Zeitraum: 12.2023
Verdichtung: Mandant: Akriba
Anzahl WI: 23

Detailübersicht AKRIBA-Liegenschaften per 31. Dezember 2023

# Traktandum 3.6

Anschaffungs- und Marktwerte gem. Stand per 31.12.2023

| Konto | Aarburg | Au ZH | Bassersdorf | Buchs ZH | Bülach 16/18 | Bülach 20/22 | Dällikon | Dietikon 39/39a | Dietikon 41/43 | Dietikon 45/47 | Dietikon 26 | Dulliken | Emmen | Glattbrugg | Herisau | Kreuzlingen | Meilen | Neuendorf | Regensdorf | Reiden | Rothrist | Rüti | Turgi | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Anschaffungswert** | **19'048'785** | **6'556'345** | **14'518'132** | **17'139'796** | **12'500'000** | **12'767'447** | **4'030'189** | **6'360'968** | **8'751'000** | **12'329'362** | **6'060'968** | **13'889'634** | **8'630'951** | **20'715'871** | **17'343'803** | **10'565'968** | **10'813'061** | **17'950'972** | **9'912'779** | **9'310'293** | **7'174'759** | **13'000'000** | **4'400'000** | **263'771'083** |
| **DCF-Wert 31.12.2023/01.01.2024** | **20'310'000** | **8'930'000** | **16'690'000** | **20'250'000** | **15'285'000** | **15'215'000** | **4'980'000** | **6'170'000** | **10'260'000** | **17'244'003** | **5'620'000** | **12'450'000** | **8'775'000** | **23'700'000** | **14'335'000** | **9'575'000** | **10'900'000** | **16'490'000** | **7'585'000** | **8'315'000** | **8'570'000** | **13'090'000** | **4'800'000** | **279'539'003** |
| 1.1 Mieteinnahmen Soll | 1'093'714 | 333'378 | 791'665 | 940'228 | 679'356 | 681'376 | 204'864 | 208'625 | 353'995 | 30'126 | 198'656 | 762'006 | 412'900 | 971'634 | 721'284 | 497'532 | 141'441 | 833'387 | 661'396 | 477'884 | 357'154 | 640'584 | 259'997 | 12'253'182 |
| 1.2 Baurechtsabgaben | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1.3 Leerstände | -6'262 | 0 | -110 | -5'857 | 0 | 0 | -4'650 | -3'235 | -10'305 | 0 | -825 | -5'266 | -2'097 | -300 | -10'842 | -2'700 | -700 | -21'080 | -57'153 | -1'290 | -13'343 | -6'490 | 0 | -152'505 |
| 1.4 Ertragsausfälle | -312 | 0 | 11 | 3'494 | -236 | 0 | -8'747 | 0 | -250 | 0 | 0 | -507 | -28'127 | 0 | 0 | 62 | 0 | -9'166 | 17'393 | 0 | 0 | -520 | 0 | -26'905 |
| **Bruttoertrag** | **1'087'140** | **333'378** | **791'566** | **937'865** | **679'120** | **681'376** | **191'467** | **205'390** | **343'440** | **30'126** | **197'831** | **756'233** | **382'676** | **971'334** | **710'442** | **494'894** | **140'741** | **803'141** | **621'636** | **476'594** | **343'811** | **633'574** | **259'997** | **12'073'772** |
| Leerstand in % Mieteinnahmen Soll | -0.60% | 0.00% | -0.01% | -0.25% | -0.03% | 0.00% | -6.54% | -1.55% | -2.98% | 0.00% | -0.42% | -0.76% | -7.32% | -0.03% | -1.50% | -0.53% | -0.49% | -3.63% | -6.01% | -0.27% | -3.74% | -1.09% | 0.00% | -1.46% |
| 2.1 Hauswartung | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 238 | 927 | 0 | 0 | 1'818 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2'983 |
| 2.2 Versicherungen, Steuern | 16'944 | 2'245 | 6'381 | 5'643 | 4'249 | 4'346 | 1'612 | 1'665 | 2'882 | 6'010 | 1'464 | 10'220 | 4'906 | 5'086 | 8'729 | 9'072 | 1'185 | 10'246 | 6'832 | 6'294 | 5'613 | 5'099 | 3'096 | 129'819 |
| 2.3 Energie | 1'391 | 0 | -594 | -1'289 | 0 | 0 | -31 | 317 | 0 | 0 | 0 | 3'565 | 3'108 | 0 | 2'000 | 0 | 0 | 7'732 | 666 | 1'627 | 104 | 826 | 0 | 19'422 |
| 2.4 Gebühren / Abgaben | 0 | 126 | 0 | 119 | 0 | 0 | 0 | 0 | 115 | 4'062 | 0 | 0 | 335 | 0 | 157 | 77 | 0 | 0 | 50 | 0 | 0 | 0 | 0 | 5'041 |
