

Sample report Operating results

Properties: Sample Street 1-4, Sample City
Owners: Sample & Sample Company
Time period: 2nd quarter 2006

prepared by: IdealWert AG
on: 03.07.2006

Operating results Sample St. 1



Type: **all** / key figures: **all**

ID	Address	Type	Key figure	Q2.2006	Q1.2006	Difference Q2.06/Q1.06	Change Q2.06/Q1.06	Q2.2005	Difference Q2.06/Q2.05	Change Q2.06/Q2.05
1	Sample St. 1, Sample City	All Units	Actual rent before heating costs	33.600	22.800	+10.800	+47%	36.500	-2.900	-8%
1	Sample St. 1, Sample City	All Units	Target rent bef. heating costs w / vacancy	34.300	35.800	-1.500	-4%	37.100	-2.800	-8%
1	Sample St. 1, Sample City	All Units	Vacancy	6.000	9.100	-3.100	-34%	1.200	+4.800	+400%
1	Sample St. 1, Sample City	All Units	Target rent bef. heating costs w/o vacancy	28.300	26.700	+1.600	+6%	35.900	-7.600	-21%
1	Sample St. 1, Sample City	All Units	Rate of realisation	119%	86%	+33%Pt		102%	+17%Pt	
1	Sample St. 1, Sample City	All Units	Rate of vacancy	17%	25%	-8%Pt		3%	+14%Pt	
1	Sample St. 1, Sample City	Commerc. property units	Actual rent before heating costs	13.800	5.500	+8.300	+151%	16.600	-2.800	-17%
1	Sample St. 1, Sample City	Commerc. property units	Target rent bef. heating costs w / vacancy	12.700	14.200	-1.500	-11%	15.400	-2.700	-18%
1	Sample St. 1, Sample City	Commerc. property units	Vacancy	4.400	5.900	-1.500	-25%	0	+4.400	+100%
1	Sample St. 1, Sample City	Commerc. property units	Target rent bef. heating costs w/o vacancy	8.300	8.300	0	0%	15.400	-7.100	-46%
1	Sample St. 1, Sample City	Commerc. property units	Rate of realisation	167%	66%	+101%Pt		108%	+59%Pt	
1	Sample St. 1, Sample City	Commerc. property units	Rate of vacancy	35%	42%	-7%Pt		0%	+35%Pt	
1	Sample St. 1, Sample City	Residential units	Actual rent before heating costs	19.500	17.000	+2.500	+15%	19.500	0	0%
1	Sample St. 1, Sample City	Residential units	Target rent bef. heating costs w / vacancy	21.200	21.200	0	0%	21.400	-200	-1%
1	Sample St. 1, Sample City	Residential units	Vacancy	1.500	3.100	-1.600	-52%	1.200	+300	+25%
1	Sample St. 1, Sample City	Residential units	Target rent bef. heating costs w/o vacancy	19.700	18.100	+1.600	+9%	20.100	-400	-2%
1	Sample St. 1, Sample City	Residential units	Rate of realisation	99%	94%	+5%Pt		97%	+2%Pt	
1	Sample St. 1, Sample City	Residential units	Rate of vacancy	7%	15%	-8%Pt		6%	+1%Pt	
1	Sample St. 1, Sample City	Miscellaneous units	Actual rent before heating costs	400	400	0	0%	400	0	0%
1	Sample St. 1, Sample City	Miscellaneous units	Target rent bef. heating costs w / vacancy	400	400	0	0%	400	0	0%
1	Sample St. 1, Sample City	Miscellaneous units	Vacancy	0	0	0	0%	0	0	0%
1	Sample St. 1, Sample City	Miscellaneous units	Target rent bef. heating costs w/o vacancy	400	400	0	0%	400	0	0%
1	Sample St. 1, Sample City	Miscellaneous units	Rate of realisation	100%	100%	0%Pt		100%	0%Pt	
1	Sample St. 1, Sample City	Miscellaneous units	Rate of vacancy	0%	0%	0%Pt		0%	0%Pt	

- Actual rent before heating costs = rent actually received during the reporting period
- Target rent before heating costs with vacancy = rent at full tenancy of the selected type.
- Vacancy rate = ratio vacancy / target with vacancy

- Target rent before heating costs without vacancy = rent received from actual rental contracts
- Vacancy = vacancy valued in Euros
- Rate of realisation = ratio actual rent before heating costs / rent before heating costs target without vacancy

