359,890	0.66%	5.97%	6.63%	5	
20252	Retail: Street	S	1,461,010	169,172	115,499,997	107,599,999	-	107,197,582	1.36%	7.21%	8.57%	6	
20252	Retail: Street	W	874,603	259,453	88,203,532	81,324,663	-	81,162,855	1.08%	8.16%	9.23%	4	
20252	Retail: Strip	E	29,867,858	14,049,408	1,966,134,338	2,012,890,647	219,351,627	1,900,283,585	1.57%	8.34%	9.92%	30	
20252	Retail: Strip	M	6,344,307	1,380,630	395,310,000	374,388,858	-	372,964,404	1.70%	5.24%	6.94%	10	
20252	Retail: Strip	S	62,753,449	18,200,476	4,077,828,871	4,005,257,194	119,302,347	3,933,788,442	1.60%	4.41%	6.01%	48	
20252	Retail: Strip	W	29,511,950	2,331,636	2,247,394,223	2,185,599,097	61,099,989	2,146,377,604	1.37%	5.62%	6.99%	34	
YYYYQ	PropertySubType	Region	State	NOI	CapEx	MV	MVLag1	PSales	Denom	Income Return	Capital Re	Total Retu	Prop Count
20252	Retail: Mall	W	CA	49,279,073	9,217,373	3,756,268,182	3,596,754,305	-	3,584,936,634	1.37%	4.19%	5.57%	4
20252	Retail: Street	E	DC	617,263	1,662,141	262,819,000	246,500,000	-	247,125,316	0.25%	5.93%	6.18%	3
20252	Retail: Street	E	NY	2,951,955	82,318	218,900,000	180,500,000	-	179,557,174	1.64%	21.34%	22.98%	4
20252	Retail: Street	M	IL	1,471,407	324,271	238,800,000	225,000,000	-	224,671,667	0.65%	6.00%	6.65%	4
20252	Retail: Strip	E	MA	3,223,074	1,152,838	195,700,000	183,700,000	-	183,202,061	1.76%	5.92%	7.68%	3
20252	Retail: Strip	E	NC	8,503,416	3,344,705	588,732,246	543,397,818	-	542,235,699	1.57%	7.74%	9.31%	9
20252	Retail: Strip	E	VA	3,326,359	5,625,207	223,577,795	206,548,042	-	208,251,859	1.60%	5.48%	7.07%	5
20252	Retail: Strip	M	IL	3,349,405	1,134,608	208,410,000	192,698,858	-	192,149,694	1.74%	7.59%	9.33%	6
20252	Retail: Strip	S	FL	14,149,994	6,491,546	982,918,944	1,018,797,456	91,267,672	971,692,728	1.46%	5.03%	6.49%	16
20252	Retail: Strip	S	GA	8,138,778	2,844,040	625,393,505	590,193,505	-	588,902,599	1.38%	5.49%	6.88%	6
20252	Retail: Strip	S	TN	4,000,081	307,175	200,735,746	215,959,539	23,213,168	203,173,182	1.97%	3.78%	5.75%	5
20252	Retail: Strip	S	TX	30,595,484	8,557,715	2,241,880,676	2,153,506,694	4,821,507	2,145,176,303	1.43%	3.95%	5.37%	20
20252	Retail: Strip	W	CA	13,048,508	2,347,896	1,036,934,223	1,028,289,097	61,099,989	994,563,548	1.31%	6.78%	8.09%	22
20252	Retail: Strip	W	WA	4,703,135	581,644	384,060,000	367,310,000	-	366,033,110	1.28%	4.42%	5.70%	6



Retail Props Square Foot > 40,000 broken out by Sub Type and Usage:

