

Zeitraum: 03.2023

Verdichtung: Mandant: Akriba

Anzahl Wl: 22

Detailübersicht AKRIBA-Liegenschaften per 31. März 2023

Anschaffungs- und Marktwerte gem. Stand per 31.12.2022

Konto	Aarburg	Au ZH	Bassersdorf	Buchs ZH	Bülach 16/18	Bülach 20/22	Dällikon	Dietikon 39/39	Dietikon 41/43	Dietikon 45/47	Dietikon 26	Dulliken	Emmen	Glattbrugg	Herisau	Kreuzlingen	Neuendorf	Regensdorf	Reiden	Rothrist	Rüti	Turgi	Total		
<b>Anschaffungswert</b>	<b>19'048'785</b>	<b>6'556'345</b>	<b>14'518'132</b>	<b>17'139'796</b>	<b>12'500'000</b>	<b>12'767'447</b>	<b>4'030'189</b>	<b>6'360'968</b>	<b>8'751'000</b>	<b>8'818'423</b>	<b>6'060'968</b>	<b>13'889'634</b>	<b>8'630'951</b>	<b>20'715'871</b>	<b>17'343'803</b>	<b>10'565'968</b>	<b>17'950'972</b>	<b>9'912'779</b>	<b>9'310'293</b>	<b>7'174'759</b>	<b>13'000'000</b>	<b>4'400'000</b>	<b>249'447'083</b>		
DCF-Wert 31.12.2022/01.01.2023	20'295'000	8'680'000	16'850'000	20'540'000	15'010'000	14'910'000	4'230'000	6'175'000	10'250'000	13'733'064	5'610'000	12'710'000	8'805'000	23'400'000	14'186'520	9'580'000	16'745'000	7'655'000	8'745'000	8'520'000	13'490'000	4'800'000	264'919'584		
1.1 Mieteinnahmen Soll	272'193	82'347	196'489	232'944	167'718	168'339	50'658	51'540	88'518	18'900	49'065	189'608	102'527	241'639	178'812	123'186	208'380	165'299	117'055	87'298	158'817	64'698	3'016'030		
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		
1.3 Leerstände	-280	-2'160	-110	-1'841	0	0	-45	-560	-2'540	0	0	-705	-1'447	-300	-6'755	-720	-8'945	-533	-360	-690	-1'040	0	-29'031		
1.4 Ertragsausfälle	0	0	0	3'510	0	0	0	0	0	0	0	0	0	0	0	17	0	17'393	0	0	0	0	20'920		
<b>Bruttoertrag</b>	<b>271'913</b>	<b>80'187</b>	<b>196'379</b>	<b>234'613</b>	<b>167'718</b>	<b>168'339</b>	<b>50'613</b>	<b>50'980</b>	<b>85'978</b>	<b>18'900</b>	<b>49'065</b>	<b>188'903</b>	<b>101'080</b>	<b>241'339</b>	<b>172'057</b>	<b>122'483</b>	<b>199'435</b>	<b>182'159</b>	<b>116'695</b>	<b>86'608</b>	<b>157'777</b>	<b>64'698</b>	<b>3'007'919</b>		
Leerstand in % Mieteinnahmen Soll	-0.10%	-2.62%	-0.06%	0.72%	0.00%	0.00%	-0.09%	-1.09%	-2.87%	0.00%	0.00%	-0.37%	-1.41%	-0.12%	-3.78%	-0.57%	-4.29%	10.20%	-0.31%	-0.79%	-0.65%	0.00%	-0.27%		
2.1 Hauswartung	0	0	0	0	0	0	0	0	0	0	0	0	555	0	0	0	0	0	0	0	0	0	0	555	
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	4'791	5'485	8'729	9'072	10'246	7'421	3'592	5'613	5'099	3'096	0	126'805	
2.3 Energie	0	0	-144	0	0	0	-30	67	0	0	0	0	115	0	0	0	4	44	17	0	0	206	0	279	
