

Complete Portfolio

Administrator

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Complete Portfolio

Searching and Viewing Objects (Real Properties)

Summary 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 summary over all in the system applied, or bought properties.

The screenshot displays the ICRS (Immobilien Controlling und Reporting System) interface. At the top, there is a navigation menu with categories: Portfolio, Lease Data, Analytics, Other Modules, CRM and Tasks, System, and History. Below the menu is a sidebar with 'Areas of Business' and 'Property Managers'. The main content area shows a table titled 'Liegenschaft' (Real Estate) with columns for Name, City, Zip Code, Country, Asset Manager, and Property Management. The table contains 25 rows of data, with the first row showing a property in Berlin with zip code 10439, managed by Ernst Exempel. The interface also includes a search bar, a 'Suchen' button, and a 'LOGOUT' button in the top right corner.

Name	City	Zip Code	Country	Asset Manager	Property Management
[Icon]	Berlin	10439	Deutschland	Ernst Exempel	Hausverwaltung Beta
[Icon]	Berlin	10247	Deutschland	Bela Beta	Hausverwaltung Gam
[Icon]	Berlin	10247	Deutschland	Bela Beta	Hausverwaltung Beta
[Icon]	Berlin	10999	Deutschland	Bela Beta	Hausverwaltung Beta
[Icon]	Berlin	10997	Deutschland	Ernst Exempel	Hausverwaltung Gam
[Icon]	Berlin	10997	Deutschland	Anton Adler	Hausverwaltung Alph
[Icon]	Wien	1090	Österreich		
[Icon]	Berlin	10999	Deutschland	Bela Beta	Hausverwaltung Alph
[Icon]	WIEN	1020	Österreich	Beatrice Beispiel	Hausverwaltung Beta
[Icon]	Berlin	10247	Deutschland	Bela Beta	Hausverwaltung Beta
[Icon]	Berlin	10997	Deutschland	Anton Adler	Hausverwaltung Alph
[Icon]	Wien	1090	Österreich	Beatrice Beispiel	Hausverwaltung Beta

Summary of all objects (all properties)

You can limit the number of objects in the Flexigrid 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, there is a sidebar with a menu titled 'Areas Of Business' containing options like 'Active Sale', 'Passive Warehouse', 'SELL Portfolio', 'Countries', 'Property Managers', 'Assetmanager', and 'SPVs'. The main area is titled 'Property' and features a search bar with the placeholder 'Search for name' and a 'Search' button. Below the search bar is a table with the following columns: Name, City, Area code, Country, Assetmanager, Property management, Type of use, Package, and Company. The table displays 10 rows of property data, all of which have 'Austria' in the 'Country' column. At the bottom of the table, 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
[Redacted]	Pécs	7624	Hungary			gemischt		[Redacted]
[Redacted]	Rettenbach	7434	Austria			gemischt		[Redacted]
[Redacted]	Salzburg	5020	Austria			gemischt		[Redacted]
[Redacted]	Wien,Josefstadt	1080	Austria			gemischt		[Redacted]
[Redacted]	Salzburg	5020	Austria			gemischt		[Redacted]
[Redacted]	Wien	1210	Austria			gemischt		[Redacted]
[Redacted]	Wien,Floridsdorf	1210	Austria			gemischt		[Redacted]
[Redacted]	Wien	1210	Austria			gemischt		[Redacted]
[Redacted]	Innsbruck	6020	Austria			gemischt		[Redacted]
[Redacted]	Innsbruck	6020	Austria			gemischt		[Redacted]

The query after choosing constriction 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 'Rental Income 2012' dashboard. At the top left, it says 'All Assetmanagers' and 'All Business Areas'. The chart shows 'Euro' on the y-axis (0 to 100,000) and months on the x-axis. A search overlay is active, showing 'Property' in the search box and a 'Search' button. Below the chart are filter panels for Year, Asset manager, Business Area, and Country. The 'Year' filter shows 2013 and 2011 selected. The 'Month' filter shows Nov selected. The 'ICRS Version' is SOM_HEAD_201312051738_1.6.0_45 (MS-SQL). The section 'My Last Accessed Real Estates' is visible at the bottom.

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

Property

Als Filtervorlage speichern

	Name	City	Area code	Country	Assetmanager	Property management	Type of use	Package	Company	Are
		Pécs	7624	Hungary			gemischt			
		Rettenbach	7434	Austria			gemischt			
		Salzburg	5020	Austria			gemischt			
		Wien,Josefstadt	1080	Austria			gemischt			
		Salzburg	5020	Austria			gemischt			
		Wien	1210	Austria			gemischt			
		Wien,Floridsdorf	1210	Austria			gemischt			
		Wien	1210	Austria			gemischt			
		Innsbruck	6020	Austria			gemischt			
		Innsbruck	6020	Austria			gemischt			

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
		Pécs	7624	Hungary			gemischt			
		Rettenbach	7434	Austria			gemischt			
		Salzburg	5020	Austria			gemischt			
		Wien,Josefstadt	1080	Austria			gemischt			
		Salzburg	5020	Austria			gemischt			
		Wien	1210	Austria			gemischt			
		Wien,Floridsdorf	1210	Austria			gemischt			
		Wien	1210	Austria			gemischt			
		Innsbruck	6020	Austria			gemischt			
		Innsbruck	6020	Austria			gemischt			

25 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.