A	B	C	D	E	F	G	H	I	J	K	L	M
YYYYQ	PropertySubType	Usage	NOI	CapEx	MV	MVLag1	PSales	Denom	Income Return	Capital Return	Total Return	Prop Count
20252	Retail: Mall	Retail: High-End with Grocer	136,680,382	17,843,525	11,416,641,695	11,367,240,385	-	11,330,602,020	1.21%	0.28%	1.48%	8
20252	Retail: Mall	Retail: High-End without Grocer	483,909,416	72,603,659	37,518,140,362	37,208,892,937	-	37,083,891,628	1.30%	0.64%	1.94%	45
20252	Retail: Mall	Retail: Not High-End with Grocer	9,370,200	(243,285)	535,846,367	567,441,078	-	564,196,036	1.66%	-5.56%	-3.90%	6
20252	Retail: Mall	Retail: Not High-End without Grocer	90,370,256	28,184,884	6,022,199,873	5,992,690,606	-	5,976,659,629	1.51%	0.02%	1.53%	23
20252	Retail: Street	Retail: High-End with Grocer	6,195,107	4,304,228	413,293,606	409,278,960	-	409,366,038	1.51%	-0.07%	1.44%	9
20252	Retail: Street	Retail: High-End without Grocer	21,370,040	3,286,181	2,195,719,600	2,234,333,919	-	2,228,853,663	0.96%	-1.88%	-0.92%	27
20252	Retail: Street	Retail: Not High-End with Grocer	14,515,966	4,257,465	1,092,393,403	1,097,553,723	-	1,094,843,800	1.33%	-0.86%	0.47%	16
20252	Retail: Street	Retail: Not High-End without Grocer	19,575,531	12,825,193	2,162,890,717	2,101,646,014	-	2,101,533,434	0.93%	2.30%	3.24%	35
20252	Retail: Strip	Retail: High-End with Grocer	294,428,055	62,610,645	21,219,762,725	21,236,058,160	247,641,783	21,045,399,906	1.40%	0.80%	2.20%	272
20252	Retail: Strip	Retail: High-End without Grocer	66,933,501	15,348,339	4,721,668,040	5,032,497,597	376,350,409	4,829,685,395	1.39%	1.04%	2.42%	45
20252	Retail: Strip	Retail: Not High-End with Grocer	250,784,501	35,317,815	17,332,694,894	17,359,909,012	214,626,013	17,186,660,079	1.46%	0.88%	2.34%	310
20252	Retail: Strip	Retail: Not High-End without Grocer	129,832,884	24,060,615	8,678,876,190	8,812,914,635	227,686,690	8,667,823,970	1.50%	0.80%	2.30%	143

Retail Props Square Foot < 40,000 broken out by Sub Type and Usage:

YYYYQ	PropertySubType	Usage	NOI	CapEx	MV	MVLag1	PSales	Denom	Income Return	Capital Return	Total Return	Prop Count
20252	Retail: Street	Retail: High-End without Grocer	12,597,521	567,226	1,118,465,826	1,124,608,930	6,893,393	1,117,246,673	1.13%	0.02%	1.14%	34
20252	Retail: Street	Retail: Not High-End with Grocer	1,692,413	16,994	74,380,000	73,190,000	-	72,634,359	2.33%	1.61%	3.94%	5
20252	Retail: Street	Retail: Not High-End without Grocer	5,587,666	761,742	373,538,093	386,865,120	-	385,383,436	1.45%	-3.66%	-2.21%	44
20252	Retail: Strip	Retail: High-End with Grocer	2,862,319	470,982	224,932,716	225,992,716	-	225,274,101	1.27%	-0.68%	0.59%	15
20252	Retail: Strip	Retail: High-End without Grocer	7,002,053	1,269,673	438,666,492	492,066,492	61,207,161	459,763,730	1.52%	1.42%	2.94%	11
20252	Retail: Strip	Retail: Not High-End with Grocer	1,353,735	106,632	111,862,939	109,897,925	-	109,499,996	1.24%	1.70%	2.93%	20
20252	Retail: Strip	Retail: Not High-End without Grocer	4,009,394	807,224	267,371,440	267,071,698	-	266,138,845	1.51%	-0.19%	1.32%	27

How do I pull ODCE properties that have been recently acquired?

Filter Condition (Where Clause)

[yyyyq] = 20252 and
[FundType] = 'D'

Default Group By:

[Period],[YYYYQ] ,[Year],[Quarter]

Grouping Condition (Group By Clause)

[AcquisitionYear]

