



## **KWIKvue PROPERTY VALUATION & ASSET MANAGEMENT APPLICATION**

**This Service is one of the ‘Software-as-a-Service’ Applications within the e-CLOUD Construction® Suite of Productivity Services. It is available through the Internet via the e-CLOUD Construction website [www.e-cloud.co.za](http://www.e-cloud.co.za)**

### **Description**

A software application for the valuation of income producing properties using various valuing methods and investment criteria. KWIKvue has been developed for the property owner, consultant, broker, portfolio manager, investment analyst. It incorporates monthly and annual inflows and outflows and has a graphical interface in a format that is flexible to suit your requirements. An invaluable tool for those who are required to make an investment decision either in the timing of the acquisition or disposal of a property.

### **Features**

- Fee Applications for Funding
- Budgeting of rental income and operating expenditure
- Discounted cashflow valuations, top slice, maximum potential valuation, replacement valuation and income capitalisation
- Variance reports, and Executive Summaries, Summary of Results
- Cashflow and Profit Projections
- Graphical Interface

### **Benefits**

- Reduce the time required in the preparation of property valuations.
- Assists in the timing of either the acquisition or disposal of a property.
- Assists in the budgeting of rentals and operating expenditure for your individual projects. Use the property portfolio module to analyse overall cash flow and yields and assesses the effects of the acquisition or disposal of a property or properties within a portfolio.
- Assess risk by utilising powerful sensitivity tools in determining best and worst case scenarios.
- Analyse the tax implications and tax allowances.
- Monitor your maximum cash flow exposure and the year in which it occurs.
- Use different valuation methods to assess your property portfolio.
- Standardise the format of property valuations within your company.
- Analyse the effects on cash flow and returns by adjusting key variables such as purchase price, rentals, capitalisation rates, gearing, interest rates, etc.

### **Valuation Methods**

KWIKvue provides for the following types of valuations:

- Market rental capitalisation
- Capitalisation of first year's normalised net income
- Discounted valuation
- Top Slice Valuation
- Capitalisation of future net income

- Replacement cost valuation

## Variables

Variables entered include data such as capitalisation and discount rates, lease data, valuation dates, interest and escalation rates, method of financing, gearing (debt to equity ratio), tax rates and allowances.

## Capital Outlay

This module prompts the user for the entry of the initial purchase price, commissions payable, renovation and associated legal, etc. As this application deals with income producing properties, the lease data is required to be inputted. This includes for, inter alia, lease dates, contractual and market rentals and recoveries, tenant allowances, vacancies and voids, as well as lease renewals. A detailed breakdown of operating expenditure can be viewed. Lease expiry and tenant profile reports are generated. The trading cash flow periods can be varied up to 20 years and include for all tax allowances, capital and interest repayments on equity and borrowings for the various finance options. Discounted cash flows include internal rates of return and net present values of contractual and market related income.

## Sensitivity Analysis

Assess the impact of changes made to input variables on cash flow, profitability and returns. Use the goal seek facility to arrive at a required goal by varying specific key variables. For example, you can request a breakeven cash flow in any particular year of trading and ascertain the required rentals. Use the What-if tables to reflect a wide range of results for various situations. The Sensitivity Report identifies a best and worst case scenario.

## Reports

The executive summary forms the basis for all the valuation calculations. Other reports include summary of results, schedule of income streams for the various leases, variance reports, annual yields and property details. The valuation report reflects the valuations obtained by using the different valuation methods employed. Interpret values and results by viewing and printing up to 12 different graphs.

## User Guide

The software is supplied with a comprehensive user guide to enable you to learn quickly and easily. The manual provided not only assists in the operation of the software, but also describes the various valuation methods.

## Support & Training

Contracts on Demand offers support as well as training and workshops on request.

## System Requirements

IBM Compatible Pentium II with CD Rom and EGA or higher resolution monitor. Microsoft Windows 95, 98, 2000, NT, XP, Vista and Windows7 (**64-bit is not compatible**)

**Subscription**      **Provided on an annual subscription basis per workstation. Paid for monthly**



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