

KEL sigma¹

Provides all that you need for investment valuation and analysis

KEL Sigma is the most advanced property valuation system on the market today. It combines industry standard valuation methodology designed by a team of chartered surveyors with fully object-oriented technology to give it virtually unlimited power and flexibility.

Productive

Our careful design allows you to learn to use this program in the shortest possible time and to achieve more with less effort. Data can be exchanged in commonly accepted formats with other property based software and can be imported from Microsoft Excel spreadsheets.

Flexible

Powerful enough to value the most demanding portfolio, simple enough to value a local shop or office. Every valuation can hold an unlimited number of units, areas, and scenarios. Scenarios allow you to analyse and store any number of what-ifs.

Transparent

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

Asset Management

Comprehensive portfolio level reporting, which can be substantially enhanced when linked with the KEL Portfolio analysis system.



KEL Sigma functionality

■ features only available in KEL SigmaPlus

Valuation

Allows all methods of capitalised valuation

Comprehensive DCF analysis

Yields can be applied to individual units or groups of units

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 tenant events

Froth (over-rented) calculations

Lease break and extension options allow for penalties and discounts

Rent free periods, letting voids, stepped and geared rents

Facility to terminate tenancy cash flows allowing units to be split or combined at lease expiry dates

Retail ERV can be calculated on zoned or ITZA basis

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

Rental growth can be attributed by any number of unit level criteria or time periods

The user has full control of Exit valuations

Valuation results are displayed live onscreen and instantly show the effect of your last entry

Analysis

The equivalent yield calculated from any target value and the result used to create a new scenario

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

DCF analysis allows a full view of the exit scenario

Facility for a range of interest only or debt repayment loans

Scenarios

Any number of scenarios can be created without changing your core data

Within any scenario changes can be applied globally to yields, ERV, voids and to tenant break options

Reports

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

Sensitivity analysis, with the ability to vary all or just selected units, builds a grid of 25 alternative valuations. Any sensitivity analysis result can be selected with a button click to create a new scenario

Comprehensive debt report and schedule

Charts show income, income security and income erosion

All reports can be run using DCF exit scenarios to provide a comprehensive range of future based studies

Reports can include your company logo

Data management

KEL Sigma supports Paradox, SQL Server or Oracle databases. There is no limit to the number of portfolios

Valuation Scenarios can be created and changed globally without overwriting core data

Data can be exported to other property software via PISCES or .cvl files

Data can be imported from other property software via PISCES or Microsoft Excel spreadsheet and from KEL Investment Valuer using .kel files

Program architecture

KEL Sigma is a fully object-oriented program

Help

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

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



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