Query Results For - Expanded NPI Returns epi

Period	YYYYQ	Year	Quarter	AcquisitionYear	NOI	CapEx	MV	MVLag1	PSales	Denom	Income Return	Capital Return	Total Return	Prop Count
191	20252	2025	2	1995	14265482	201062	647020777	642300160	0	637645530.3333	0.0224	0.0071	0.0295	6
191	20252	2025	2	1997	4807926	1928855	580600000	575800000	0	575161785.5	0.0084	0.005	0.0134	8
191	20252	2025	2	1998	18813486	4128059	1650500000	1656000000	0	1651792867.5	0.0114	-0.0058	0.0056	12
191	20252	2025	2	1999	51482318	12951378	4262030994	4201916207	0	4191231123.3333	0.0123	0.0113	0.0235	11
191	20252	2025	2	2000	9412456	4843371	838940000	855370000	0	854654200.1667	0.011	-0.0249	-0.0139	10
191	20252	2025	2	2001	24382513	4310298	2151825658	2165242059	0	2159269703.6667	0.0113	-0.0082	0.0031	15
191	20252	2025	2	2002	20925131	5561853	2216833152	2199018024	0	2194823906.8333	0.0095	0.0056	0.0151	20
191	20252	2025	2	2003	28920994	3400893	2354893056	2346934867	0	2338994982.1667	0.0124	0.0019	0.0143	22
191	20252	2025	2	2004	109724645	12878024	7971205230	7936490826	0	7906354956.3333	0.0139	0.0028	0.0166	51
191	20252	2025	2	2005	94227166	33792401	8310889169	8397600013	54783105	8355695605.6667	0.0113	-0.0079	0.0034	154
191	20252	2025	2	2006	130550668	53557214	10651154699	10548623550	6893393	10528438571.1667	0.0124	0.0053	0.0177	99
191	20252	2025	2	2007	81572033	21713543	6277694865	6278056410	0	6261722503.8334	0.013	-0.0035	0.0095	72
191	20252	2025	2	2008	39850002	12014574	3200526000	3193526000	0	3186249953	0.0125	-0.0016	0.0109	41

We collect Acquisition Date, in YYYYMM Format, and system parses out YYYY for easier filtering or grouping.

