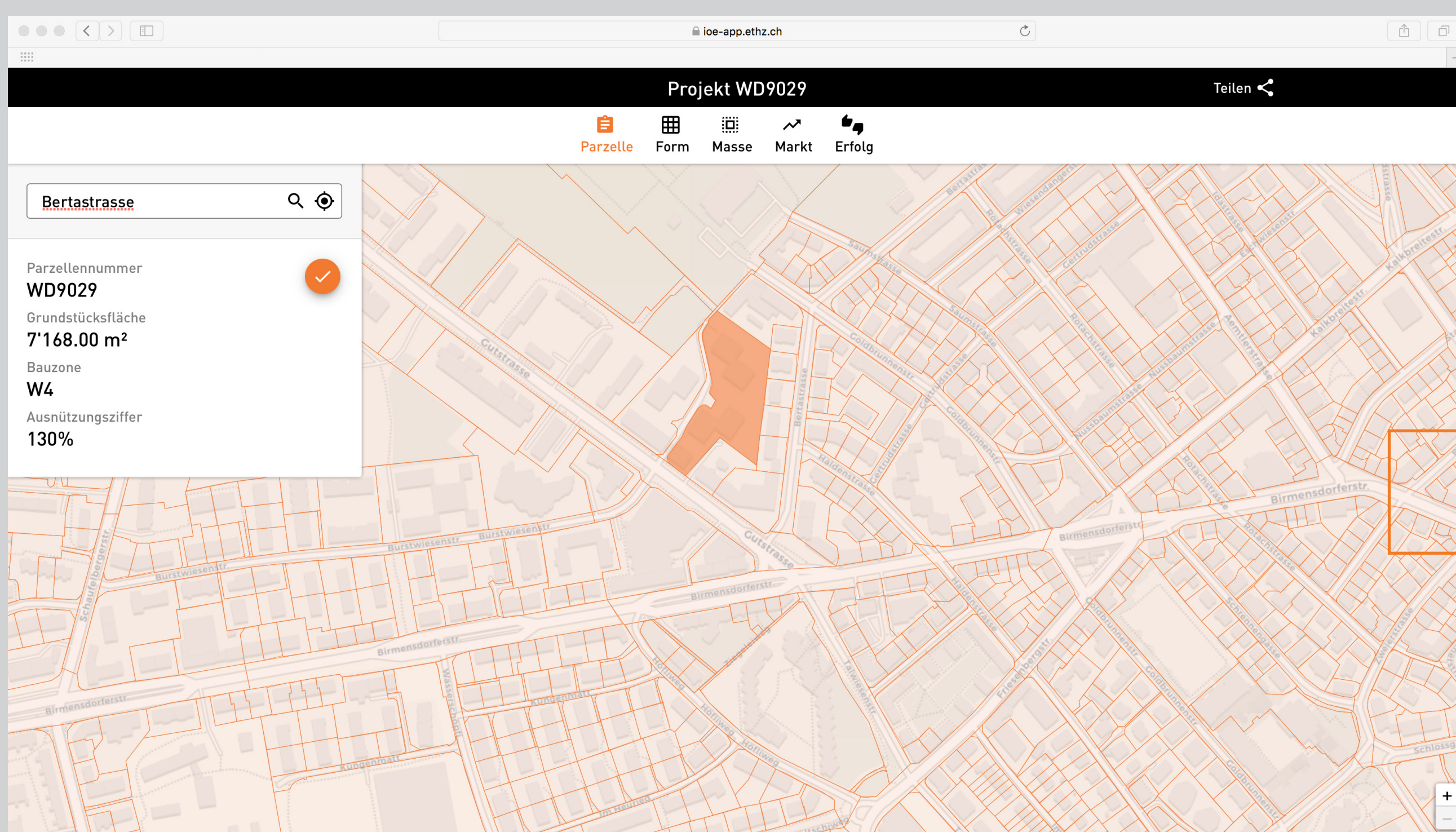


IÖ-APP Real Estate Application

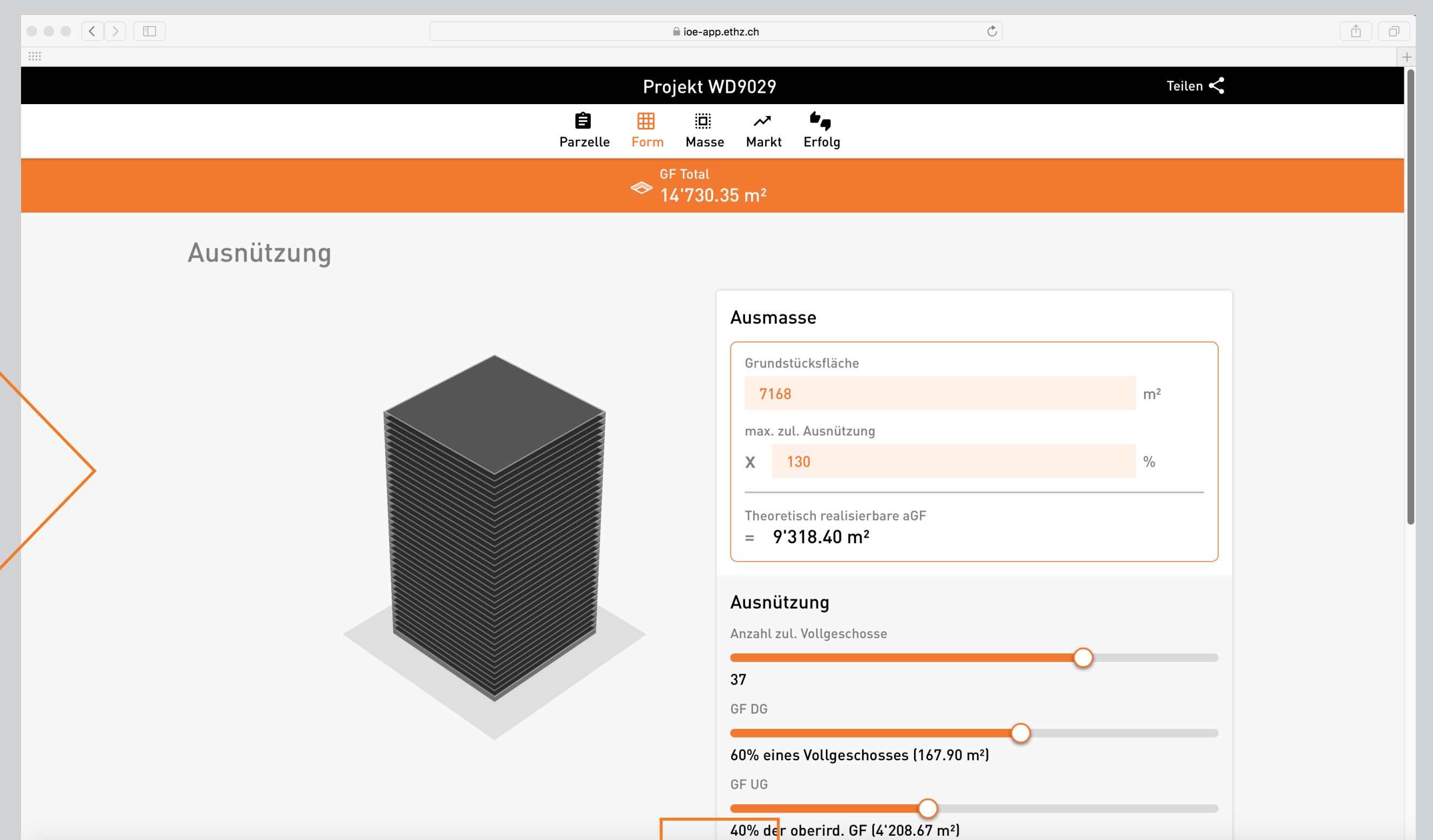
