

Customer Profile

Immofinanz AG in Vienna is Austria's largest real estate group and is listed on the ATX. It is number 3 in Europe.

The Challenge

The subsidiary ImmoAustria was drowning in countless Excel files that had to be evaluated on a monthly basis. It had therefore introduced an OLAP-based reporting system. This complex system still had serious weaknesses more than a year after its launch. Costly change requests had failed to fix numerous data errors, slow speed, instability, unpleasant user experience, and insufficient multi-user capabilities. The OLAP system was perceived as a brake.

The Solution

A fresh start with LeanMIS on a lean but clean relational database solved the tough problem in a short time.

Results

Overall stability, low susceptibility to errors, always up-to-date documents that can be accessed from anywhere and at any time, cost reduction, increased efficiency.

Software and Services

Microsoft Excel
Microsoft SQL Server
Microsoft Integration Services

BI for Real Estate Asset Management

« LeanMIS provides our asset managers with the information they need. »

Mag. Daniel Thum, Asset Manager & Manager BI

The situation was a mess: The expensive new BI system refused to take off. Dissatisfied managers were hindered in their work. Stakeholders blamed each other. Eventually, management was running out of patience and money.

A new start was therefore made with LeanMIS focussing on reduced complexity and strict quality criteria. The completely new system was rolled out just 3 months after project start. It has been a success from day one.

Dozens of users find the familiar Excel interface a plus:

Brochures can be printed with pixel accuracy. Data can be processed immediately in Microsoft Office. Complex calculations can be intuitively understood using cell formulas. Detailed data can be quickly loaded by double-clicking in an Excel cell. Planning data can be entered intuitively in Excel and saved centrally in the database.

Self-service also contributes to the success: Managers can customize reports individually. Excel files with complex cell formulas do not have to be laboriously and error-prone rebuilt in the BI system. Instead, the power user integrates them with just a few simple steps. The system grows directly in the department, without major overheads and without external consultants. Without burdening IT! This saves costs and headaches, shortens the start-up phase, and leads to many useful new features.

Finally, LeanMIS also proved to be a career springboard for the power user.

Key Figures

Initial project:	6 months
Go-live:	2006
Number of users:	200+ in 2015

Improvements

Asset managers receive correct financial data quickly and reliably. Planning is supported. Comprehensive analyses are possible.

Costs for licenses and operation have fallen significantly.

Users are productive and happy. A power user is trained as a BI specialist, which proved good for his career.

About LeanMIS

LeanMIS is an Excel-based BI solution for industry, finance, and real estate. LeanMIS aggregates data from many data sources (SQL, ERP, CRM, files, cloud) with as few redundancies as possible, manages reports and ensures their accuracy. Users can create individual reports ad hoc with Excel.

LeanMIS is also an Austrian software company based in Vienna.

Contact

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LeanMIS Story

Tenant list for asset managers
with planning, zoom to
details, notepad,
what-if analysis

LeanMIS - Immofinanz - Bericht

Millenium Office Center

Monat: September 2006

Vormonat: August 2006

Objektgruppe: 123

Hausverwaltung: IMV-Facility-Mgmt

Eigentümervertreter: HB

Top-Nr.	Mieter	Miete pro m²		Miete pro Monat		Betriebskosten pro Monat	Vertragsbeginn	Vertragsende	Kundigsverzicht bis	Kündigungstermin	Kündigungsfrist	Letzte Indexierung			vertragl. Mindestlaufzeit	
		Soll	Ist	Soll	Ist							Jahr	Monat	Indexart	in Monaten	Datum
120 - Common	Mustermann GmbH		10,00		1.000,00	610,00	15.01.2009	14.01.2014		30.11.2013	3	2010	1	jährlich		
125 - Depot	Mustermann GmbH						15.01.2009	14.01.2014				-	-	keine		
150 - Office	Mustermann GmbH		11,00		20.000,00	3.142,70	14.07.2006	13.09.2012	01.01.2010			2008	7	jährlich		
160 - Cafeteria	Mustermann GmbH		12,00		2.000,00	196,53	14.07.2006	13.09.2012				2008	7	jährlich		
170 - Office	Mustermann GmbH		13,00		4.000,00	676,20	15.04.2008	14.04.2013				2009	4	jährlich		
180 - Office	Mustermann GmbH		14,00		200,00	54,10	15.04.2008	14.04.2013				2009	4	jährlich		
600 - IT	Mustermann GmbH		15,00		1.000,00	0,00	15.01.2009	14.01.2014				2010	1	jährlich		
Gesamtergebnis		11,50	15,26	0,00	155.849,41	27.827,51										

Flächenaufteilung

Miete pro m²		Miete pro Monat		BK-Gebäude
Soll	Ist	Soll	Ist	
11,00	15,31		144.690,04	25.754,04
	15,10		1.751,60	0,00
12,00	15,33		11.404,18	2.073,47
11,50	15,26		155.849,41	27.827,51

Objektdaten

Zielmiete p.m.:
Zielmiete p.a.:
Vermietungsgrad der Stellplätze:
Vermietungsgrad Bestand:
Gesamtfläche:
Technischer Leerstand:
Ist-Rendite:
Soll-Rendite:
Gestehungskosten:
Schätzwert:

Interactive map

GEOGRAFISCHE GEWICHTUNG NACH MIETE JE QM, PLZ = 1010 IN W, 1020 IN W

qm Miete < 5
qm Miete 5 - 8
qm Miete 9 - 12
qm Miete 13 - 16
qm Miete > 16

Objektname	Nutzfläche	Objektart
A Fischhof 3	6.726	Büro-Immobilie
B Franz Josefs Kai 27	3.519	Büro-Immobilie
C Franzensbrückenstr. 26	2.208	unbekannt
D Große Schiffgasse 9	839	unbekannt
E Handelskai 269	19.500	Hotel-Immobilie
F Karlsplatz 1	3.786	Büro-Immobilie
G Lassallestraße 26	2.078	Wohn-Immobilie
H Nibelungeng. 13	932	Büro-Immobilie
I Schreyvogelgasse 2	3.417	Büro-Immobilie
J Taborstr. 25	4.980	Hotel-Immobilie
K Zwerggasse 1-3	1.933	Wohn-Immobilie
L Zwerggasse 5	1.312	Wohn-Immobilie

Intuitive Analysis

Ist + Zielrendite - Basis Gestehungskosten (April 2008)

● Büro-Immobilie 6,91% 5,53%

● Gewerbe-Immobilie 8,91% 8,08%

● Hotel-Immobilie 10,08% 10,08%

● Wohn-Immobilie 5,48% 4,81%

Ist + Zielrendite - Basis Schaetzwert (April 2008)

● Büro-Immobilie 6,91% 5,53%

● Gewerbe-Immobilie 8,91% 8,08%

● Hotel-Immobilie 10,08% 10,08%

● Wohn-Immobilie 5,48% 4,81%