ODCE Acquisitions by Year for 2025q2

B	C	D	E	F	G	H	I	J	K	L	M	N	O
YYYYQ	Year	Quarter	AcquisitionYear	NOI	CapEx	MV	MVLag1	PSales	Denom	Income Return	Capital Return	Total Return	Prop Count
20252	2025	2	1995	14,265,482	201,062	647,020,777	642,300,160	-	637,645,530	2.24%	0.71%	2.95%	6
20252	2025	2	1997	4,807,926	1,928,855	580,600,000	575,800,000	-	575,161,786	0.84%	0.50%	1.34%	8
20252	2025	2	1998	18,813,486	4,128,059	1,650,500,000	1,656,000,000	-	1,651,792,868	1.14%	-0.58%	0.56%	12
20252	2025	2	1999	51,482,318	12,951,378	4,262,030,994	4,201,916,207	-	4,191,231,123	1.23%	1.13%	2.35%	11
20252	2025	2	2000	9,412,456	4,843,371	838,940,000	855,370,000	-	854,654,200	1.10%	-2.49%	-1.39%	10
20252	2025	2	2001	24,382,513	4,310,298	2,151,825,658	2,165,242,059	-	2,159,269,704	1.13%	-0.82%	0.31%	15
20252	2025	2	2002	20,925,131	5,561,853	2,216,833,152	2,199,018,024	-	2,194,823,907	0.95%	0.56%	1.51%	20
20252	2025	2	2003	28,920,994	3,400,893	2,354,893,056	2,346,934,867	-	2,338,994,982	1.24%	0.19%	1.43%	22
20252	2025	2	2004	109,724,645	12,878,024	7,971,205,230	7,936,490,826	-	7,906,354,956	1.39%	0.28%	1.66%	51
20252	2025	2	2005	94,227,166	33,792,401	8,310,889,169	8,397,600,013	54,783,105	8,355,695,606	1.13%	-0.79%	0.34%	154
20252	2025	2	2006	130,550,668	53,557,214	10,651,154,699	10,548,623,550	6,893,393	10,528,438,571	1.24%	0.53%	1.77%	99
20252	2025	2	2007	81,572,033	21,713,543	6,277,694,865	6,278,056,410	-	6,261,722,504	1.30%	-0.35%	0.95%	72
20252	2025	2	2008	39,850,002	12,014,574	3,200,526,000	3,193,526,000	-	3,186,249,953	1.25%	-0.16%	1.09%	41
20252	2025	2	2009	19,246,347	5,138,105	1,556,495,073	1,548,345,315	-	1,544,498,919	1.25%	0.19%	1.44%	25
20252	2025	2	2010	50,940,994	12,840,197	4,692,389,600	4,672,067,920	-	4,661,507,687	1.09%	0.16%	1.25%	46
20252	2025	2	2011	107,499,222	29,478,280	9,783,960,306	9,862,376,294	156,008,308	9,763,278,206	1.10%	0.49%	1.59%	123
20252	2025	2	2012	123,688,950	14,527,021	10,983,533,400	10,927,938,743	33,679,792	10,877,132,708	1.14%	0.69%	1.82%	134
20252	2025	2	2013	161,110,047	23,920,514	14,036,882,894	14,001,670,517	-	13,959,927,425	1.15%	0.08%	1.23%	171
20252	2025	2	2014	240,762,004	82,820,782	19,428,126,131	20,399,702,271	1,055,647,014	19,833,035,154	1.21%	0.01%	1.22%	166
20252	2025	2	2015	274,812,036	70,143,576	21,509,986,093	22,464,580,276	1,086,022,149	21,865,036,978	1.26%	0.28%	1.54%	213
20252	2025	2	2016	320,085,088	61,365,166	26,402,916,494	26,455,465,234	55,793,113	26,351,556,231	1.21%	-0.22%	0.99%	213
20252	2025	2	2017	190,042,917	32,151,289	16,292,822,231	16,570,529,732	299,684,661	16,373,415,407	1.16%	-0.06%	1.10%	188
20252	2025	2	2018	313,468,449	86,160,655	29,178,918,535	29,319,649,149	294,783,670	29,110,848,159	1.08%	0.23%	1.31%	353
20252	2025	2	2019	194,584,117	29,023,086	16,735,731,189	16,722,777,343	88,563,712	16,628,145,658	1.17%	0.44%	1.61%	189
20252	2025	2	2020	147,886,931	37,609,257	13,362,396,653	13,453,687,349	185,187,093	13,330,602,787	1.11%	0.42%	1.53%	167
20252	2025	2	2021	262,477,930	56,482,594	25,806,826,446	25,825,948,226	69,619,914	25,731,886,923	1.02%	-0.02%	1.00%	339
20252	2025	2	2022	207,186,136	33,926,637	19,714,605,079	19,682,515,493	35,619,829	19,612,606,852	1.06%	0.17%	1.23%	398
20252	2025	2	2023	18,950,088	213,171,000	5,943,815,482	5,605,903,707	-	5,706,172,511	0.33%	2.19%	2.52%	84
20252	2025	2	2024	22,581,580	27,262,496	2,124,472,233	2,064,537,536	-	2,070,641,591	1.09%	1.58%	2.67%	52
20252	2025	2	2025	7,350,587	(416,106)	549,209,678	500,582,855	-	497,924,606	1.48%	9.85%	11.33%	12



ODCE Acquisitions by Year for 2025q2

For 2025q2: there are 12 properties acquired in ODCE in 2025, the return was significantly high. Can we see what is driving this? Take the same Query syntax but add [AcquisitionYear] to filtering and group by [PropertyType]. Why won't all 12 props show in the output??

Again – Masking rule not allowing for any other aggregates to be displayed.

	L	M	N	O
	Income Return	Capital Return	Total Return	Prop Count
	1.48%	9.85%	11.33%	12

Filter Condition (Where Clause)

```
[yyyyq] = 20252 and
[FundType] = 'D' and
[AcquisitionYear] = 2025
```

Default Group By:

```
[Period],[YYYYQ] ,[Year],[Quarter]
```

Grouping Condition (Group By Clause)

```
[PropertyType]
```

Query Results For - Expanded NPI Returns

Period	YYYYQ	Year	Quarter	PropertyType	NOI CapEx	MV	MVLag1PSales	Denom	Income Return	Capital Return	Total Return	Prop Count
191	20252	2025	2	Residential	2133439-415894169000000163852207	0162933113.6667			0.0131	0.0341	0.0472	4



- Masking Issue: You can't run one Query to Break out all the 12 acquisitions by Property Type
- Run a Query by combining Property Types
- Include a list of values for one column by using filtering with IN
- **[PropertyType] IN ('Industrial' , 'Office')**
- This will roll up the returns for just these 2 property types