🔍
📄
📊
📅
🏠
👤
🔗

2013/3
2013/3

Liegenschaft/Straße	██████████
ICRS-Objektkennung	4r7
Hausgruppe	██████████
Tags	Paket 2 Tag 1
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
Bezirksgericht	
Einlagezahl	
Grundbuch	
Grundstücksnummer	
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

2013/3
2013/3

Meine Aufgaben

Meine Aufgaben anlegen
Excel exportieren
Einstellungen speichern
Einstellungen löschen

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

Liegenschaft

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

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.

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

Speichern **Zurück**

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

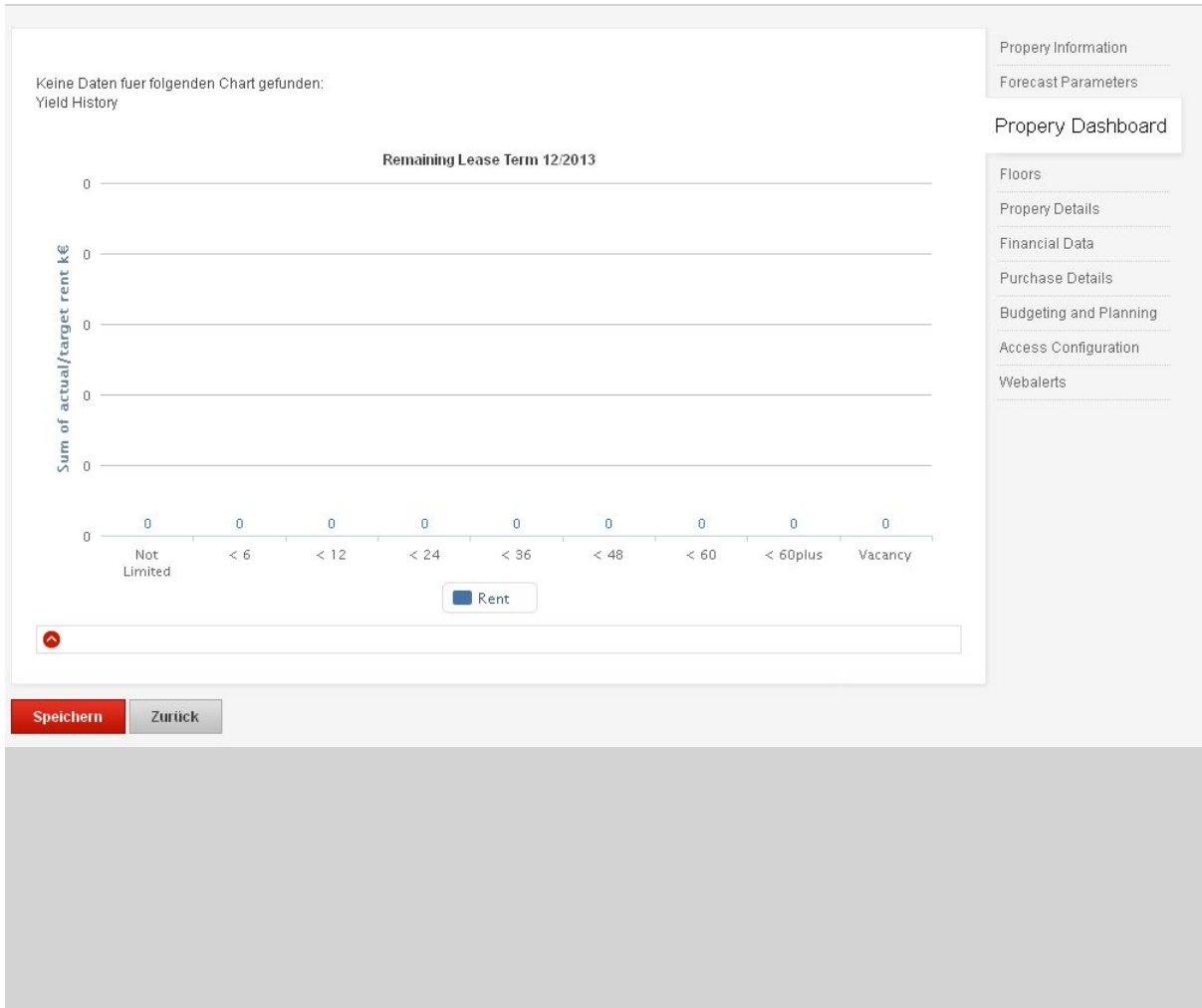
Access Configuration

Webalerts

Speichern

Zurück

The second register: Forecast parameters



The third register: Property dashboard

Makler	<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">+-»»««</div><div style="width: 55%; border: 1px solid gray; padding: 2px;"><ul style="list-style-type: none">Hausmakler AlphaHausmakler Beta</div></div><div style="margin-top: 5px;">Filter: <input type="text"/></div></div>	<ul style="list-style-type: none">Property InformationForecast ParametersProperty DashboardFloorsProperty DetailsFinancial DataPurchase DetailsBudgeting and PlanningAccess ConfigurationWebalerts
Keller	<input type="text" value="ja"/>	
Lift	<input type="text" value="unbekannt"/>	
Anmerkungen	<div style="border: 1px solid gray; padding: 5px;">Beschreibung, Text <div style="text-align: right;">⋮</div></div>	
Zu ignorierende Fehler	<div style="border: 1px solid gray; height: 80px;"></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: Financial 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 red *Save*-button in all registers. Now you can continue with the information of the property.

Yet you have another question leave it on this site for the metamagix-support-team.