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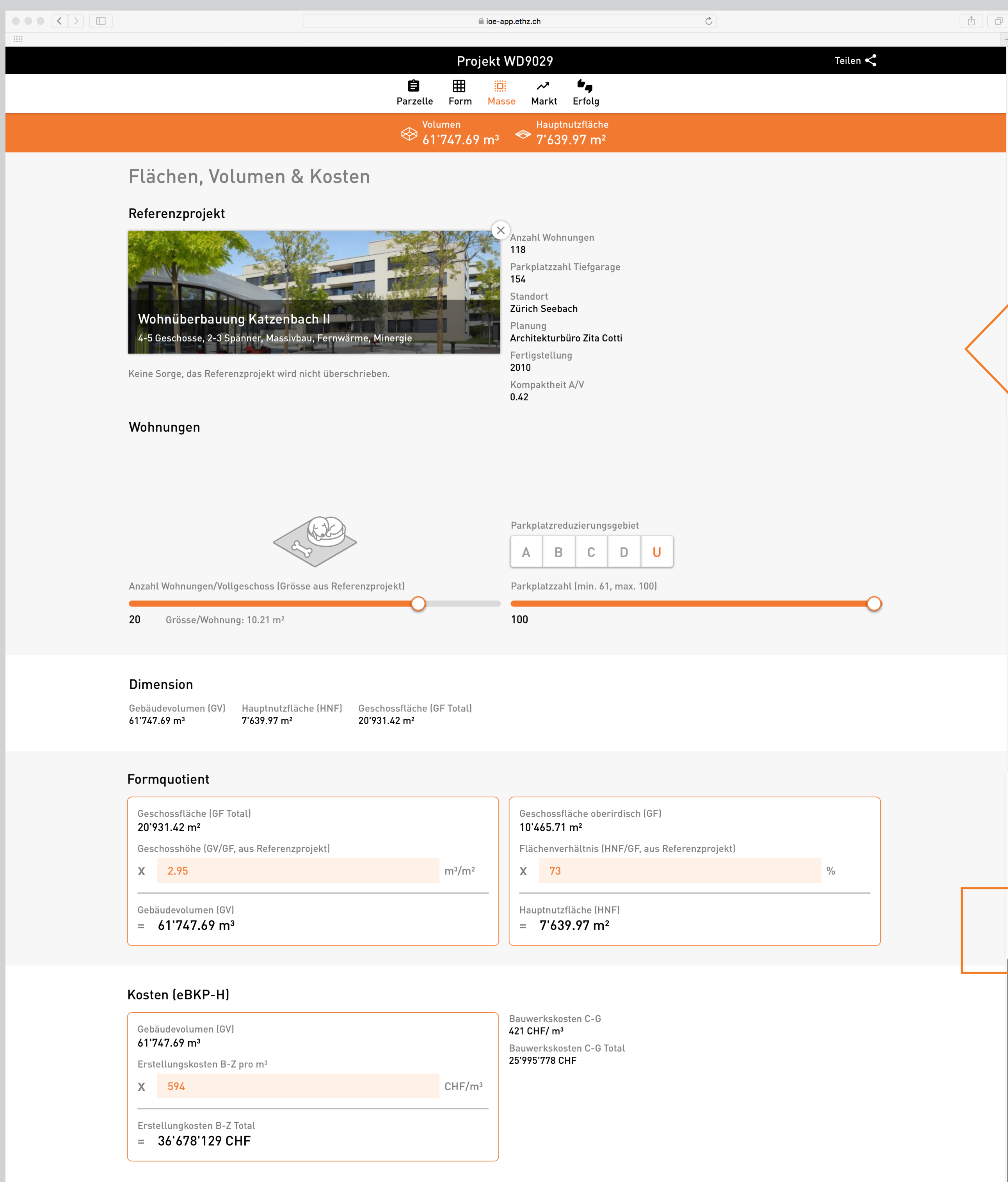
Retrieve, combine, and assess various real estate parameters in order to arrive at indicators for appraising the value and potential of property.