Filter Condition (Where Clause)

```
[yyyyq] = 20252 and  
[fundType] = 'D' and  
[acquisitionYear] = 2025 and  
[propertyType] in (  
'Industrial' , 'office')
```

Default Group By:

```
[Period],[YYYYQ] ,[Year],[Quarter]
```

Grouping Condition (Group By Clause)

RUN QUERY



- Using a couple different filtering/grouping approaches – we can get data for 11 of the 12 acquisitions
- Residential is enough data to shown on its own. 4 properties
- The other aggregate is a roll up of Industrial and Office

A	B	C	D	E	F	G	H	I	J	K	L	M
YYYYQ	Year		NOI	CapEx	MV	MVLag1	PSales	Denom	Income Return	Capital Re	Total Retu	Prop Count
20252	2025		4,271,106	(212)	305,409,678	269,535,854	-	268,112,046	1.59%	13.38%	14.97%	7
YYYYQ	Year	PropertyType	NOI	CapEx	MV	MVLag1	PSales	Denom	Income Return	Capital Re	Total Retu	Prop Count
20252	2025	Residential	2,133,439	(415,894)	169,000,000	163,852,207	-	162,933,114	1.31%	3.41%	4.72%	4

New Fields for Expanded: Clusters

- Clusters is another field we are including for Residential Properties. Student Housing Cluster, Derived from the Usage field.
 - On Campus
 - Off Campus
- SFR Cluster, Derived from Design field
 - Attached
 - Detached
 - Scattered
- For Apartments, the cluster is derived from Design and the number of floors submitted
 - Garden
 - Low Rise: Floors 1-4
 - Mid Rise: Floors 5- 10
 - High Rise: Floors > 10

Filter Condition (Where Clause)

```
[yyyyq] = 20252
```

Default Group By:

```
[Period],[YYYYQ] , [Year],[Quarter]
```

Grouping Condition (Group By Clause)

```
[PropertySubType] , [clusters]
```



- NOI Growth is a measurement of Current Quarter NOI / Previous Quarter NOI, which is labeled as NOILAG1, as in one quarter prior. LAG1 is needed to ensure you have same set of properties for the quarter, since the prop counts change from quarter to quarter.
- NOI Growth is available by quarter – but it can be volatile, high swings from quarter to quarter, due to accounting NOI-seasonality due to how items cost over the year
- Sometimes best to look at NOI Growth across a time period – use 4 quarter average for example.

Query Results For - NOI Growth

Period	YYYYQ	Year	Quarter	PropertySubType	Clusters	NOI	NOILag1	NOI Growth	Prop Count
191	20252	2025	2	Residential: Apartment	Garden	913958367	914138508	-0.0002	893
191	20252	2025	2	Residential: Apartment	High-Rise	635227296	605820617	0.0485	348
191	20252	2025	2	Residential: Apartment	Low-Rise	371039080	368660523	0.0065	375
191	20252	2025	2	Residential: Apartment	Mid-Rise	675811937	666558638	0.0139	592
191	20252	2025	2	Residential: Single Family Rental	Purpose Built Attached	7680253	6891700	0.1144	13
191	20252	2025	2	Residential: Single Family Rental	Purpose Built Detached	27481056	27489088	-0.0003	68
191	20252	2025	2	Residential: Single Family Rental	Scattered Site	37207851	34218631	0.0874	167
191	20252	2025	2	Residential: Student Housing	Off- Campus	129762067	129846657	-0.0007	158
191	20252	2025	2	Residential: Student Housing	On-Campus	11443134	15615366	-0.2672	12

Filter Condition (Where Clause)

```
[Clusters] = 'High-Rise' and  
[yyyyq] > 20184
```

Again, I want just the High-Rise Props I identified when it was grouped by cluster, so use that in the filter

And starting with [yyyyq] > 20184 as this is where we had around 300+ props.

