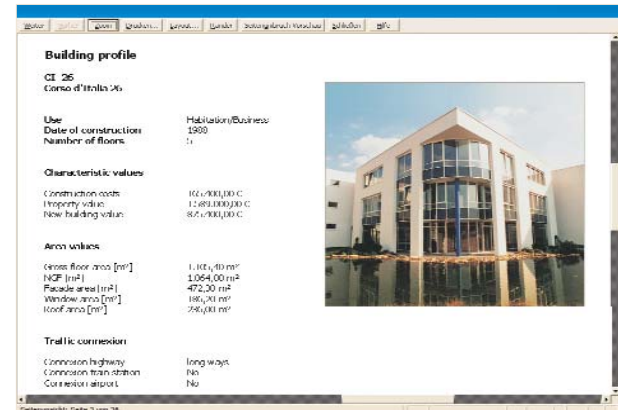


Data collection

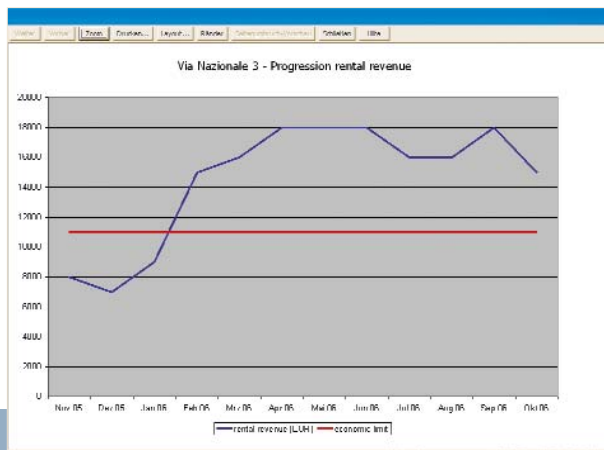
The speedikon® FM module Real estate characteristic values allows to collect any number of key performance indicators needed to validate the real estate. The data is taken from facility management, accounting, controlling and from processes or are entered directly. Real estate characteristic values are annual indicators but can also be determined quarterly or monthly. The main focus is put onto building-related costs and profits, which are collected from different sources, such as cost collectors. These costs can generally be assigned to individual buildings. They are aggregated annually or according to different themes and are documented as characteristic values at each building. The best way to evaluate a real estate is using real estate characteristic values. Here, an examination is carried out for the whole building, the real estate or the site. More detailed information, for example down to individual areas is not necessary.

The data allow a direct comparison of buildings and their respective performance and are thus the basis for benchmarking and portfolio analysis.



Appraisalment

By validating the real estate characteristic values, important indicators such as the rental income over defined periods of time, or the actual value and revenue of a building, are automatically found on the basis of standardised rules. Meaningful evaluations such as building profiles, profit determinations, yearly key performance indicator lists, cost balances and building costs development are easily created on the basis of the real estate characteristic values. Management presentations are easily created using the web-based part of the module.



Building	Account designation	Count	Debit	Credit	Gross area	Lettable area
		77	294,353.57	1,978,962.68	889,721.97	885,887.77
Corso d'Italia 26	Building cleaning	3	0.00	0.00	3,346.20	3,240.00
	Heating	3	0.00	0.00	3,346.20	3,240.00
	Warm water	3	0.00	0.00	3,346.20	3,240.00
Piazza Fontana 106	Electricity	3	0.00	0.00	247,807.20	238,140.00
	Lighting	3	0.00	0.00	123,513.00	119,870.00
Via Nazionale 3	Cold water	6	893,011.52	0.00	53,891.50	15,297.00
	Gas/boiler	6	3,364.00	0.00	53,891.50	15,297.00
	Maintenance costs	8	47,858.00	0.00	71,537.08	20,390.68
	Other costs of operation	28	135,578.00	0.00	178,305.20	50,976.70
	Rental revenue	22	0.00	1,178,962.68	196,175.12	36,814.31



Real estate characteristic values

- creating cost transparency around the properties
- collecting characteristic values, costs and documents related to real estates, sites, buildings and floors
- creation and management of cost collectors
- import of cost collectors and costs
- integration of master data from the building structure corresponding to the different object types real estate, site, building and level
- display of linked documents
- dynamic list of real estate characteristic values, structured according to themes
- import of data, selection from other modules or put in manually
- combining data already existing in *speedikon®* FM, and filing them as real estate characteristic values
- data input and evaluation on a yearly, monthly and/or quarterly basis
- evaluations such as real estate characteristic value lists, building profiles and profit calculations
- real estate validation according to depreciated replacement cost approach and income capitalisation approach to valuation
- rule-based calculation of rents
 - compilation of costs
 - aggregation of relevant (e.g. rentable) areas
 - calculated (fictitious) rent is put into the system, e.g. according to buildings
- rule-based calculation of real estate characteristic values
 - starting basis is the entire stored data from the entire database
 - costs and consumption values can be compiled according to type, per time unit (e.g. per years) etc. These can be stored as characteristic values at each building.
 - the costs for planned projects are aggregated yearly and filed as a characteristic value per building (e.g. planning of maintenance costs)
 - central revenues from lease management are aggregated separately, according to internal and external tenants per year, per building and filed as characteristic values
 - evaluation of any further *speedikon®* FM data with the results being filed in the system