Operating results Sample St. 1-4



Type: **Industrial units** / key figures: **all**

ID	Address	Type	Key figure	Q2.2006	Q1.2006	Difference Q2.06/Q1.06	Change Q2.06/Q1.06	Q2.2005	Difference Q2.06/Q2.05	Change Q2.06/Q2.05
1	Sample St. 1, Sample City	Commerc. property units	Actual rent before heating costs	15.700	15.600	0	0%	14.700	0	0%
1	Sample St. 1, Sample City	Commerc. property units	Target rent bef. heating costs w / vacancy	15.600	15.600	0	0%	15.100	0	0%
1	Sample St. 1, Sample City	Commerc. property units	Vacancy	0	0	0	0%	0	0	0%
1	Sample St. 1, Sample City	Commerc. property units	Target rent bef. heating costs w/o vacancy	15.600	15.600	0	0%	15.100	0	0%
1	Sample St. 1, Sample City	Commerc. property units	Rate of realisation	101%	100%	0%Pt		97%	0%Pt	
1	Sample St. 1, Sample City	Commerc. property units	Rate of vacancy	0%	0%	0%Pt		0%	0%Pt	
2	Sample St. 2, Sample City	Commerc. property units	Actual rent before heating costs	0	0	0	0%	0	0	0%
2	Sample St. 2, Sample City	Commerc. property units	Target rent bef. heating costs w / vacancy	0	0	0	0%	0	0	0%
2	Sample St. 2, Sample City	Commerc. property units	Vacancy	0	0	0	0%	0	0	0%
2	Sample St. 2, Sample City	Commerc. property units	Target rent bef. heating costs w/o vacancy	0	0	0	0%	0	0	0%
2	Sample St. 2, Sample City	Commerc. property units	Rate of realisation	0%	0%	0%Pt		0%	0%Pt	
2	Sample St. 2, Sample City	Commerc. property units	Rate of vacancy	0%	0%	0%Pt		0%	0%Pt	
3	Sample St. 3, Sample City	Commerc. property units	Actual rent before heating costs	0	0	0	0%	0	0	0%
3	Sample St. 3, Sample City	Commerc. property units	Target rent bef. heating costs w / vacancy	0	0	0	0%	0	0	0%
3	Sample St. 3, Sample City	Commerc. property units	Vacancy	0	0	0	0%	0	0	0%
3	Sample St. 3, Sample City	Commerc. property units	Target rent bef. heating costs w/o vacancy	0	0	0	0%	0	0	0%
3	Sample St. 3, Sample City	Commerc. property units	Rate of realisation	0%	0%	0%Pt		0%	0%Pt	
3	Sample St. 3, Sample City	Commerc. property units	Rate of vacancy	0%	0%	0%Pt		0%	0%Pt	
4	Sample St. 4, Sample City	Commerc. property units	Actual rent before heating costs	0	0	0	0%	0	0	0%
4	Sample St. 4, Sample City	Commerc. property units	Target rent bef. heating costs w / vacancy	0	0	0	0%	0	0	0%
4	Sample St. 4, Sample City	Commerc. property units	Vacancy	0	0	0	0%	0	0	0%
4	Sample St. 4, Sample City	Commerc. property units	Target rent bef. heating costs w/o vacancy	0	0	0	0%	0	0	0%
4	Sample St. 4, Sample City	Commerc. property units	Rate of realisation	0%	0%	0%Pt		0%	0%Pt	
4	Sample St. 4, Sample City	Commerc. property units	Rate of vacancy	0%	0%	0%Pt		0%	0%Pt	

Operating results Sample St. 1-4

Type: Residential units / key figures: Actual rent before heating costs, target rent before heating costs without vacancy

ID	Address	Type	Key figure	Q2.2006	Q1.2006	Difference Q2.06/Q1.06	Change Q2.06/Q1.0 6	Q2.2005	Difference Q2.06/Q2.05	Change Q2.06/Q2.0 5
1	Sample St. 1, Sample City	Residential units	Actual rent before heating costs	19,5	17	2,5	15%	19,5	0	0%
1	Sample St. 1, Sample City	Residential units	Target rent bef. heating costs w/o vacancy	19,7	18,1	1,6	9%	20,1	-400	-2%
2	Sample St. 2, Sample City	Residential units	Actual rent before heating costs	2	2	0	0%	2,3	-300	-13%
2	Sample St. 2, Sample City	Residential units	Target rent bef. heating costs w/o vacancy	2,3	2,3	0	0%	2,3	0	0%
3	Sample St. 3, Sample City	Residential units	Actual rent before heating costs	27	27	0	0%	23,3	3,7	16%
3	Sample St. 3, Sample City	Residential units	Target rent bef. heating costs w/o vacancy	26,9	26,9	0	0%	24,1	2,8	12%
4	Sample St. 4, Sample City	Residential units	Actual rent before heating costs	19,4	24,6	-5,2	-21%	23,3	-3,9	-17%
4	Sample St. 4, Sample City	Residential units	Target rent bef. heating costs w/o vacancy	21,3	23,2	-1,9	-8%	23,4	-2,1	-9%

