

REALMAP




REALMAP Feature list

Version 3.0

Asset Management

PROPERTY MANAGEMENT | INNOVATION | ENVIRONMENT | MAINTENANCE



 REALMAP tells the true story about your real estate portfolio and chosen strategy.

Based on the chosen strategy and the associated parameters, REALMAP projects and analyzes:

- the operating income and capital growth that is projected to be realized.
- the generated operational and net cash flow.
- the company's financial health.
- the over time changes in the real estate portfolio value and lettable units.
- the development and evolution of the related financial statements per segment, including cash flow statements, over a 15-year plan period.
- the movements of the balance sheet and each individual item (movement statements for each year).
- the energy performance deliverance.
- the over time development of important KPIs such as net portfolio yield, LTV, ICR and IRR.
- the "like for like" rental and capital growth.
- the comparison of actual to budget with waterfall analysis of the deviations.

 Single source of truth

This implies:

- getting rid of error-prone spreadsheets.
- easily spotting contaminated data.
- obtaining high-quality data.
- portfolio manager and CFO speaking the same language and using the same profit and loss, revenue and cost concepts and definitions.
- everyone working within the same data environment, but with role specific access rights.
- an environment in which planning, management and reporting takes place simultaneously.
- reconciliation with the annual accounts, tax data and multi-year maintenance plans.



Complex calculations and analysis at the touch of a button

It has never been easier for portfolio and asset managers to provide valuable insights. By using REALMAP's powerful, fast, and intelligent software:

- hundreds of complexes are effortlessly calculated over time.
- the operational and financial consequences of a chosen strategy and underlying tactics become instantly visible through various visualizations.
- Various outcomes of different strategies are compared with each other, sequentially and simultaneously.
- every possible analysis is generated and exported instantly, with all Excel functions being available.
- deviations can be analyzed at complex level supported by drill down functionality and root cause analysis.
- The real estate portfolio can be visualized in any possible way by means of bubble graphs; whether by aging, region, energy label, home type, score, rent level/segment, etc.
- optimal positions can be determined manually or automatically by using the built-in optimization function.
- every possible target value and constraint can be applied.
- suggestions are made for second best options if a target value is not feasible given an applied constraint.
- scenario analysis is accessible and straight forward.
- changes are instantly visualized when objectives and/or tactics are altered, resulting in a new visualized optimum.
- multiple types of reporting sets can be run smoothly.
- data from external sources are easily imported.
- data from REALMAP is easily exported to Excel and conversely data adjusted within Excel are read back into REALMAP in no time at all.
- DCF and APV calculations are made at any level.



Easy and simple

Many settings, adjustments and additions can be made by the user himself:

- in regulations, standards, and asset scores.
- in determining the tax base.
- in type and definitions of KPIs.
- in the composition and design of reporting dashboards.
- in parameterization and configuration.