

# **Complete Portfolio**

Administrator

2014/01/13 14:17

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# Complete Portfolio

## Searching and Viewing Objects (Real Properties)

Summery of all real estates in the system.

Importing and reporting with financial key data on the level of objects, units and companies.

Through the deposit of dissimilar data cluster of the property like purchasing price, ancillary expenses, acquisition value, appraisal value, expertise etc. these financial informations can be deposited due date drawn and analysed in reportings (i. e. the progress of appraisal value).

The administrated key data can be configured customer specific and the acquisition in the system can also be convenient in imports.

*Portfolio > Portfolio History > Complete Portfolio*

gives you a summery over all in the system applied, or bought properties.

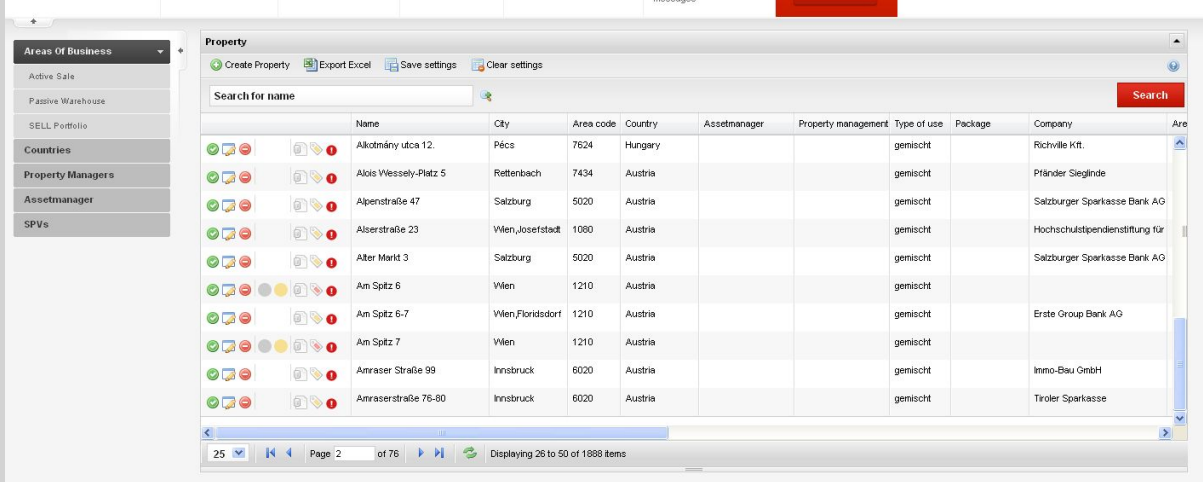
The screenshot shows the ICRS software interface. At the top, there is a navigation menu with categories: Portfolio, Lease Data, Analytics, Other Modules, CRM and Tasks, System, ICRS (with a LOGOUT button), and History. The main window is titled 'Liegenschaft' and contains a search bar and a table of properties.

Name	City	Zip Code	Country	Asset Manager	Property Management
Adler Straße 1	Berlin	10439	Deutschland	Ernst Exempel	Hausverwaltung Beta
Bertstraße 2	Berlin	10247	Deutschland	Bela Beta	Hausverwaltung Gam
Carolinstraße 3.	Berlin	10247	Deutschland	Bela Beta	Hausverwaltung Beta
Dora Straße 4	Berlin	10999	Deutschland	Bela Beta	Hausverwaltung Beta
Erichgasse 5	Berlin	10997	Deutschland	Ernst Exempel	Hausverwaltung Gam
Frieda Straße 6	Berlin	10997	Deutschland	Anton Adler	Hausverwaltung Alph
Garnisongasse	Wien	1090	Österreich		
Gustavplatz 7	Berlin	10999	Deutschland	Bela Beta	Hausverwaltung Alph
Helmgasse 2	WEN	1020	Österreich	Beatrice Beispiel	Hausverwaltung Beta
Hertgasse 8	Berlin	10247	Deutschland	Bela Beta	Hausverwaltung Beta
Ilseweg 9	Berlin	10997	Deutschland	Anton Adler	Hausverwaltung Alph
Naerner Straße 73, 75, 77a, 77i	Bern	4700	Österreich	Beatrice Beispiel	Hausverwaltung Beta

