

# REAL ESTATE & PORTFOLIO EVALUATION

Position?

Interest rates?

Revenues?

Returns?

Operating costs?

Risks?

Technical devaluation?

Condition?

Parcel?

Provisions?

Potential?

Market value?

Maintenance costs?

Costs of reproduction?





# REAL ESTATE & PORTFOLIO EVALUATION

VALUE ESTIMATION FOR TRANSACTIONS, FINANCING, ACCOUNTING, STRATEGIES

How high is the current market price of my real estate?

### Evaluation condominium property and investment property

Obtainable rental income, purchase price, market risk, market trend, site evaluation, object evaluation: condition, room program, rental situation, pending renovation, legal situation, technical devaluation, expansion potential, result: product description, market value, possible actions.

How high is the current market price of my real estate portfolio?

### Evaluation of real estate portfolios

Automated benchmarking of site characteristics, returns, operating and renovation expenses, return and real estate values, diversification effects; market analysis and market predictions, site and object inspection, management of portfolio evaluation processes. Portfolio evaluation, risk assessment, assessment of potential, strategy and measure plan.

Do I get benchmarks for my real estate evaluation?

### Data integration in evaluation software

Benchmarkinterface of site characteristics, returns, operating and renovation expenses, yield losses, return and real estate values.

### Market value of 3 new apartments

Netto-Sollmiete	Budget in CHF	%	2 017	2 018	2 019
Wohnung EG	20 400	45,3%	20 400	20 420	20 441
Wohnung 1. OG	24 600	54,7%	24 600	24 625	24 649
Wohnung 2. OG	26 400	58,7%	26 400	26 426	26 453
<b>Total Nettosollmiete</b>	<b>45 000</b>	<b>100,0%</b>	<b>71 400</b>	<b>71 471</b>	<b>71 543</b>
Leerstandsrisiko	0	0,0%	0	0	0
Betriebskosten (nicht überwälzbar)	900	2,0%	900	905	909
Verwaltungskosten	1 710	3,8%	1 710	1 719	1 727
Unterhalts-/Instandsetzungskosten	3 600	8,0%	3 600	3 618	3 636
Liegenschaftsteuer	450	1,0%	450	452	455
Verschiedenes	0	0,0%	0	0	0
<b>Cash Flow / EBITDA</b>	<b>38 340</b>	<b>85,2%</b>	<b>64 740</b>	<b>64 778</b>	<b>64 816</b>
CAPEX (Erneuerung)	9 000		9 000	9 000	9 000
<b>Nettomieterttrag / EBIT</b>	<b>29 340</b>	<b>65,2%</b>	<b>55 740</b>	<b>55 778</b>	<b>55 816</b>
Kalkulationszinssatz			4,00%	4,00%	4,00%
Abzinsfaktor Netto-Mietertrag			0,96	0,92	0,89
Wertanteile EBIT in CHF			53 596	51 570	49 620
Verkehrswert in CHF			<b>1 359 000</b>	<b>Werttotal im Prognosehorizont</b>	<b>453 384</b>

### Initial yield by major regions

