

# KEL portfolio<sup>7</sup>

## Property portfolio forecast and analysis

KEL Portfolio is a powerful tool for forecasting and analysing property investment portfolios of any size. It combines industry standard valuation methodology with advanced 'object-oriented' technology to give it virtually unlimited power and flexibility.

## Easy to use

Analysis takes only a few simple steps: select the property scenarios, set the parameters and select from a choice of reports.

## Highly productive

KEL Portfolio stores any number of parameter combinations for future use. This allows quick repeated analysis of alternative portfolio scenarios.

## Scenarios

KEL Portfolio makes use of valuations stored in the KEL Sigma database. Each valuation can contain any number of scenarios. Multiple reports using alternative scenarios can paint a more dynamic picture of your portfolio.

## Dynamic analysis

KEL PortfolioPlus explores what is changing within your portfolio. For example, dynamic IRRs can indicate the best time to sell a property.

## Portfolio liabilities

KEL PortfolioPlus can include within its analysis a variety of user defined portfolio costs such as management fees as well as property and portfolio level loans.

## User defined reports

KEL Portfolio comes with a selection of predefined reports. In addition the user can create custom reports to suit specific requirements. User defined reports can be stored for repeated use.



# KEL Portfolio functionality

■ features only available in KEL PortfolioPlus

## Forecast criteria

The Forecast period can be of any length

Any number of properties can be included

KEL Sigma can store any number of alternative scenarios, any of which can be used by KEL Portfolio for analysis. Therefore portfolio reports can be run for best case, worst case, risk analysis or any other user defined scenarios with just a few button clicks.

Interim valuations can be calculated monthly, quarterly, 6-monthly or annually

Properties can be purchased and sold during the analysis period

Rental growth can be attributed on the basis of unit, valuation or property criteria, any of which can be user defined

Capitalisation rates during the analysis can be entirely user controlled

The user can incorporate property level loans from the database and define any number of portfolio level loans

An unlimited number of portfolio level costs can be defined and combined

An unlimited number of alternative criteria can be stored for reuse

## Calculations

Portfolio equivalent yields

Portfolio and group IRRs

Property and unit cash flows

Interim valuations

Periodic, rolling and interim IRRs for portfolio and groups

## Reports

Reports can be grouped into primary and secondary categories, for example by region and by use  
An unlimited number of categories is permitted, any of which can be user defined

KEL Portfolio comes with 12 standard reports but the user can define and store any number of additional reports

All reports are displayed in Microsoft Excel

## Data management

KEL Portfolio supports Paradox, SQL Server or Oracle databases

KEL Portfolio is designed to work exclusively with KEL Sigma databases, however KEL Sigma can import property data from other property systems via PISCES files

## Program architecture

KEL Portfolio is a fully object-oriented program



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