Summary of all Objects (all Properties)

You can limit the number of objects in the Flexgrid with further criterias:

1. Business fields
2. Countries
3. Facility Management
4. Assetmanager



The screenshot shows a web application interface for property management. On the left is a sidebar with navigation options: 'Areas Of Business' (Active Sale, Passive Warehouse, SELL Portfolio), 'Countries', 'Property Managers', 'Assetmanager', and 'SPVs'. The main area is titled 'Property' and contains a search bar and a table of properties. The table has columns for Name, City, Area code, Country, Assetmanager, Property management, Type of use, Package, and Company. The 'Assetmanager' column is highlighted, indicating a filter is applied. The table displays 10 rows of property data. At the bottom, there is a pagination bar showing 'Page 2 of 76' and 'Displaying 26 to 50 of 1888 items'.

	Name	City	Area code	Country	Assetmanager	Property management	Type of use	Package	Company	Are
✓	Alkotmány utca 12.	Pécs	7624	Hungary			gemischt		Richville Kft.	
✓	Alois Wessely-Platz 5	Rettenbach	7434	Austria			gemischt		Pfänder Sieglinde	
✓	Alpenstraße 47	Salzburg	5020	Austria			gemischt		Salzburger Sparkasse Bank AG	
✓	Aiserstraße 23	Wien,Josefsstadt	1080	Austria			gemischt		Hochschulstipendienstiftung für	
✓	Alter Markt 3	Salzburg	5020	Austria			gemischt		Salzburger Sparkasse Bank AG	
✓	Am Spitz 6	Wien	1210	Austria			gemischt			
✓	Am Spitz 6-7	Wien,Floridsdorf	1210	Austria			gemischt		Erste Group Bank AG	
✓	Am Spitz 7	Wien	1210	Austria			gemischt			
✓	Amraser Straße 99	Innsbruck	6020	Austria			gemischt		Immo-Bau GmbH	
✓	Amraserstraße 75-80	Innsbruck	6020	Austria			gemischt		Tiroler Sparkasse	

The Query after choosing Cconstriction of an Asset Manager

Conventional you can search with the Quick Search (for example) Name respectively the Advanced Search to limit the choice.

With the button: *Quick Search* respectively the Shortcut Strg-Shift-F you have the extended and comfortable possibility to look for objects in all fields.

Welcome, Acceptance User!

The screenshot displays the ICRS software interface. At the top, it says "Welcome, Acceptance User!". Below this is a main dashboard area. On the left, there is a bar chart titled "Rental Income 2012" showing data for months from Jan to Dec. The Y-axis is labeled "Euro" and ranges from 0 to 100,000. The legend indicates three data series: Target Rent (blue), Rental Income (dark blue), and Operating expenses (green). A search overlay is positioned over the chart, featuring a magnifying glass icon, the word "Search" in large white text on a green background, and a search input field containing the word "Property". Below the input field, it says "Hotkey Strg+Shift+F" and has a red "Search" button. To the right of the chart, there are two filter panels. The first panel has a "Year" dropdown with options 2013, 2012, 2011, and 2010. The second panel has a "Month" dropdown with options Jan, Feb, Mar, Apr, May, Jun, Jul, Aug, Sep, Oct, Nov, and Dec. Below these are three more filter fields for "Asset manager", "Business Area", and "Country". At the bottom left, it shows "ICRS Version SOM\_HEAD\_201312051738\_1.6.0\_45 (MS-SQL)". At the bottom right, there is a section titled "My Last Accessed Real Estates".

Quick Search

(for example "Adam" delivers all records with "Adam", independent the field it contents).

