



Interim Asset-Management

„Be capable of fast action.“

„Interim Asset-Management“ in its core, incorporates the short-term strategic planning, the operative implementation and administration, as well as the periodical reporting of the set targets of your portfolio within a limited amount of time.

For example during the acquisition of a portfolio: Within the phase between Signing and Closing, according to our experience, the efficiency of the Property-Management in renting and administrating declines.

One of the causes for this phenomenon is the opinion of the Property-Management, that the Property-Management agreement will not be renewed during the procedure of the transition in ownership.

As a result, the Property-Management is hardly within reach for the tenants, the ongoing maintenance procedures are delayed or they come to a halt, and the untenanted flats are not re-rented out in a dedicated manner anymore.

At this point, the ASA Gruppe supports you as an Interim Asset-Manager, by undertaking the commercial and technical, strategic, as well as the operational Asset-Management.

Depending on the Exit, the Interim Asset-Management can aim to integrate the acquired portfolio in your administration and your Asset-Management within a designated time span. An alternative Exit could be the development of the portfolio and its re-sale at a target value to be preliminarily identified.

To make the alterations of these processes swiftly visible, and to manage the supervision in a sustainable and liable manner is the task of the ASA Gruppe.

Significant **Features** of the „Interim Asset-Management“ are

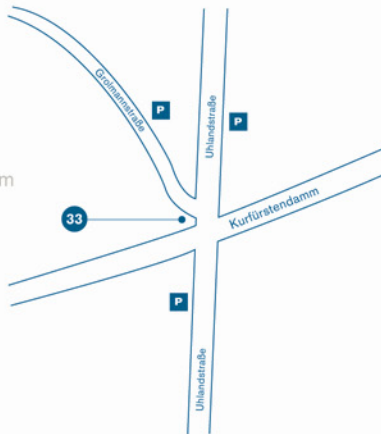
- The take over of the entire strategic and operational Asset- and Property-Management of your residential property.
- The temporary assignment up to target achievement: Exit or Integration.
- High levels of transparency of results through reporting in accordance with accepted bank standards.
- Permanent control of the results through the web-based „Performance Grid“.
- Continuous documentation of all work results on the web based „ASA Pier“.
- A performance-related remuneration scheme.

CONTACT

ASA GRUPPE

Kurfürstendamm 33
D-10719 Berlin
Germany

T + 49 30 212 499 0
F + 49 30 211 017 0
consult@asa-gruppe.com
www.asa-gruppe.com



We hope that you are interested!

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

Frank Darnstädt | fd@asa-gruppe.com

Dirk Steinbach | ds@asa-gruppe.com

T + 49 30 212 499 0

Selected **Components** of the „Interim Asset-Management“ Services

- Identification of the Net Operating Income (NOI) for each object on the basis of the following information:
 - The analysis of the property master data and transaction data based on an appointed date [NOI Audit]
 - The conduction of technically necessary measures, according to the outcomes of the technical inspection of each object [TechDD]
 - The analysis of the market and location-related factors
- The establishment of a perennial Cash-Flow-Plan for each object, in the form of up to three planning scenarios (Realistic-/Best-/Worst-Case) meanwhile – when necessary- taking the Asset Strategy of the proprietor that has already been established into consideration
- The transformation of the strategic CF-Plan that has been agreed upon, into the operation guidelines and set targets
- Supervision and if necessary, preceding selection of further service providers and securing the set targets

- The establishment of a monthly reporting for each object, on the basis of total lists and list of account balances of the Property-Management as a complete actual balance overview with a
 - transparent, summable presentation of revenues and costs in a schematic G/L account classification
- Further presentations such as
 - The illustration of the development of the vacancies in a 14-day rhythm for each object
 - The monthly Target/Actual comparison of the set targets (for example Target-Net-Cold-Lease, revenue reduction, growth of demands, ongoing maintenances etc.)
- Analysis of the results of the reporting and re-adjustment of single parameters
- Continuous supervision and tracing of the budget

References

- Real estate corporation listed on the stock exchange
- A Real Estate Company listed on the AIM with assets in Germany

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