Organizations and decision makers often find themselves in need of help in effectively managing their property financial reporting and performance evaluation process. KPMG can help by streamlining your property financial reporting and performance evaluation process by streamlining the aggregation of property—level financial data and providing customized visualizations to drive insight and inform decisions.

Whether you are evaluating the acquisition of a fund or analyzing your existing portfolio, we can help transform your financial evaluation process by automating repetitive tasks to save time and resources while increasing the reliability of reporting via our automation model or our Real Estate Portfolio Intelligence (REPI) tool.

**Data transformation model architecture**

<table>
<thead>
<tr>
<th>Data collection</th>
<th>Data management</th>
<th>Calculations</th>
<th>Analytics</th>
</tr>
</thead>
<tbody>
<tr>
<td>Financial data (Accounting system)</td>
<td>Configuration</td>
<td>Excel power query (Organize data)</td>
<td>Reconciliations and tie outs to financial statements</td>
</tr>
<tr>
<td>Other data sources</td>
<td>Common data interface</td>
<td></td>
<td>Transactional level analytics and drill-down visualizations</td>
</tr>
</tbody>
</table>

- Data from various sources including:
  - Accounting system
  - Internal market data
  - External market data (CoStar)
  - Portfolio manager insights
- Data is transformed and consolidated using Power Query in Excel or Alteryx
- Excel-based calculation model brings the familiarity of Excel with:
  - Scalable and modular design
  - Enhanced reconciliations and error checks
  - Consistent and robust formulas
  - Enhanced reporting
- Standardized and customized reporting features with multi-layering functions increase insight into property or portfolio performance
Our automation model will allow for streamlined financial reconciliations across multiple data sources. With custom modules and formatting options, your ability to assess property financial performance and produce reports efficiently will be simplified:

**Model features**

**Scalability**
- input tables can be expanded or contracted based on business needs and requirements
- additional properties can be added or removed from the model while maintaining formula and data integrity
- Simple user-interface design with “one-click” functionality in input tables minimizes updating multiple worksheets

**Error checks and warnings**
- error checks within the data management process assess the completeness, accuracy, and consistency of the data inputs
- errors are made visible via colored flags
- an error log is created in a summary worksheet

**Audit trail**
- a log of all changes with key output values is maintained
- major changes are tracked by user to maintain internal control process

Our Real Estate Portfolio Intelligence (REPI) tool will provide a customized and dynamic visualization of key performance indicators that are most significant to your strategy. With advanced layering, customized visualizations will bring together dimensions of data and analysis surpassing static reporting. Your insight into both your properties and their respective markets will increase:

**Reporting options (Asset management)**

- Perform scenario or variance analysis
- Highlight lease turnover and vacancies
- Identify expense recovery logic
- Identify expense recovery opportunities
- Perform portfolio level analytics

**Reporting options (Acquisitions)**

- Portfolio impact analysis
- Sale price benchmarking
- Lease rate benchmarking
- Growth corridor analytics
- Multiple Geo-data overlays

**Contact us**

**Randi Rosen**
Principal, Valuation & Business Modeling Services
T: 858-750-7246
E: randirosen@kpmg.com

**Brian Tankersley**
Managing Director, Valuation & Business Modeling Services
T: 949-885-5578
E: btankersley@kpmg.com

Some or all of the services described herein may not be permissible for KPMG audit clients and their affiliates or related entities.