**Property**

Create Property Export Excel Save settings Clear settings

Search for name Search

Load set of filters: Austria

Filterauswahl: Property

Als Filtervorlage speichern

	Name	City	Area code	Country	Assetmanager	Property management	Type of use	Package	Company	Are
	Aikotmány utca 12.	Pécs	7624	Hungary			gemischt		Richville Kft.	
	Alois Wessely-Platz 5	Rettenbach	7434	Austria			gemischt		Pfänder Sieglinde	
	Alpenstraße 47	Salzburg	5020	Austria			gemischt		Salzburger Sparkasse Bank AG	
	Aiserstraße 23	Wien,Josefstadt	1080	Austria			gemischt		Hochschulstipendienstiftung für	
	Alter Markt 3	Salzburg	5020	Austria			gemischt		Salzburger Sparkasse Bank AG	
	Am Spitz 6	Wien	1210	Austria			gemischt			
	Am Spitz 6-7	Wien,Floridsdorf	1210	Austria			gemischt		Erste Group Bank AG	
	Am Spitz 7	Wien	1210	Austria			gemischt			
	Amraser Straße 99	Innsbruck	6020	Austria			gemischt		Inno-Bau GmbH	
	Amraserstraße 76-80	Innsbruck	6020	Austria			gemischt		Tiroler Sparkasse	

25 Page 2 of 76 Displaying 26 to 50 of 1888 items

Query filters (Constraints)

**Possible Handling and Information of a Property**

**Property**

[Create Property](#)
[Export Excel](#)
[Save settings](#)
[Clear settings](#)

Search for name  [Search](#)

	Name	City	Area code	Country	Assetmanager	Property management	Type of use	Package	Company	Are
	Alkotmány utca 12.	Pécs	7624	Hungary			gemischt		Richville Kft.	
	Alois Wessely-Platz 5	Rettenbach	7434	Austria			gemischt		Pränder Sieglinde	
	Alpenstraße 47	Salzburg	5020	Austria			gemischt		Salzburger Sparkasse Bank AG	
	Alserstraße 23	Wien,Josefstadt	1080	Austria			gemischt		Hochschulstipendienstiftung für	
	Alter Markt 3	Salzburg	5020	Austria			gemischt		Salzburger Sparkasse Bank AG	
	Am Spitz 6	Wien	1210	Austria			gemischt			
	Am Spitz 6-7	Wien,Floridsdorf	1210	Austria			gemischt		Erste Group Bank AG	
	Am Spitz 7	Wien	1210	Austria			gemischt			
	Amraser Straße 99	Innsbruck	6020	Austria			gemischt		Inno-Bau GmbH	
	Amraserstraße 76-80	Innsbruck	6020	Austria			gemischt		Tiroler Sparkasse	

[Page 2](#) of 76
 Displaying 26 to 50 of 1888 items

Summary of all Objects

To open the record of an applied property click on the checkmark on the begin of the line.

**Adler Straße 1 / Berlin / 10439**

📄 📁 📧 📧 📧 📧
2013/3
2013/3

<b>Liegenschaft/Straße</b>	Adler Straße 1
ICRS-Objektkennung	4r7
Hausgruppe	10439 Berlin; Adler Straße 1
Tags	<b>Paket 2 Tag 1</b>
PLZ	10439
Alternative PLZ	10440
Ort	Berlin
Region	Deutschland Nord
Bundesland/Kanton	
Land	Deutschland
Ländergruppe	DACH
NUTS-Code	DEA
Gesellschaft	Beta Duo AG
Geschäftsfeld	<u>Vermietung</u>
Eigentümer-Gesellschaft	
Eigentümer	Beta
Eigentumsart	Eigentum
Hausverwaltung	<u>Hausverwaltung Beta</u>
Hausverwalter	<u>Hausverwalter Andrea</u>
Nutzung	Wohnung
Assetmanager	<u>Ernst Exempel</u>
Status	im Bestand
Status in der Bilanz	Vermietung
Art der Betriebskostenverrechnung	Pauschalverrechnung
<b>Bezirksgericht</b>	
<b>Einlagezahl</b>	
<b>Grundbuch</b>	
<b>Grundstücksnummer</b>	
Gesamtfläche (laut KV)	2.000,00 m²
Reinigungs-Fläche	0,00
Letzte Renovierung	12.09.2011
Zuschuss	0,00 €
Mietermittel	0,00 €
Grundstücksgröße	3.000,00 m²
Paket	Demoportfolio
Kurzbeschreibung	Beschreibung lange für die Adler Straße 1. Neuer Text.
Objektstrategie	

