

Asset & Property Management



VALLIANCE
Real Estate



Index

- Who are we?
- Executive Summary
- Services
- Monitoring reports
- Credentials

Who are we?



Valliance is a real estate advisory company belonging to the Gesvalt group that offers a wide range of advisory, management and transactional services.



Valliance is composed of a team with extensive experience and professional qualification **in real estate asset management**, as well as in the provision of advice on real estate investment and divestment.



Valliance offers its clients comprehensive and tailor-made service for the management of their real estate assets, from execution to monitoring of all tasks related to real estate, technical and financial management and any other required to operate the properties, as well as the continuous **maximization of their market value**.



Valliance offers its clients **customized attention** through a single interlocutor, supported by a team of specialists so that clients does not have to worry about the daily management, keeping them informed at all times.

WALLANCE



Executive Summary

Valliance aims to satisfy all the needs of its clients whose main objectives are:

- Maximization of the **Value** of the client's real estate portfolio.
- Definition of a real estate **Strategy** and a tenant mix that allows to benefit from the real estate market situation at all times.
- Marketing of assets for sale or lease.
- Identification of the optimal moment for asset divestment.
- Reduction or elimination of non-recoverable costs of each building through **Optimization** of building service efficiency, energy savings, analysis of property-related taxes (IBI, etc.) and a CapEx plan aligned with the real estate strategy of each property.

Provision of added value service

Client satisfaction is our top priority.

- Your single interlocutor.
- Proven experience in the management of real estate assets in different markets
- At your disposal to achieve your expected real estate profitability.

VALLIANCE
Real Estate



Maximum **commitment** to our clients' interests: in-depth understanding of clients' needs and concerns.



In-depth market analysis to establish the most appropriate global strategy for the clients' properties.



Proactive management providing solutions and action plans.



Confidentiality, transparency and continuous communication.



Services

- Real estate transactions
- Property management
- Real estate advisory

Real estate transactions

- Property status monitoring. Periodic inspection visits.
 - Dimensioning of the necessary services to hire in the property.
 - Budgeting of property operating costs and impact mitigation.
 - Troubleshooting. Quick response in trouble management.
- Relationship with tenants, facilitating their satisfaction while occupying the property.
 - Control and management of rent review. Annual index reviews, market rent reviews, etc.
 - Control of property operation. Monitoring of the appropriate provision of all services.
- Control of invoicing related to rents and expenses chargeable to tenants. Monitoring and control of invoice issuance, rent collection and expense impact.
 - Management of property damage accidents and notification to insurance companies.
 - Marketing actions for vacant spaces. Advice and monitoring of the commercial strategy.

Property management

- Advice on the selection and monitoring of the facility manager's tasks.
 - Advice on the selection of other service providers in the property.
 - Control and monitoring of the property's preventive and corrective maintenance program.
- Management of incidents and repairs. Budget request and presentation.
 - Proposal and monitoring of conservation actions and necessary works.
 - Monitoring of regulatory compliance of building services.
- Advice and control of the property's energy savings. Proposals for optimization solutions and monitoring of their implementation.

Real estate advisory

- Development of income and expense cash-flows. Non-recovered/recoverable expenses, taxes, etc.
- Budget Control. Preparation and monitoring of annual budgets.
- Development of income and expense cash-flows. Non-recovered/recoverable expenses, taxes, etc.

- Monitoring and control of supplier invoice management, according to service contracts and / or approved budgets.
- Insurance contracting management. Monitoring of property damage accidents and claims, if any.
- Reception and custody of economic-financial documentation relating to the property..



Monitoring reports

Preparation and submittal of quarterly management report. If applicable, a monthly commercial report on vacant spaces is also included.



Monthly reports

Monthly commercial report with the update of the commercial work on the spaces that could be vacant, list of visits, offers, etc.



Quarterly reports

Preparation and submittal of quarterly management report, detailing all relevant activities occurred during the quarter and updating the property's rental situation and budgets.



Credentials

Valliance Asset y Property Management

 **100 M€**
Value of the portfolio

 **285**
Tourist
apartaments

 **18.290 m²**
total retail area

 total office area
10.630 m²

 **33.769 m²**
total parking area, distributed
in **1,312 parking spaces**

Success story

ARCANO

ALANTRA

cerberus



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