

GRN Consulting is advising the market leader in residential property, Pirelli Real Estate Deutschland, on the optimisation of its portfolio of Berlin properties and has been asked to formulate a 'Knowledge base for portfolio evaluation'.

GRN Consulting has been engaged by Pirelli RE Deutschland, a market leader in residential property, to develop a 'Knowledge base for portfolio evaluation'.

The portfolio contains mostly older Berlin apartment buildings dating from the 1900s. There are approximately 400 residential and 25 commercial properties with a total floor area of 33 000 sq metres. The knowledge base gathers and analyses current market values of the various portfolio items within the framework of market and location studies, a detailed structural engineering survey at the property itself (technical due diligence), a comprehensive listing of measures aimed at enhancing the value of the property, and in part, an evaluation of investment requirements.

An alternative cash method (discounted cash flow) investigates anticipated sales proceeds for the portfolio, taking into consideration basic data on market realities and achievable rental income for each property.

Günter R. Nitschke (proprietor of GRN Consulting): "Following our study, our client (Pirelli RE Deutschland) will be in possession of the right information to manage a high yield, long-term, market-focussed strategy for the management of rental properties in the increasingly desirable Berlin property market. In the run-up to a deal, interested buyers/investors will see a highly attractive portfolio".

"Our broad experience in property and a wide range of skills in developing, managing and marketing property and construction projects mean that we can meet the high demands of our client".