Liegenschaft

- [Aufgaben](#)
- [Cashflow](#)
- [Objektannahmen](#)
- [Flächen, Kennwerte](#)
- [Objektdashboard](#)
- [Einheiten](#)
- [Ebenen](#)
- [Top-Mieter](#)
- [Objektinfos](#)
- [Finanzinfos](#)
- [Finanzzahlen](#)
- [Investitionen](#)
- [Kredite](#)
- [Kaufinformationen](#)
- [Scoring](#)
- [Versicherungen](#)
- [Dokumente](#)
- [Bilder](#)
- [Lageplan](#)
- [Geplante Einheiten](#)
- [Verkaufte Einheiten](#)
- [Einheiten in Prüfung](#)
- [Zusammengelegte Einheiten](#)
- [Budget/Planung](#)
- [Berechtigungen](#)
- [Notizen](#)
- [Webalerts](#)
- [Veränderungen zum Vormonat](#)

Editieren
Zurück

**Erstellt:** Herr Demo Benutzer, 16. 03. 2010 11:38  
**Zuletzt bearbeitet:** Herr Demo Benutzer, 12. 11. 2013 13:42  
**ID:**6163

The first register of an existing Property

Adler Straße 1 / Berlin / 10439

2013/3 2013/3

**Meine Aufgaben**

Meine Aufgaben anlegen Excel exportieren Einstellungen speichern Einstellungen löschen

Schnellsuche nach Name  **Suchen**

	Name	Verantwortlicher	Prio	Termin	Status	Fonds
	Check DG	icrsdemo	niedrig	18.09.2013	offen	
	Mayer	icrsdemo	niedrig		offen	

25 Page 1 of 1 Displaying 1 to 2 of 2 items

**Tasks**

- Cashflow
- Objektannahmen
- Flächen, Kennwerte
- Objektdashboard
- Einheiten
- Ebenen
- Top-Mieter
- Objektinfos
- Finanzinfos
- Finanzzahlen
- Investitionen
- Kredite
- Kaufinformationen
- Scoring
- Versicherungen
- Dokumente
- Bilder
- Lageplan
- Geplante Einheiten
- Verkaufte Einheiten
- Einheiten in Prüfung
- Zusammengelegte Einheiten
- Budget/Planung
- Berechtigungen
- Notizen
- Webalerts
- Veränderungen zum Vormonat

**Editieren** **Zurück**

The Register: Tasks

The current standing of the Lease-List will be shown in a Flexigrid summary. A Lease-List deemed to be actual when it is imported in the current month.

red  
green  
yellow

not actual  
actual  
Lease-List not existing

## Creating Properties

To create a new property click in the flexigrid on the button *Create Property*. First fill in the basic Information of the property in the following registers:

Finance data can only be imported by *Other Modules > Financials > Financial Data Import*

Direct changes on the property are not possible therefore. Also importing with *System > Master Data Import > Real estate* is not possible.

Following fields are locked in the object:

- additional charges
- acquisition value (cost value)
- IAS value (will be changed to IFRS - International Financial Reporting Standards)
- Asset under Construction
- Market Value, Assesor, Valuation Method, last Expertise
- Market Value2, Assesor2, Valuation Method2, last Expertise2
- Book Value at cost

Click the button: *Create Property* to start the form for creating a new entity of an object.