2.4 Gebühren / Abgaben	0	0	0	69	1'133	0	0	0	115	4'062	0	0	103	0	30	21	0	0	0	0	0	0	0	5'533	
2.5 Verwaltungskosten	388	0	610	499	134	0	0	0	0	0	0	194	493	625	138	0	1'163	613	291	291	365	24	0	5'828	
2.6 Verwaltungshonorar	11'714	3'547	7'593	9'693	6'462	6'462	2'100	2'787	3'231	341	1'851	8'138	4'693	11'405	6'486	5'276	8'592	5'654	5'027	3'731	6'785	2'524	0	124'092	
2.7 Übrige Kosten	18	0	0	231	120	0	0	2	598	16'714	20	0	199	0	-15	395	35	-1'738	0	745	-125	-240	0	16'959	
<b>Betriebskosten</b>	<b>29'064</b>	<b>5'792</b>	<b>14'440</b>	<b>15'636</b>	<b>12'463</b>	<b>10'942</b>	<b>3'682</b>	<b>4'521</b>	<b>6'826</b>	<b>27'127</b>	<b>3'335</b>	<b>18'552</b>	<b>10'949</b>	<b>17'500</b>	<b>15'383</b>	<b>14'764</b>	<b>20'040</b>	<b>11'994</b>	<b>8'927</b>	<b>10'380</b>	<b>12'330</b>	<b>5'404</b>	<b>280'051</b>		
Betriebskosten in % Mieteinnahmen Soll	-10.68%	-7.03%	-7.35%	-6.71%	-7.43%	-6.50%	-7.27%	-8.77%	-7.71%	-143.53%	-6.80%	-9.78%	-10.68%	-7.24%	-8.60%	-11.99%	-9.62%	-7.26%	-7.63%	-11.89%	-7.76%	-8.35%	0	-9.29%	
3.1.1 Reparaturen bei Mieterwechsel	7'876	0	736	-614	1'398	1'978	288	0	0	0	0	7'810	9'393	-63	1'187	0	0	0	0	0	0	-551	0	29'438	
3.1.2 Allg. Ersatz/Rep. Mietobjekte	19'186	1'860	1'843	13'021	10'390	12'798	694	193	1'290	1'533	499	16'177	12'936	-2'394	3'410	13'246	6'428	-7'037	3'041	1'097	5'998	1'071	0	117'280	
3.2 Ord. Unterhalt Gebäude	9'970	326	1'029	3'671	3'251	4'091	540	1'212	872	0	1'413	3'267	2'804	1'019	2'264	3'242	1'721	2'693	2'743	203	7'073	1'976	0	55'380	
3.3 Ord. Unterhalt Garten/Umgebung	1'336	0	0	0	0	0	0	0	0	0	0	1'894	189	0	1'482	2'137	24	-7'000	0	0	0	0	0	62	
<b>Ordentlicher Unterhalt</b>	<b>38'368</b>	<b>2'186</b>	<b>3'608</b>	<b>16'078</b>	<b>15'039</b>	<b>18'867</b>	<b>1'522</b>	<b>1'405</b>	<b>2'162</b>	<b>1'533</b>	<b>1'912</b>	<b>29'148</b>	<b>25'322</b>	<b>-1'438</b>	<b>8'343</b>	<b>18'625</b>	<b>8'173</b>	<b>-11'344</b>	<b>5'784</b>	<b>1'900</b>	<b>12'520</b>	<b>3'047</b>	<b>202'160</b>		
Ord. Unterhalt in % Mieteinnahmen Soll	-14.10%	-2.65%	-1.84%	-6.90%	-8.97%	-11.21%	-3.00%	-2.73%	-2.44%	-8.11%	-3.90%	-15.37%	-24.70%	0.60%	-4.67%	-15.12%	-3.92%	6.86%	-4.94%	-1.49%	-7.88%	-4.71%	0	-6.70%	
4.1 Renov./Sanierungen werterhalt.	7'400	-64'000	-20'000	-30'000	-33'000	-29'000	0	0	0	5'400	0	0	2'775	0	329	0	-2'496	-41'000	19'914	0	0	0	0	0	-183'678
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	