Default Group By:

```
[Period],[YYYYQ] ,[Year],[Quarter]
```

Using 4 quarter average 'smooths' out the data

Grouping Condition (Group By Clause)

```
[PropertySubType] , [clusters]
```



NOI Growth Rate: High Rise

YYYYQ	Year	Quarter	PropertyS	Clusters	NOI	NOILag1	NOI Growth	Prop Count		
20191	2019	1	Residentia	High-Rise	434,727,414	425,921,629	2.07%	316		
20192	2019	2	Residentia	High-Rise	459,229,181	444,567,543	3.30%	325		
20193	2019	3	Residentia	High-Rise	446,685,154	452,046,108	-1.19%	317	1.39%	<-- 4 Qtr Average
20194	2019	4	Residentia	High-Rise	451,603,890	445,341,119	1.41%	314	1.40%	
20201	2020	1	Residentia	High-Rise	468,564,329	466,694,146	0.40%	324	0.98%	
20202	2020	2	Residentia	High-Rise	460,427,615	485,790,370	-5.22%	336	-1.15%	
20203	2020	3	Residentia	High-Rise	404,068,399	469,677,718	-13.97%	342	-4.35%	
20204	2020	4	Residentia	High-Rise	356,741,732	397,745,372	-10.31%	340	-7.28%	
20211	2021	1	Residentia	High-Rise	356,469,245	336,844,143	5.83%	340	-5.92%	
20212	2021	2	Residentia	High-Rise	382,042,354	355,867,526	7.36%	341	-2.77%	
20213	2021	3	Residentia	High-Rise	415,699,318	382,387,314	8.71%	340	2.90%	
20214	2021	4	Residentia	High-Rise	463,260,305	410,351,173	12.89%	336	8.70%	
20221	2022	1	Residentia	High-Rise	470,179,274	450,687,095	4.32%	328	8.32%	
20222	2022	2	Residentia	High-Rise	517,025,889	486,439,216	6.29%	335	8.05%	
20223	2022	3	Residentia	High-Rise	518,772,648	518,903,737	-0.03%	336	5.87%	
20224	2022	4	Residentia	High-Rise	543,138,104	532,852,536	1.93%	344	3.13%	
20231	2023	1	Residentia	High-Rise	557,286,657	550,031,021	1.32%	351	2.38%	
20232	2023	2	Residentia	High-Rise	543,777,368	537,807,109	1.11%	343	1.08%	
20233	2023	3	Residentia	High-Rise	545,842,368	539,619,404	1.15%	340	1.38%	
20234	2023	4	Residentia	High-Rise	585,853,954	562,517,986	4.15%	347	1.93%	
20241	2024	1	Residentia	High-Rise	566,202,554	589,288,991	-3.92%	349	0.62%	
20242	2024	2	Residentia	High-Rise	591,050,744	570,924,798	3.53%	348	1.23%	
20243	2024	3	Residentia	High-Rise	590,556,240	592,936,023	-0.40%	347	0.84%	
20244	2024	4	Residentia	High-Rise	594,557,846	580,801,320	2.37%	344	0.40%	
20251	2025	1	Residentia	High-Rise	605,961,767	594,284,971	1.96%	349	1.87%	
20252	2025	2	Residentia	High-Rise	635,227,296	605,820,617	4.85%	348	2.20%	

Design Field – Breakout of Industrial Properties

Filter Condition (Where Clause)

```
[yyyyq] = 20252 and  
[propertytype] = 'industrial'
```

Review: Expanded Subtypes now use algorithm. Design field is collected for Industrial properties.

Subtype assigned based on Design Field

Default Group By:

```
[Period],[YYYYQ] , [Year],[Quarter]
```

Grouping Condition (Group By Clause)

```
[propertysubtype] , [design]
```

Industrial Returns by Property Subtype and Design

- Flex Subtype: roll up of General-Purpose Flex, RD and Showroom
- Specialized: roll up of Mixed, Other, Refrigerated Storage and Truck Terminal
- Warehouse: roll up of Distribution and General Purpose