<b>Property</b>	<input type="text"/>	<b>Property Information</b> <a href="#">Forecast Parameters</a> <a href="#">Property Dashboard</a> <a href="#">Floors</a> <a href="#">Property Details</a> <a href="#">Financial Data</a> <a href="#">Purchase Details</a> <a href="#">Budgeting and Planning</a> <a href="#">Access Configuration</a> <a href="#">Webalerts</a>
Additional Address 1	<input type="text"/>	
Additional Address 2	<input type="text"/>	
Additional Address 3	<input type="text"/>	
Additional Address 4	<input type="text"/>	
Additional Address 5	<input type="text"/>	
Property Group	<input type="text"/>	
Tags	<input type="text"/>	
Zip Code	<input type="text"/>	
Alt. Zip Code	<input type="text"/>	
City	<input type="text"/>	
Region	<input type="text"/>	
County	<b>unbekannt</b>	
Country	<b>Österreich</b>	
Group of Countries	<input type="text"/>	
NUTS-Code	<input type="text"/>	
SPV Name	<b>unbekannt</b>	
Area of Business	<b>unbekannt</b>	
Eigentümer-Gesellschaft	<b>unbekannt</b>	
Owner	<input type="text"/>	
Eigentumsart	<b>unbekannt</b>	
Property Management Company	<b>unbekannt</b>	
Property Manager	<b>unbekannt</b>	
Property Use	<b>gemischt</b>	
Asset Management Company	<b>unbekannt</b>	
Status	<b>im Bestand</b>	
Status	<b>Vermietung</b>	
Charging of Operating Expenses	<b>Pauschalverrechnung</b>	
County Court	<input type="text"/>	
Property No.	<input type="text"/>	
Property Main No.	<input type="text"/>	
Grundstücksnummer	<input type="text"/>	
Gross area m <sup>2</sup>	<input type="text"/> <b>0,00</b>	
Reinigungs-Fläche	<input type="text"/> <b>0,00</b>	
Date of Last Refurbishment	<input type="text"/>	
Separate Funds €	<input type="text"/> <b>0,00</b>	
Tenant Funds €	<input type="text"/> <b>0,00</b>	
Site Area m <sup>2</sup>	<input type="text"/> <b>0,00</b>	
Property Package	<input type="text"/>	
Short Description	<input type="text"/>	
Property Strategy	<input type="text"/>	

**Speichern**

The first Register: Property Information

Scenario	Worst Case	Base Case	Best Case
Market Rent Office €/m²	0,00	0,00	0,00
Market Rent Retail €/m²	0,00	0,00	0,00
Market Rent Flat (free agreement) €/m²	0,00	0,00	0,00
Market Rent Flat €/m²	0,00	0,00	0,00
Market Rent Special Use €/m²	0,00	0,00	0,00
Market Rent Storage €/m²	0,00	0,00	0,00
Market Rent Garage €/St	0,00	0,00	0,00
Market Rent Outdoor Parking €/St	0,00	0,00	0,00
Market Rent Other €/m²	0,00	0,00	0,00
Maintenance office €/m²	0,00	0,00	0,00
Maintenance retail €/m²	0,00	0,00	0,00
Maintenance apartment €/m²	0,00	0,00	0,00
Maintenance commercial apartment €/m²	0,00	0,00	0,00
Maintenance special €/m²	0,00	0,00	0,00
Maintenance storage €/m²	0,00	0,00	0,00
Maintenance garage €/m²	0,00	0,00	0,00
Instandhaltung Außenstellplatz €/St	0,00	0,00	0,00
Instandhaltung Sonstiges €/St	0,00	0,00	0,00
Mietausfallwagnis %	0,00	0,00	0,00
Verwaltungskosten %	0,00	0,00	0,00
nicht umlegbare Betriebskosten €/m²	0,00	0,00	0,00
nicht umlegbare Leerstandsbetriebskosten €/m²	0,00	0,00	0,00
Vermietungskosten Monate	0,00	0,00	0,00
Kosten Mieterausbauten Objekt - Neuvermietung €/m²	0,00	0,00	0,00
Kosten Mieterausbauten Objekt - Anschlussvermietung €/m²	0,00	0,00	0,00
Leerstandsdauer Monate	0	0	0
mietfreie Zeit Monate	0	0	0
Mietsteigerung %	0,00	0,00	0,00
Cap Rate %	0,00	0,00	0,00
Discount Rate %	0,00	0,00	0,00
Transaktionskosten-Makler %			0,00
Transaktionskosten- Grunderwerbssteuer %			0,00
Transaktionskosten-Notar %			0,00
Transaktionskosten-sonst %			0,00