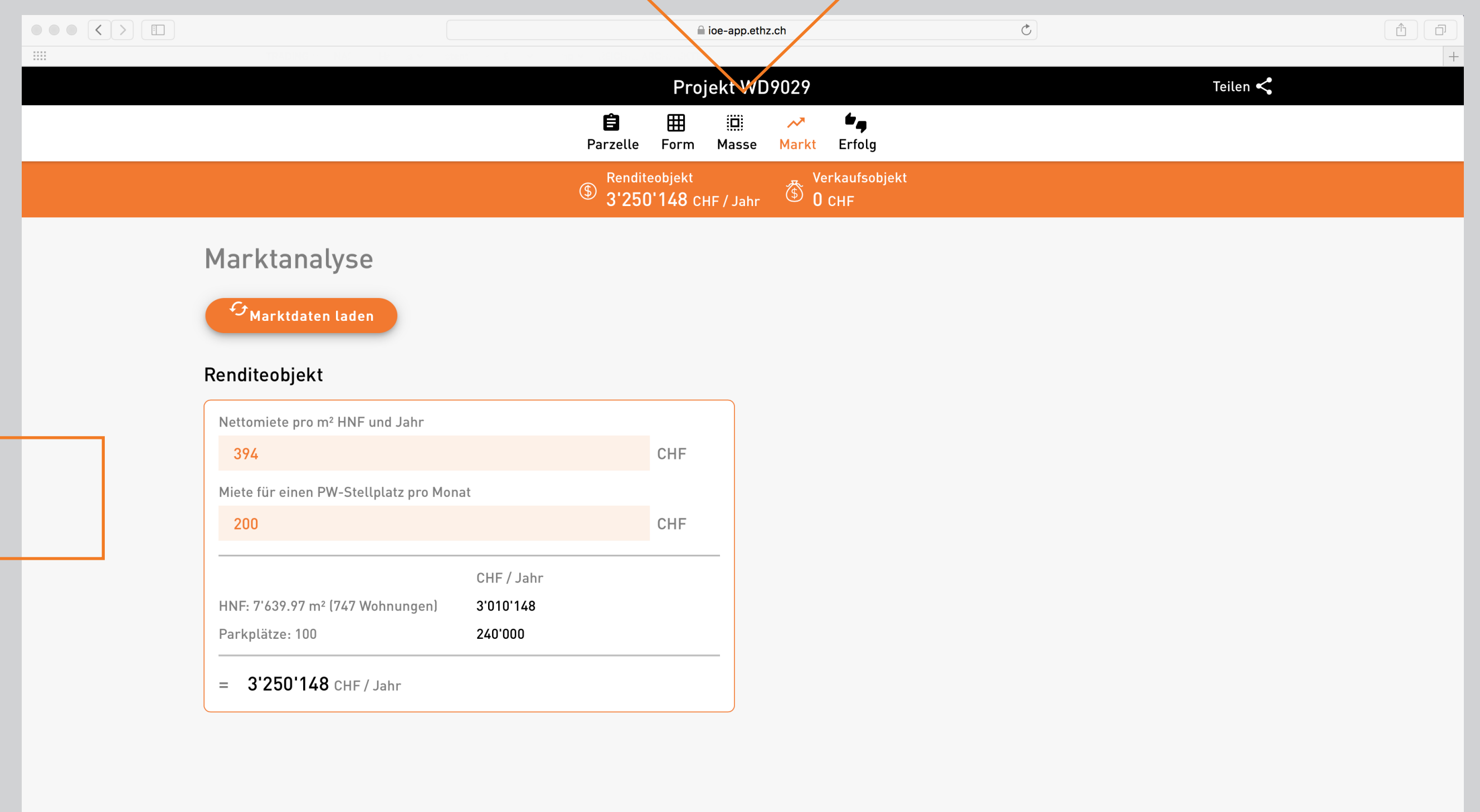
1. Every building plot in the city of Zurich can be searched and selected for further analysis and the most relevant parameters of the applicable zoning laws are displayed.



