

Your System for Asset & Wealth Management made in Switzerland

Allocare RE (Real Estate)

Do your clients hold direct investments in real estate? The Allocare RE Real Estate module offers you a comprehensive solution for the **management, analysis and reporting** of any real estate over the entire holding period.

Allocare RE includes the following functionalities:

- 'Real Estate Direct' as an additional investment type
- Investment feature 'Relation' to group the properties and associated mortgages
- Dedicated transaction group with RE-relevant transaction types, e.g. rental income, renovations, conversions, mortgage amortizations, etc.

- RE-specific calculation methods, e.g. equity capital
- RE methods set, e.g. real estate total return
- Specific reports with tabular and graphical elements, including elements, including import of images and description

Direct real estate investments can be properly booked, analyzed in detail and grouped as required in Allocare AMS and Allocare WEB. The 'real estate' asset class is included in the investment limit check and is fully integrated into the reporting of total assets.

The screenshot displays the Allocare RE software interface, which includes a main portfolio analysis table, a transaction details window, and several report thumbnails.

Portfolio Analysis Table:

Tree	Value	Value Local	RE Period Start Capital	RE Period Total Return	RE Period G/L	RE SI-Capital Employed	RE SI-Cum. Employed Capital	RE SI-Total Return	RE SI-Total Return G/L	
Mustermann Real Estate	8'022'024	CHF	8'001'115.44	-0.737	CHF	-58'980.16	2'747'798.96	5'018'949.99	84.397	2'319'044.47
Cash Account CHF	-14'800	CHF	-14'800							
Cash Account USD 05	72'488	USD	86'200							
Apartment House Altstätten	3'344'795	CHF	3'344'795	1.884	CHF	46'300.00	2'352'960.58	2'133'000.00	59.132	1'393'596.11
Apartment House Altstätten	5'796'375	CHF	5'796'375	0.883	CHF	51'200.00	5'006'620.84	4'763'000.00	30.176	1'510'775.00
ZKB Mortgage Fixed 0.8% p.a.	-2'451'579	CHF	-2'451'578.89	0.200	CHF	-4'900.00	-2'653'860.25	-2'450'000.00	4.412	-117'078.89
Chalet Gstaad	2'897'083	CHF	2'897'083.33	-1.795	CHF	-32'000.00	2'175'000.00	2'175'000.00	23.061	501'348.33
ZKB Mortgage Fixed 1%+0.5% p.a.	-2'002'917	CHF	-2'002'916.67	0.749	CHF	-15'000.00	-2'000'000.00	-2'000'000.00	5.386	-107'916.67
Chalet Gstaad	4'900'000	CHF	4'900'000.00	-0.755	CHF	-37'000.00	4'175'000.00	4'175'000.00	14.599	609'500.00
Condo Florida	92'477	USD	110'000	-28.460	CHF	-38780.16	141'886.35	170'949.99	-97.423	-138'034.98
Condo Florida	765'087	USD	910'000	-11.201	CHF	-97'191.21	941'286.32	970'549.96	-22.268	-209'603.31
ZKB Mortgage Fix 0.15% p. Mt.	-872'940	USD	800'000	-8.180	CHF	60'411.05	7'989'598.97	7'989'598.97	-8.951	21'548.33
House Zollikon	1'630'000	CHF	1'630'000.00	-1.012	CHF	-16'500.00	1'058'009.24	360'000.00	53.100	561'800.00
House Zollikon	4'130'000	CHF	4'130'000.00	-0.206	CHF	-8'500.00	2'859'994.10	2'855'000.00	36.372	967'500.00
ZKB Mortgage Fixed	0	CHF	0	0.000	CHF	0.00	-445'482.19	5'000.00	43.146	-278'500.00
ZKB Mortgage Fixed 1.2% p.a	-1'000'000	CHF	-1'000'000.00	0.300	CHF	-3'000.00	-1'000'000.00	-1'000'000.00	2.400	-24'000.00
ZKB Mortgage Flex (3m Saron +	-1'500'000	CHF	-1'500'000	0.333	CHF	-5'000.00	-1'314'602.45	-1'500'000.00	7.850	-103'200.00

Transaction Details:

Transaction: 30.09.2022
 Portfolio: CHF Mustermann Real Estate
 Date: 30.09.2022
 Type: Real Estate Costs
 Custody A/C: Unknown
 Counterparty: Unknown
 Broker: Unknown

Reports:

- Real Estate Overview since Inception
- Real Estate Details
- Income & Expenses
- Return Overview
- Real Estate Reporting (Sample)

Our Company

FOUNDATION

2001

EMPLOYEES

50+

INSTALLATIONS

50+

COUNTRIES

10+

Allocare AG (www.allocare.com) is an independent Swiss software company and one of the leading providers of asset and wealth management software in the Swiss market. Innovative solutions based on the proven standard software **Allocare AMS** and the browser-based add-on tool **Allocare WEB** are developed exclusively in Switzerland. The clients portfolio consists of more than 50 mostly long-term clients in the banking and wealth management environment in Switzerland and abroad.

Since 2021 the Zurich-based **Allocare Data AG** (formerly numas SA) has been part of the Allocare Group. The fintech company supports clients in data management, in particular family offices and asset managers, offers reporting services and maintains **Allocare CLOUD**, a service and portfolio management platform based on Allocare AMS and Allocare WEB.

Our Products

ALLOCARE AMS

ALLOCARE WEB

ALLOCARE CLOUD



Our Services

- Software Implementation
- Support and Training
- Data Management
- Reporting Services
- Software as a Service (SaaS)

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References