Property Information

Forecast Parameters

Property Dashboard

Floors

Property Details

Financial Data

Purchase Details

Budgeting and Planning

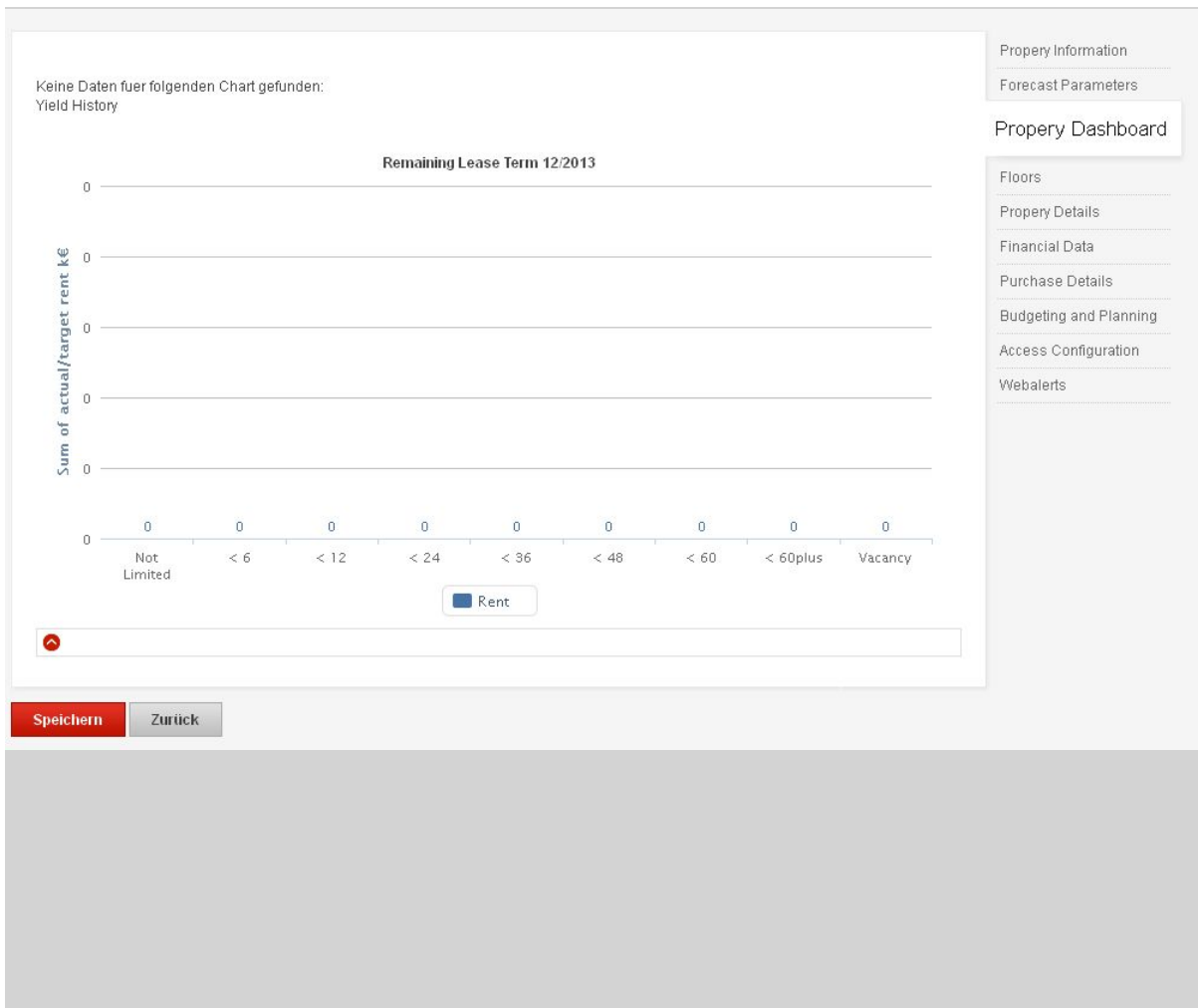
Access Configuration

Webalerts

Speichern

Zurück

The second Register: Forecast Parameters



The third Register: Property Dashboard

<b>Makler</b>	<div style="border: 1px solid gray; padding: 5px;"><div style="display: flex; justify-content: space-between;"><div style="width: 40%;"><ul style="list-style-type: none"><li>+</li><li>-</li><li>»»</li><li>««</li></ul></div><div style="width: 55%; border: 1px solid gray; padding: 2px;"><ul style="list-style-type: none"><li>Hausmakler Alpha</li><li>Hausmakler Beta</li></ul></div></div><div style="margin-top: 5px;">Filter: <input type="text"/></div></div>	<ul style="list-style-type: none"><li>Property Information</li><li>Forecast Parameters</li><li>Property Dashboard</li><li>Floors</li><li><b>Property Details</b></li><li>Financial Data</li><li>Purchase Details</li><li>Budgeting and Planning</li><li>Access Configuration</li><li>Webalerts</li></ul>
Keller	<input type="text" value="ja"/>	
Lift	<input type="text" value="unbekannt"/>	
Anmerkungen	<div style="border: 1px solid gray; padding: 5px;"><b>Beschreibung, Text</b>  <div style="text-align: right;">...</div></div>	
Zu ignorierende Fehler	<div style="border: 1px solid gray; padding: 5px;">  <div style="text-align: right;">...</div></div>	
Geografische Länge	<input type="text"/>	
Geografische Breite	<input type="text"/>	
Status des Lageplans	<input type="text" value="Ausstehend"/>	
Webabfrage	<input type="text" value="yes"/>	

The fifth Register: Property Details

Selling Price (Without Additional Charges)	<input type="text" value="0,00"/>
Sale With Vat	<input type="text" value="unknown"/>
