



■ NOI Plan

■ „Pointing out perspectives.“

The „NOI Plan“ expands the „NOI Audit“ to at least three possible development scenarios for your property.

You obtain an image of how the property will develop in the future – with the inclusion of your particular planning.


As with the „NOI Audit“, with the „NOI Plan“ we examine the commercial history of the property, with regard to the sustainability of the accounted NOI.

We generate development scenarios through the interpretation of the historical commercial data, the Status Quo and your property information.

These are primarily information about the structural and technical condition of the property, as well as on the standards of its equipment, the prognosis of the development of micro and macro location and – if applicable – your investment plans with regard to technical maintenance and refurbishment.

The scenarios embody income planning and budgeting. In the income-planning field, we display, for example the development of the rent, fluctuation and vacancies; in the budgeting field, – among others – the operating costs, management costs and the maintenance costs.

Significant **Features** of the „NOI Plan“ are

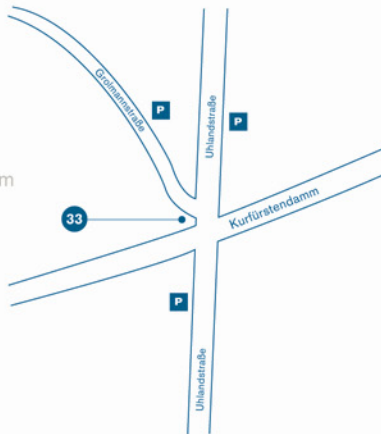
- The preparation of at least three scenarios of the NOI-Development through the analysis of historical and up to date commercial data, as well as the prognosis of market-related and location-related development.
 - Preparation of Analysis Reports for each object contingent upon the specific requirements and on short notice.
 - Continuous documentation of all work results on the web-based „ASA Pier“.
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CONTACT

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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 the „NOI Plan“ Services

- Retrieval of already existing information such as:
 - The structural and technical condition of the property as well as the standards of its equipment
 - The investment planning for technical maintenance and refurbishment
 - The current positioning and prognosis of the development of the micro and macro location
- Examination of the up to date, anonymised list of tenants with vacancy rent rates and open item status etc.
- Random examination of rent payments via bank account receipts: approx. 10% of the rental contracts over a time span of two months
- History of the vacancy and fluctuation development, verified over a time span of at least two years
- Identification of the history of 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 current commercial rent situation
- Retrieval of the current deposit status and investigation of its verification
- Analysis of the last two operating costs calculations
- Evaluation of the service efficiency of the property manager on the basis of process examination (administration and renting)
- Analysis of the existing property management contract
- Evaluation of the rentability of the property, on the basis of technical, commercial and social environmental attributes, and the features of the property surveyed on-site
- Analysis of the data taken over and the preparation of at least three development scenarios in connection with the historical and current commercial data

References

- Real estate corporation listed on the stock exchange
- Acquisition and Consulting Company of a Swiss fund initiator

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