A	B	C	D	E	F	G	H	I	J	K	L	M
YYYYQ	PropertySubType	Design	NOI	CapEx	MV	MVLag1	PSales	Denom	Income Return	Capital Return	Total Return	Prop Count
20252	Industrial: Flex	Industrial: General Purpose Flex	63,757,193	12,127,669	5,887,969,157	5,878,931,059	-	5,863,742,496	1.09%	-0.05%	1.03%	153
20252	Industrial: Flex	Industrial: RD	17,723,858	3,653,990	1,480,206,705	1,474,642,131	-	1,470,561,173	1.21%	0.13%	1.34%	24
20252	Industrial: Flex	Industrial: Showroom	830,939	330,385	76,074,442	75,250,857	-	75,139,070	1.11%	0.66%	1.76%	4
20252	Industrial: Life Science	Industrial: Life Science	13,292,128	2,496,807	1,082,586,179	1,080,814,409	-	1,077,632,103	1.23%	-0.07%	1.17%	33
20252	Industrial: Manufacturing	Industrial: Manufacturing	26,486,204	1,426,406	2,658,141,765	2,629,318,837	-	2,621,203,305	1.01%	1.05%	2.06%	44
20252	Industrial: Specialized	Industrial: Mixed	42,100,688	4,212,904	3,899,488,912	3,883,632,886	-	3,871,705,775	1.09%	0.30%	1.39%	30
20252	Industrial: Specialized	Industrial: Other	61,684,213	43,135,052	6,011,679,575	5,980,218,236	32,636,060	5,964,906,328	1.03%	0.35%	1.39%	248
20252	Industrial: Specialized	Industrial: Refrigerated Storage	37,250,292	12,450,561	3,442,878,852	3,437,040,173	-	3,430,848,690	1.09%	-0.19%	0.89%	50
20252	Industrial: Specialized	Industrial: Truck Terminal	48,844,382	13,996,768	5,691,600,836	5,624,212,745	-	5,614,929,668	0.87%	0.95%	1.82%	106
20252	Industrial: Warehouse	Industrial: Distribution Warehouse	1,539,547,937	214,133,880	151,700,484,281	152,430,807,228	1,101,245,477	151,474,068,784	1.02%	0.10%	1.12%	2230
20252	Industrial: Warehouse	Industrial: General Purpose Warehouse	1,241,980,167	255,956,328	120,980,162,909	121,523,740,228	370,188,436	121,052,630,785	1.03%	-0.35%	0.67%	2699

Advanced Mode filtering – Keep in Mind:

- SqFt, Acquisition Date, and Leased Percent, (among others) are not required for submission, so there are a handful of properties that get excluded because filtering condition is not met, due to field being NULL. This means property counts will not roll up to totals when shown with no filtering.
- Must use proper Syntax: Field names enclosed with bracket [Usage], filtering non-numeric data must use single quotes. [PropertyType] = 'Office'
- Grouping fields also enclosed in brackets, and if using more than one field, must be separated by comma: [PropertyType], [Region]
- Understand Operators. “IN” “OR” “LIKE” – outlined in Query Tool Manual

Using “IN”, “OR”, “LIKE”

- These are called Operators and are used in filtering in advanced mode, and are very useful for providing a set of values
- Examples:
- LIKE: Used to return properties in a specified pattern. Used with a wildcard characters. Wildcard character represented with percent sign %
 - **[PropertySubType] LIKE ‘%Ware%’**
 - **[PropertySubType] LIKE ‘%Resident%’**
- The Wildcard, %, used more like a search – in first example, it will find anything with *ware* in text before or after. This is basically a shortcut for filtering for Industrial: Industrial Warehouse
- And PropertySubtype of %Resident% will bring back all Subtypes within Residential because all subtypes have Residential in the subtype name.

Residential Subtype:

Residential: Apartment
Residential: Manufactured Housing
Residential: Single Family Rental
Residential: Student Housing

Industrial Subtype:

Industrial: Flex
Industrial: Life Science
Industrial: Manufacturing
Industrial: Specialized
Industrial: Warehouse



Using “IN”, “OR”, “LIKE”..Continued

- OR: Any one condition is met
 - **([State] = 'IL' OR [State] = 'MA' OR [State] = 'IN' OR [PropertyType] = 'Self Storage') AND yyyyq = 20252**
 - This will bring back properties that meet any of these conditions in parenthesis AND only for 20252
- IN: List of values you want to include in filtering
 - **[ZIP] in (60606, 60601, 60605, 60602)**
 - **[PropertyType] in ('Residential' , 'Industrial')**



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Polling Question 3

- After this training, do you think you would be comfortable trying advanced querying?
 - Yes
 - No



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Additional Resources for Query Tool:

- Query Tool manual posted in member area. Knowledge Base, under Product Manuals.
- Spreadsheet codes, under Knowledge Base, then Product Member Guide
- CBSA mapping codes, under Knowledge Base, then Product Member Guide
- The Data Team! Amy Hannon, Madeline Brown and Jeannie Olson.