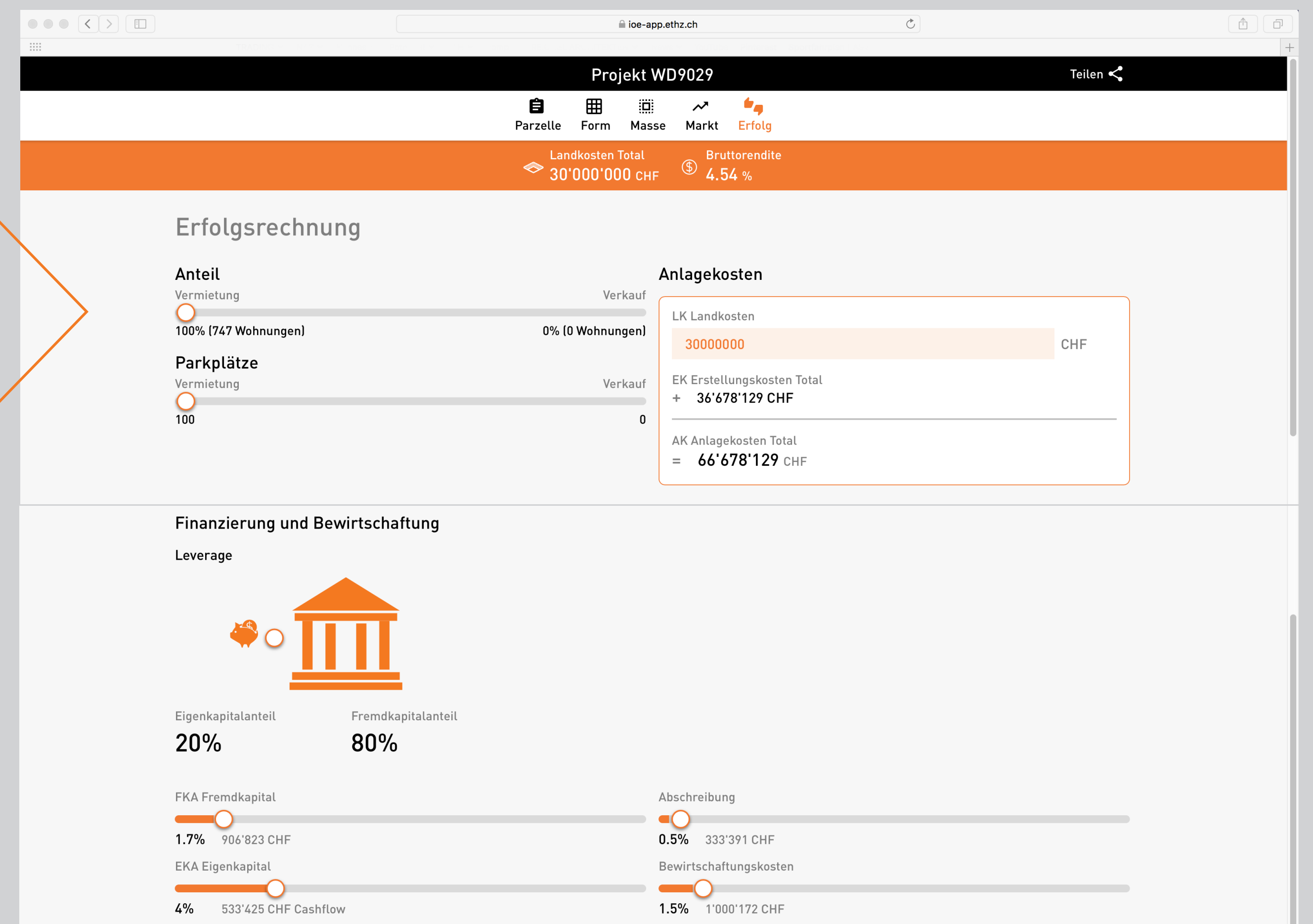
2. Based on the plot size and the building laws, a virtual model with editable parameters for cost-relevant space and volume, as well as rentable and sellable space is generated and can be adjusted to the user's specifications.



3. Out of a database of 37 built projects, parameters of form-factors and cost-factors are combined with the unique geometry of the virtual project and can be adjusted, generating indicators for the assumed construction costs of the project.



4. Based on geodata-information and a standard apartment, average rents per square meter and per parking spot are loaded from a database via WEB-API and crossed with the rentable/sellable floor space.



5. In the final module, costs and earnings are combined to generate the gross yield (Bruttorendite) of the project. In a further step, financing, maintenance costs and depreciation of the built structure are taken into consideration to generate the investor's cash flow.