Excel in Real Estate: assignment 2

This assignment is connected to the excel sheet 'Excel module 2 – assignment 2'. Applying the various topics as covered in the first part of the training helps in answering the questions.

1) The F30 costs are already filled in, but the F10 costs are missing. Insert the F10 costs from the excel file "Export 40 years F10". In the following 40 years, which time period has the lowest maintenance cost?

2) Calculate the average decline in vacancy of the whole portfolio in the period 2022-2031 (in %). Use the lowest table in tab 'Overview 10yr'.

3) Create a column graph showing the square footage and normed square footage in order to visualise this vacancy decline.

4) Calculate the MI compensation for each school MI_{mtc} following the prognosis normed square footage in tab 'MI compensation'. Use the formula

$$MI_{mtc} = €1488 \ + \ \text{normed m}^2 * €33$$

5) See tab 'Overview 10yr'. Given de starting balance of € 140,000 how much should the yearly reservation be to have an empty reservation fund by 2031 (balance = 0)?

6) Is the average yearly MI compensation higher or lower than the average yearly maintenance costs the coming 10 years?

7) Name three ways to close the gap between the MI compensation and yearly maintenance costs.

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1) **The F30 costs are already filled in, but the F10 costs are missing. Insert the F10 costs from the excel file "Export 40 years F10". In the following 40 years, which time period has the lowest maintenance cost?**
   Close call, but the lowest maintenance costs are in the period 2032-2041: € 1,554,883
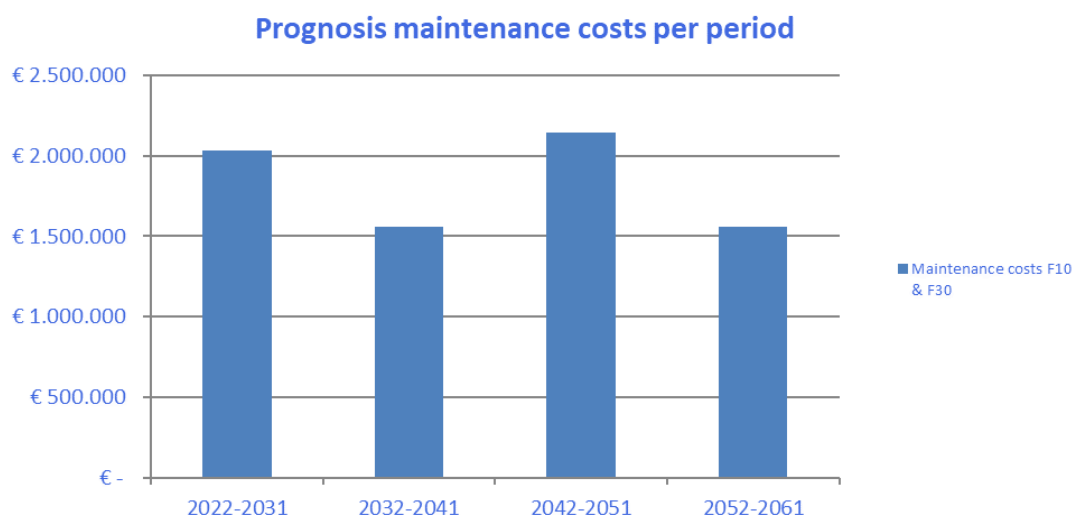
2) **Calculate the average decline in vacancy of the whole portfolio in the period 2022-2031 (in %). Use the lowest table in tab 'Overview 10yr'.**
   The vacancy of the building portfolio of SERVICE declines from 19% in 2022 to 17% in 2031.

3) **Create a column graph showing the square footage and normed square footage in order to visualise this vacancy decline.**
   Although not very easy to spot, the vacancy declines with 80 m^2

4) **Calculate the MI compensation for each school MI$_{mtc}$ following the prognosis normed square footage in tab 'MI compensation'. Use the formula**

$$MI_{mtc} = €1488 \ + \ normed \ m^2 * €33$$

Total MI compensation 2022: € 124,584

Total MI compensation 2031: € 127,224

5) **See tab 'Overview 10yr'. Given de starting balance of € 140,000 how much should the yearly reservation be to have an empty reservation fund by 2031 (balance = 0)?**
€ 164,341

6) **Is the average yearly MI compensation higher or lower than the average yearly maintenance costs the coming 10 years?**
Lower

7) **Name three ways to close the gap between the MI compensation and yearly maintenance costs.**
- Rearrange schools in order to reduce vacancy
- Lower maintenance level
- Allocate rent revenues to maintenance budget