| 2.5 Verwaltungskosten | 1'325 | 0 | 3'952 | 934 | 1'020 | 376 | 782 | 108 | 142 | 0 | 108 | 1'002 | 905 | 1'349 | 770 | 271 | 0 | 4'362 | 2'592 | 582 | 2'100 | 2'617 | 95 | 25'392 |
| 2.6 Verwaltungshonorar | 46'847 | 14'329 | 31'969 | 40'253 | 27'437 | 27'519 | 8'625 | 11'151 | 13'878 | 1'198 | 7'385 | 32'600 | 23'238 | 47'076 | 26'780 | 21'736 | 4'847 | 34'994 | 22'617 | 23'763 | 14'811 | 27'317 | 10'501 | 520'871 |
| 2.7 Übrige Kosten | 4'338 | 0 | 1 | 1'695 | 2'940 | 2'514 | 0 | 19 | 3'090 | 47'631 | 53 | 887 | 1'389 | 9'034 | 3'111 | 395 | 0 | 392 | 10'800 | 9'649 | 2'897 | 287 | 948 | 102'070 |
| **Betriebskosten** | **70'845** | **16'700** | **41'709** | **47'355** | **35'646** | **34'755** | **10'988** | **13'260** | **20'345** | **59'828** | **9'010** | **48'274** | **35'699** | **62'545** | **41'547** | **31'551** | **6'032** | **57'726** | **43'557** | **41'915** | **25'525** | **36'146** | **14'640** | **805'598** |
| Betriebskosten in % Mieteinnahmen Sol | -6.48% | -5.01% | -5.27% | -5.04% | -5.25% | -5.10% | -5.36% | -6.36% | -5.75% | -198.59% | -4.54% | -6.34% | -8.65% | -6.44% | -5.76% | -6.34% | -4.26% | -6.93% | -6.59% | -8.77% | -7.15% | -5.64% | -5.63% | -6.57% |
| 3.1.1 Reparaturen bei Mieterwechsel | 25'846 | 0 | 6'089 | 2'446 | 9'585 | 4'673 | 239 | 12'516 | 389 | 0 | 11'701 | 19'894 | 15'701 | -644 | 13'019 | 0 | 0 | 4'025 | 36'187 | 2'416 | 1'100 | 7'145 | 0 | 172'327 |
| 3.1.2 Allg.Ersatz/Rep. Mietobjekte | 104'261 | 5'181 | 13'265 | 47'933 | 23'180 | 30'626 | 20'470 | 5'487 | 1'087 | 1'343 | 10'128 | 55'277 | 23'149 | 2'643 | 29'453 | 31'334 | 9'075 | 23'649 | 19'263 | 25'173 | 9'921 | 26'963 | 7'239 | 526'100 |
| 3.2 Ord. Unterhalt Gebäude | 47'406 | 7'274 | 13'122 | 12'378 | 8'085 | 7'759 | 5'296 | 3'270 | 6'295 | 0 | 8'571 | 21'240 | 14'893 | 16'131 | 15'883 | 14'010 | 546 | 26'184 | 15'333 | 17'740 | 4'432 | 19'276 | 3'260 | 288'384 |
| 3.3 Ord. Unterhalt Garten/Umgebung | 5'977 | 0 | 2'777 | 383 | 0 | 0 | 0 | 4'475 | 1'585 | 684 | 0 | 7'588 | 189 | 745 | 2'171 | 4'455 | 0 | 2'070 | -3'995 | 168 | 264 | 1'271 | 0 | 30'807 |
| **Ordentlicher Unterhalt** | **183'490** | **12'455** | **35'253** | **63'140** | **40'850** | **43'058** | **26'005** | **25'748** | **9'356** | **2'027** | **30'400** | **103'999** | **53'932** | **18'875** | **60'526** | **49'799** | **9'621** | **55'928** | **66'788** | **45'497** | **15'717** | **54'655** | **10'499** | **1'017'618** |
| Ord. Unterhalt in % Mieteinnahmen Soll | -16.78% | -3.74% | -4.45% | -6.72% | -6.01% | -6.32% | -12.69% | -12.34% | -2.64% | -6.73% | -15.30% | -13.65% | -13.06% | -1.94% | -8.39% | -10.01% | -6.80% | -6.71% | -10.10% | -9.52% | -4.40% | -8.53% | -4.04% | -8.30% |
| 4.1 Renov./Sanierungen werterhalt. | 29'875 | 0 | -3'212 | 57'959 | 12'424 | 17'728 | 37'117 | 0 | 0 | 12'243 | 0 | 8'463 | 17'237 | 0 | 329 | 0 | 0 | -2'496 | 29'513 | 13'978 | 0 | 0 | 0 | 231'158 |
| 4.2 Akonto temporär WE | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Nettoertrag** | **802'930** | **304'223** | **717'816** | **769'411** | **590'200** | **585'835** | **117'357** | **166'382** | **313'739** | **-43'972** | **158'421** | **595'497** | **275'808** | **889'914** | **608'040** | **413'544** | **125'088** | **691'983** | **481'778** | **375'204** | **302'569** | **542'773** | **234'858** | **10'019'398** |
