# LeanMIS Reference

# **BI for Real Estate Asset Management**

## IMMOFINANZ

 $\mbox{\ensuremath{\mbox{\tiny $w$}}}$  LeanMIS provides our asset managers with the information they need.»

Mag. Daniel Thum, Asset Manager & Manager Bl

### **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.

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 focusing 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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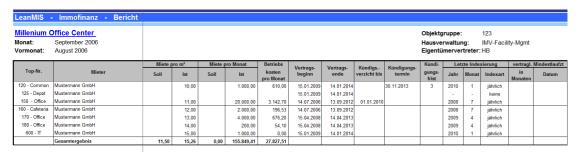


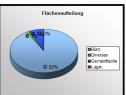
### Software and Services

Microsoft Excel Microsoft SQL Server Microsoft Integration Services

# **LeanMIS Story**

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





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

	Miete pro Monat		Miete pro m²	
BK-Gebäude	Ist	Soll	lst	Soll
				11,00
25.754,04	144.690,04		15,31	
0,00	1.751,60		15,10	
2.073,47	11.404,18		15,33	
				12,00
27.827,51	155,849,41		15.26	11,50



Objektdaten			
Zielmiete p.m.:			
Zielmiete p.a.:			
Vermietungsgrad der Stellplätze:			
Vermietungsgrad Bestand:			
Gesamtfläche:			
Technischer Leerstand:			
lst-Rendite:			
Soll-Rendite:			

### Interactive map

# m Miete 5 - 8 om Miete 9 - 12 om Miete 13 - 16 om Miete 14 - 16 om Miete 15 - 8 om Miete 15 om

### Intuitive Analysis



