

## ASA GRUPPE

REAL ESTATE- AND ASSET-MANAGEMENT  
TRANSACTION CONSULTANCY



## ■ Property Analysis



### „First know, than act.“

We provide you a thorough insight into your portfolio.

Your benefits?

You receive all the information relevant to the property concentrated, analysed and evaluated with respect to the target-orientation from one source, in a short amount of time.

The property analysis connects the analysis of each object's technical conditions related to construction and administration, with location-specific market information. The historical master data and transaction data are analysed with respect to their sustainability, the Status Quo of the technical conditions related to construction and administration, and relevant market data.

The aim of the property analysis is to estimate the profitability of the current NOI and its development perspective correctly, in order to enable you to adjust your management plan accurately.

We develop a prognosis of the future development of the Cash-Flow in a minimum of three scenarios, in which the results of the historical and current data are – needless to say – already considered.

Significant **Features** of „Property Analysis“ are

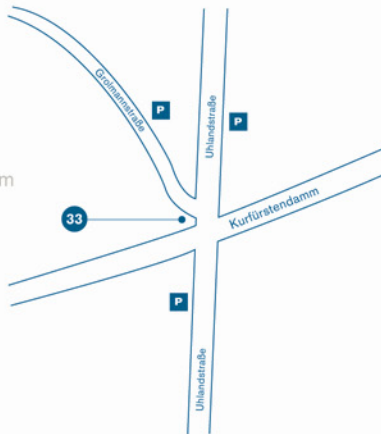
- Preparation of Analysis Reports for each object contingent upon the specific requirements and on short notice.
- The reliable prognosis of the NOI development through the integration of historical and current management data.
- Continuous documentation of all work results on the web-based „ASA Pier“.

## CONTACT

### ASA GRUPPE

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We hope that you are interested!

Simply contact us; we will be pleased to provide advice!

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### Selected **Components** of „Property Analysis“ Services

- Extensive data recording for the evaluation of the current NOI, for example:
  - Up to date, anonymised list of tenants with vacancy rent rates and open item status
  - Random examination of rent payments via bank account receipts (Samples of approx. 10% of the tenants for two fixed months of the current year)
  - Vacancy and fluctuation development over a time span of at least two years
  - Move-in and move-out rates over a time span of at least two years
- Analysis of the open item development within the last two years
- Analysis of the commercial rent situation (duration, indexing)
- Retrieval of the current deposit status and its verification  
Analysis of the last two operating costs calculations
- Evaluation of the rentability of the specific property  
Analysis of the existing property management contract

- Evaluation of the service efficiency of the property manager
- Analysis of the macro and micro location of the property
- Evaluation of the technical condition of each object, and the expenditures and investments resulting from it that are eventually to be expected
- Presentation of the analysis and prognosis results of each object in so-called "Real Estate Object Profiles" with
  - Up to date NOI-Status
  - Property master data
  - Evaluation from the real estate perspective
  - Extensive photographic documentation

### References

We would be pleased to schedule a meeting to provide you with further reference projects and clients!