Selling Rate On Return	<input type="text" value="0,00"/>
Sold To	<input type="text"/>
Market Value €	<input type="text" value="0,00"/>
Valuator	<input type="text"/>
Last Evaluation	<input type="text"/>
Sum Expenses CAPEX €	<input type="text" value="0,00"/>
Sum Planned Expenses CAPEX €	<input type="text" value="0,00"/>
Book Value €	<input type="text" value="0,00"/>
Book Value Land €	<input type="text" value="0,00"/>
Book Value Building €	<input type="text" value="0,00"/>
Book Value Investments €	<input type="text" value="0,00"/>
Depreciation Building/Land per Year €	<input type="text" value="0,00"/>
Investments Actual Year €	<input type="text" value="0,00"/>
Budget Rent €	<input type="text" value="0,00"/>
Estimated Rent €	<input type="text" value="0,00"/>
Market Rent (Valuation) €	<input type="text" value="0,00"/>
Imputed Costs Of Maintenance %	<input type="text" value="0,00"/>
Property Share	<input type="text" value="1/1"/>
Purchase Date	<input type="text"/>
Purchase Date	<input type="text"/>

- Property
- Energy and Cleaning
- Financial Data**
- Space Data
- Gis Information
- Access Configuration

**Save** **Back**

Register: Fiancial Data

budget rent €	<input type="text" value="0,00"/>
imputed costs for vacancy %	<input type="text" value="0,00"/>
imputed costs for maintenance %	<input type="text" value="0,00"/>
cap rate %	<input type="text" value="0,00"/>

- Property Information
- Forecast Parameters
- Property Dashboard
- Floors
- Property Details
- Financial Data
- Purchase Details
- Budgeting and Planning**
- Access Configuration
- Webalerts

**Speichern** **Zurück**

Register: Budgeting and Planning

To save the basic information click the Save-Button in all registers. Now you can continue with the information of th property.

**Yet you have another Question leave it on this Site for the metamagix-Support-Team.**