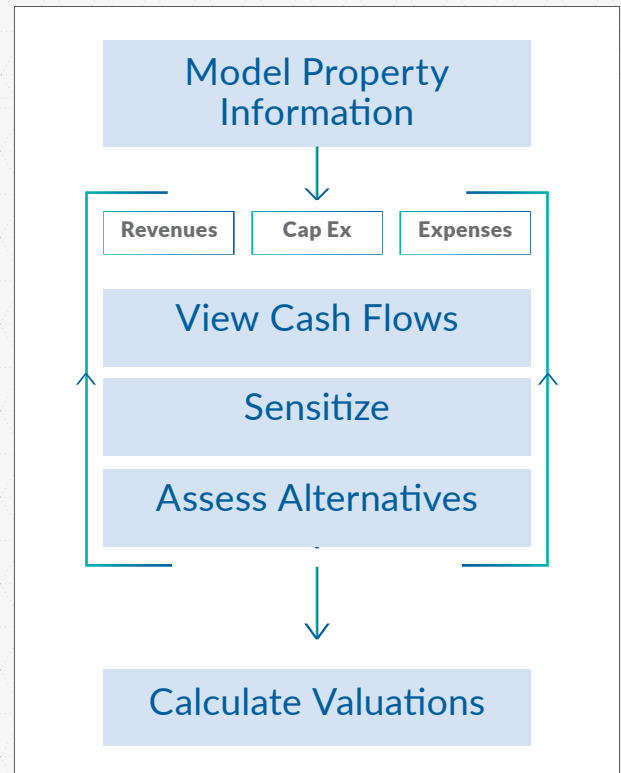


VALUATIONS & CASH FLOW | BUDGETING | SENSITIVITY | REPORTING | TRANSACTION ANALYSIS



SOLUTION HIGHLIGHTS

- Quickly on-board and modify asset models to assess initial valuation
- Generate accurate and detailed cash flows using lease by lease modelling
- Easily apply market assumptions across individual assets and portfolios
- Easily model changes to expenses, revenues and capital expenditures
- Run what-if scenarios using intuitive sensitivity tools
- Improve transparency for stakeholders and reduce time answering inquiries
- Apply multiple valuation methods across any asset or portfolio



FUNCTIONALITY



Asset Onboarding

- Deconstruct asset value quickly from owners or transaction teams
- Quickly build lease-level models from scratch using simple input screens
- Build out details including: basic property information, market comps, revenues and expenses, tenant leases and investment structures



Revenue Assessments

- Import actuals to conduct historical revenue assessments
- Examine alternative lease scenarios by examining vacancy schedules and lease break opportunities
- Model a variety of miscellaneous revenue sources including: parking, vending, telecommunications and event spaces



Expense Assessments

- Import actuals to perform historical expense reviews
- Examine potential expense scenarios like restructuring CAM or updates based on market comparables
- Model a variety of miscellaneous expenses including: utilities, security and general maintenance



Capital Expenditures

- Model a variety of property improvements including:
 - Mandatory repairs and upkeep
 - Building upgrades and improvements
 - Changes to the space layout or space use type.



Valuation

- Input valuation assumptions like market rents, cap rates and lease expiry profiles
- Valuation methods include:
 - RICS Red Book
 - Market Capitalization
 - DCF and others