

KEL investment valuer

A program that matches the best valuation software without stretching even the smallest budget.

KEL Computing Limited has been providing valuation software to property professionals since 1985. Our programs are widely used in some of the largest organisations as well as by many sole practitioners.

KEL Investment Valuer provides all that you need for investment valuation. It uses the same technology as our Sigma suite of programs and is available to rent, as and when needed. There is a considerable cost saving because it operates independently from a database, yet its valuation files can still be transferred to and from a database.

Easy to use

Our careful design allows you to produce a valuation in minutes. Relevant help is always available at the touch of a button.

Flexible

Powerful enough to value the most complex shopping centre, simple enough to value a local office or shop.

Productive

Data can be imported from Microsoft Excel spreadsheets and can be exchanged with other property based software. Pre-formatted, industry standard reports can be printed, directly emailed and exported to Microsoft Excel, Microsoft Word or as a PDF file.

Transparent

Live results are displayed onscreen. You can easily page through your valuation to see all its components, and instantly see the effect of any changes.

No Capital Expenditure

The software costs nothing to purchase. Its modest rental cost includes full telephone support.



KEL Investment Valuer functionality and technical information

Valuation

Allows all methods of capitalised valuation

Full DCF appraisal, with the facility to include loans **

Yields can be applied to individual units or groups of units

Lease break and extension options allow for penalties and discounts

Rent free periods, letting voids, stepped and geared rents

Revenue and capital adjustments as fixed amounts, percentage of rent/ERV or per unit area

Revenue and capital adjustments can be linked to the dates of property or unit events such as voids

Froth (over-rented) calculations

Retail ERV can be calculated on a zoned or ITZA basis

The tenant schedule 'spreadsheet' can be used as an alternative data entry screen and can be customised

The status bar always displays live valuation results as you make data changes

Analysis

Equivalent yield can be derived from any target value

Valuations can target net value, gross value or running yield profiles

Calculates IRR or Implied Rental Growth **

Sensitivity analysis, with the ability to vary all or just selected units, builds a grid of 25 alternative valuations

Reports

Industry standard reports with options to print as Microsoft Word, Excel or Adobe PDF files

A range of cash flow reports, showing any debt service coverage **

Running yield profiles

Charts show income, income security and income erosion

Reports can include your company logo

Combined reports can include multiple reports selection, a summary page, photo and table of contents

Data storage, import and export

Each valuation is stored as a single .kel file that can be copied or sent by email - there is no need to be tied to a database

.kel valuation files can be opened directly from KEL Sigma programs, automatically appending them to its database and allowing KEL Investment Valuer to function as a remote valuation tool

Data can be transferred to or from other property software via PISCES files, can be exported as CVL files and can be imported from Microsoft Excel spreadsheets

Some key elements of .kel files, such as Net Value and ERV, can be viewed from Microsoft Explorer, without needing to open KEL Investment Valuer

Program architecture

KEL Investment Valuer is a fully object-oriented program

Help

Wherever you are in the program, pressing the F1 key will display context relevant guidance and tips

The help menu offers a full manual as well as a step-by-step tutorial

** not available when KEL Investment Valuer is supplied free of charge together with KEL Sigma



All registered trademarks are acknowledged

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