| 5.1 Renov./SAnierungen wertverm. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5.2 Akonto temporär WV | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Cashflow vor FK-Kosten** | **802'930** | **304'223** | **717'816** | **769'411** | **590'200** | **585'835** | **117'357** | **166'382** | **313'739** | **-43'972** | **158'421** | **595'497** | **275'808** | **889'914** | **608'040** | **413'544** | **125'088** | **691'983** | **481'778** | **375'204** | **302'569** | **542'773** | **234'858** | **10'019'398** |
| **Cash-Rendite in % des** Anschaffungswertes | **4.22%** | **4.64%** | **4.94%** | **4.49%** | **4.72%** | **4.59%** | **2.91%** | **2.62%** | **3.59%** | **-0.36%** | **2.61%** | **4.29%** | **3.20%** | **4.30%** | **3.51%** | **3.91%** | **3.47%** | **3.85%** | **4.86%** | **4.03%** | **4.22%** | **4.18%** | **5.34%** | **3.80%** |
| **Cash-Rendite in % des Marktwertes** | **3.95%** | **3.41%** | **4.30%** | **3.80%** | **3.86%** | **3.85%** | **2.36%** | **2.70%** | **3.06%** | **-0.25%** | **2.82%** | **4.78%** | **3.14%** | **3.75%** | **4.24%** | **4.32%** | **3.44%** | **4.20%** | **6.35%** | **4.51%** | **3.53%** | **4.15%** | **4.89%** | **3.58%** |
| Finanzierungsinstitut | ZKB | SGKB | SGKB | UBS | ALSA PK | SGKB | --- | UBS | UBS | --- | UBS | SZKB | SGKB | UBS | SGKB | ALSA PK | SGKB | ZKB | SZKB | SZKB | SGKB | Raiffeisen | --- | |
| Finanzierungsbetrag 1 | 7 Mio. | 1.5 Mio. | 5.0 Mio. | 6.0 Mio. | 5.0 Mio. | 5.0 Mio. | 0 | 1.0 Mio. | 1.0 Mio. | 0 | 1.0 Mio. | 5.0 Mio. | 3.3 Mio. | 6.5 Mio. | 7.5 Mio. | 4 Mio. | 5.0 Mio. | 1.5 Mio. | 3.5 Mio. | 2.0 Mio. | 1.7 Mio. | 5 Mio. | 0 | |
| Finanzierungsbetrag 2 | | | | | | | | | | | | | | | | | | | | | 0 | | | |
| Finanzierungsbetrag 3 | | | | | | | | | | | | | | | | | | | | | | | | |
| Laufzeit 1 | 30.09.22 - 30.09.25 | 31.01.22 - 31.01.27 | 31.12.20 - 31.12.30 | 31.07.18 - 31.07.28 | 31.12.16 - 31.12.26 | 31.01.22 - 31.01.32 | --- | 01.10.23 - 31.12.23 | 01.10.23 - 31.12.23 | --- | 01.10.23 - 31.12.23 | 01.10.23 - 31.12.23 | 31.08.17 - 31.08.27 | 29.06.17 - 29.06.29 | 31.01.20 - 31.01.30 | 30.11.21 - 30.11.28 | 01.10.23 - 31.12.23 | 06.11.18 - 06.11.24 | 03.02.18 - 02.02.27 | 01.10.23 - 31.12.23 | 31.08.19 - 31.08.29 | 31.05.17 - 31.05.27 | --- | |
| Laufzeit 2 | | | | | | | | | | | | | | | | | | | | | | | | |
| Laufzeit 3 | | | | | | | | | | | | | | | | | | | | | | | | |
| Zinssatz 1 | 0.35% | 2.208% | 0.50% | 0.97% | 1.00% | 0.50% | | 2.108% | 2.108% | | 2.108% | 2.047% | 0.90% | 1.25% | 0.60% | 0.69% | 2.07% | 0.95% | 1.04% | 2.087% | 0.78% | 0.98% | --- | |
| Zinssatz 2 | | | | | | | | | | | | | | | | | | | | | | | | |
| Zissatz 3 | | | | | | | | | | | | | | | | | | | | | | | | |
| Investiertes Eigenkapital (Basis:DCF | 13'310'000 | 7'430'000 | 11'690'000 | 14'250'000 | 10'285'000 | 10'215'000 | 4'980'000 | 3'670'000 | 9'260'000 | 17'244'003 | 3'120'000 | 7'450'000 | 5'475'000 | 17'200'000 | 6'835'000 | 5'575'000 | 5'900'000 | 14'990'000 | 4'085'000 | 6'315'000 | 6'870'000 | 8'090'000 | 4'800'000 | 199'039'003 |
| Cash-Rendite invest. EK (Basis: DCI | 8.04% | 5.46% | 8.19% | 7.20% | 7.65% | 7.65% | 3.14% | 6.04% | 4.52% | -0.34% | 6.77% | 10.66% | 6.72% | 6.90% | 11.86% | 9.89% | 2.83% | 6.16% | 15.73% | 7.92% | 5.87% | 8.95% | 6.52% | 6.71% |

Cash-Rendite in % des Anschaffungswertes: 4.00% (ohne Dietikon 45/47 = 4.00%)

Cash-Rendite in % des Marktwertes: 3.84% (ohne Dietikon 45/47 = 3.84%)