

ARCHIBUS® Real Estate Portfolio Management

STRATEGIC FINANCIAL ANALYSIS

Provide a unified, correlated view of real estate, infrastructure and facilities assets and costs so they are optimally aligned to support an organization's mission

Key Features:

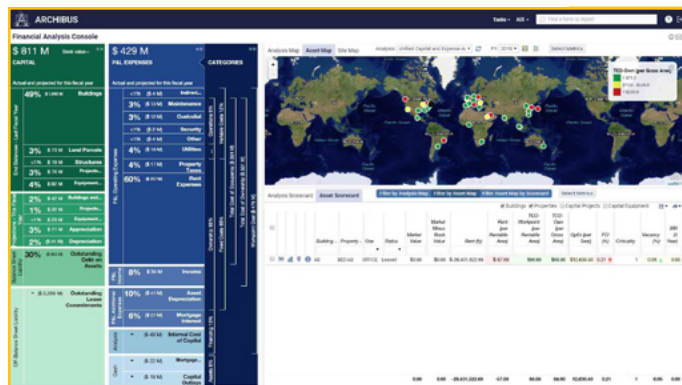
- Analysis metrics framework
- Normalization against portfolio inventory
- Integrated business intelligence
- Enterprise Information Model
- Total cost model
- Space and Asset Consoles

Plus Many More...

ARCHIBUS Strategic Financial Analysis delivers comprehensive integration of business information to deliver deep insights into that third of an organization's balance sheet comprising fixed assets. ARCHIBUS connects all costs to specific business units and all assets to their intended purpose. By capturing the capital investments, operating costs, and total cost of ownership for a wide range of assets—and by monitoring the interrelated processes that manage them—ARCHIBUS Strategic Financial Analysis quickly gives professionals the validated, relevant, and trusted data they need to make finance and operations decisions.

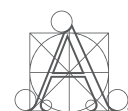
BENEFITS

- Provide a common operating picture to view capital and operating expenses for the portfolio
- Evaluate the mix of leased and owned properties relative to space vacancy/occupancy/availability for specific buildings, campus/site, cities, regions or for the entire portfolio
- Optimize the total cost of ownership, total cost of occupancy and lifecycle for real estate, infrastructure and facility assets
- Compare benchmarks and monitor performance trends for assets including structures, properties, buildings, and equipment
- Bridge and fill the gaps between finance, HR, and IT and traditional ERP systems



Enable real estate, infrastructure and facility professionals to integrate operations with financial information

For more information, visit www.archibus.com/sfa



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Manage Operating Expenses

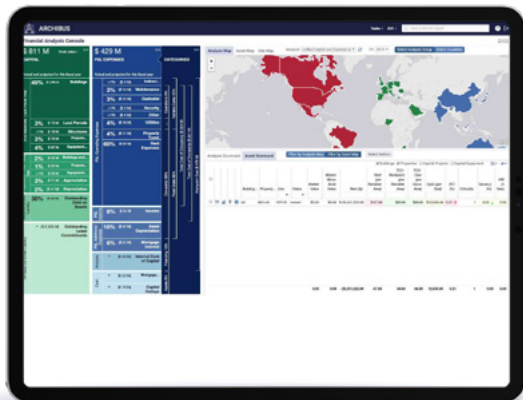
Strategic Financial Analysis can aggregate operating costs by category and normalize them by quantities such as gross area, rentable area and seat count so that facilities of different sizes can be compared for performance on an even basis. Information can then be used to benchmark costs against organizational targets, identify outliers, identify underperforming assets for remedial attention, and find over-performing assets that can be used as models.

- Justify budgets, eliminate waste, and verify that spending on controllable costs is within industry benchmarks
- Improve “apples to apples” or “even basis” alignment of capital through an integrated analysis of both capital costs and operating costs
- Provide a means of drilling into “bedrock” costs that make up each aggregated sum
- Better align capital to mission through increased understanding of how each part of the portfolio supports the business

Understand Your Total Costs

SFA integrates the analysis – from multiple perspectives – of both your capital investments and operational expenses. The analyses include total cost of occupancy, total cost of ownership, and workpoint cost. Cost of capital, appreciation, depreciation, financing, disposition costs, total mortgage and lease obligations can also be examined alongside rent and operational costs and included with or excluded from the analysis.

- Make total costs transparent for strategic decisions and diligent oversight
- Include costs in the same view as business units, building function, utilization and geographic location
- Generate summaries of all asset value, capital, costs and liabilities and compare them to true business utilization



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Optimize Capital Asset Investment and Utilization

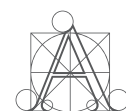
The application shows cost and utilization figures side-by-side with mission-support information, such as FCI and mission criticality—all overlaid on the location information that reveals the line of business the investment supports. This integrated view drills-down to the detailed organization allocation, cost, and capital project. Lease information helps you deploy the right assets to the right teams at the right time.

- Analyze and present vacancy and space utilization
- Improve utilization and support strategic space planning proposals by showing portfolio-wide utilization, historical trending and benchmarking in a single, intuitive view
- Identify best and worst performers to focus attention and capital; provide the business context for proposed capital projects for mission support, compliance, renovation, energy remediation, etc.

Provide a Common Operating Picture for Decision Support and Collaboration

The application uses Enterprise Information Modeling technology to unify the perspectives of different stakeholders into a common operating picture that describes the impact and importance of spending and investment. Finance professionals, capital planners, real estate and facility directors, and operational managers can all understand how the decisions they make interact and how they are far more effective working together in concert than they ever could be working separately.

- Share metrics for evaluating projects based on present value and total worth
- View an integrated total cost model of occupancy and prorate cost by square feet/square meters and headcount, in order to measure absolute costs and utility value delivered to the organization
- Generate faster budget approvals and defend your budget proposals by providing real cost context for budget choices
- Access centralized, consistent ARCHIBUS space, occupancy, maintenance, energy and other data for analysis and to improve speed and accuracy of decision-making by all stakeholders, whether working independently or collaboratively



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