<b>Nettoertrag</b>	<b>197'081</b>	<b>136'209</b>	<b>198'331</b>	<b>232'899</b>	<b>173'216</b>	<b>167'530</b>	<b>45'409</b>	<b>45'054</b>	<b>76'990</b>	<b>-15'160</b>	<b>43'818</b>	<b>141'203</b>	<b>62'034</b>	<b>225'277</b>	<b>148'002</b>	<b>89'094</b>	<b>173'718</b>	<b>222'509</b>	<b>82'070</b>	<b>74'928</b>	<b>132'927</b>	<b>56'247</b>	<b>2'709'386</b>		
5.1 Renov./Sanierungen werterm.	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	
<b>Cashflow vor FK-Kosten</b>	<b>197'081</b>	<b>136'209</b>	<b>198'331</b>	<b>232'899</b>	<b>173'216</b>	<b>167'530</b>	<b>45'409</b>	<b>45'054</b>	<b>76'990</b>	<b>-15'160</b>	<b>43'818</b>	<b>141'203</b>	<b>62'034</b>	<b>225'277</b>	<b>148'002</b>	<b>89'094</b>	<b>173'718</b>	<b>222'509</b>	<b>82'070</b>	<b>74'928</b>	<b>132'927</b>	<b>56'247</b>	<b>2'709'386</b>		
Cash-Rendite in % des Anschaffungswertes	4.14%	8.31%	5.46%	5.44%	5.54%	4.51%	4.51%	2.83%	3.52%	-0.69%	2.89%	4.07%	2.87%	4.35%	3.41%	3.37%	3.87%	8.98%	3.53%	4.18%	4.09%	5.11%	0	4.34%	
Cash-Rendite in % des Marktwertes	3.88%	6.28%	4.71%	4.54%	4.62%	4.49%	4.29%	2.92%	3.00%	-0.44%	3.12%	4.44%	2.82%	3.85%	4.17%	3.72%	4.15%	11.63%	3.75%	3.52%	3.94%	4.69%	0	4.09%	
Finanzierungsinstitut	ZKB	SGKB	SGKB	UBS	ALSA PK	SGKB	---	UBS	UBS	---	UBS	SZKB	SGKB	UBS	SGKB	ALSA PK	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.	1.5 Mio.	3.5 Mio.	2.0 Mio.	1.7 Mio.	5 Mio.	0	0	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 - 31.01.31		01.01.23 - 31.03.23	01.01.23 - 31.03.23		01.01.23 - 31.03.23	01.01.23 - 31.03.23	31.08.17 - 31.08.27	29.06.17 - 29.06.29	31.01.20 - 31.01.30	30.11.21 - 30.11.28	06.11.18 - 06.11.24	03.02.18 - 02.02.27	01.01.23 - 31.03.23	31.08.19 - 31.08.29	31.05.17 - 31.05.27				
Laufzeit 2																									
Laufzeit 3																									
Zinssatz 1	0.75%	1.450%	0.50%	0.97%	1.00%	0.50%		0.931%	0.931%		0.931%	0.96%	0.90%	1.25%	0.60%	0.69%	0.95%	1.04%	0.96%	0.78%	0.98%				
Zinssatz 2																									
Zinssatz 3																									
Investiertes Eigenkapital (Basis: DCF)	13'295'000	7'180'000	11'850'000	14'540'000	10'010'000	9'910'000	4'230'000	3'675'000	9'250'000	13'733'064	3'110'000	7'710'000	5'505'000	16'900'000	6'686'520	5'580'000	15'245'000	4'155'000	6'745'000	6'820'000	8'490'000	4'800'000	0	189'419'584	
Cash-Rendite invest. EK (Basis: DCF)	5.93%	7.59%	6.69%	6.41%	6.92%	6.76%	4.29%	4.90%	3.33%	-0.44%	5.64%	7.33%	4.51%	5.33%	8.85%	6.39%	4.56%	21.42%	4.87%	4.39%	6.26%	4.69%	0	5.72%	
Cash-Rendite in % des Anschaffungswertes: 4.34%																									
Cash-Rendite in % des Marktwertes: 4.09%																									