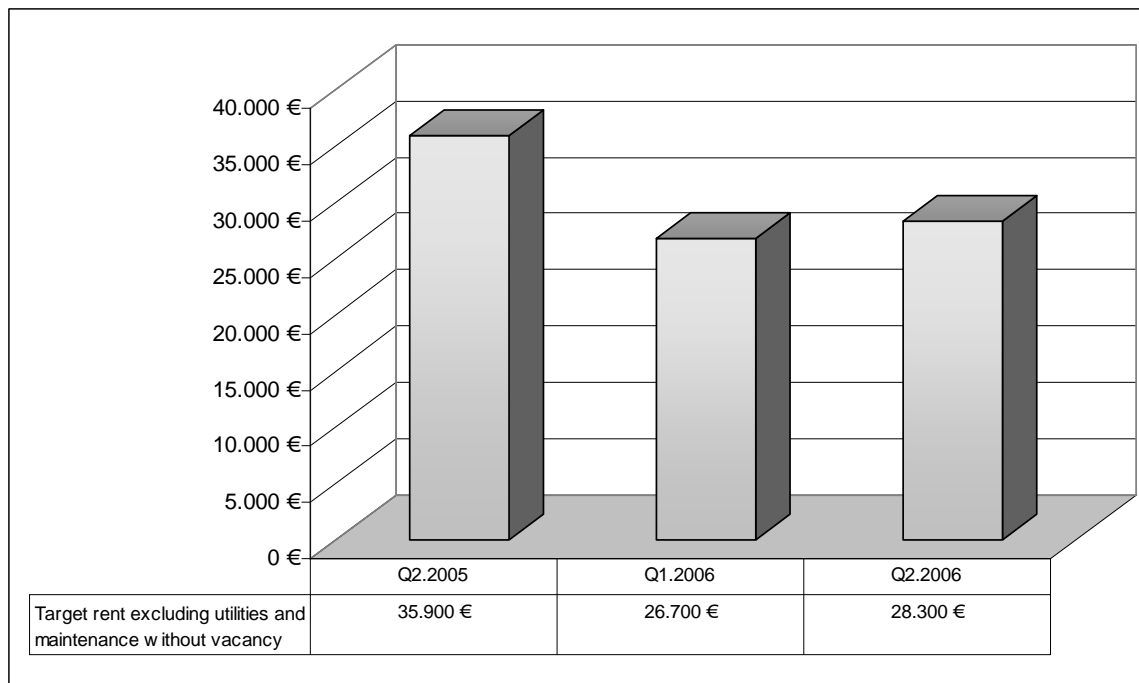
- Actual rent before heating costs = rent actually received during the reporting period
- Target rent before heating costs without vacancy = rent received from actual rental contracts

Operating results Sample St. 1-4

Type: **all** / key figures: **Target rent excluding utilities and maintenance without vacancy** / Sorting: Difference between quarter I/2006 and II/2006

ID	Address	Type	Key figure	Q2 2006	Q1 2006	Difference Q2.06/Q1.06	Change Q2.06/Q1.06	Q2 2005	Difference Q2.06/Q2.05	Change Q2.06/Q2.05
4	Sample St. 4, Sample City	All units	Target rent excluding utilities and maintenance without vacancy	30,8	33,3	-2,5	-8%	33,7	-2,9	-9%
3	Sample St. 3, Sample City	All units	Target rent excluding utilities and maintenance without vacancy	29,1	29,4	-300	-1%	26,6	2,5	9%
2	Sample St. 2, Sample City	All units	Target rent excluding utilities and maintenance without vacancy	18	18	0	0%	17,6	400	2%
1	Sample St. 1, Sample City	All units	Target rent excluding utilities and maintenance without vacancy	28,3	26,7	1,6	6%	35,9	-7,6	-21%

- Target rent excluding utilities and maintenance without vacancy = rent received from actual rental contracts



Rental Arrears List Sample St. 1-4

ID	Tenant Number	Name of Tenant	Balance	Rent	Factor	Occup. date	Date vacated	Location
1	001.01	N.N.	-26.733,45	3.184,24	-8,4	01.10.90		Ground fl. le.
2	010.01	N.N.	-24.880,52	12.800,00	-1,9	16.08.04		Basement - 5
3	059.03	N.N.	-21.882,21	3.322,27	-6,6	01.11.02		B73re-75li
4	005.05	N.N.	-21.220,21	20.832,56	-1,0	01.12.04		A28 Unit L
5	066.07	N.N.	-18.028,28	5.858,00	-3,1	01.12.04		Shop 12
6	061.05	N.N.	-10.855,70	1.874,21	-5,8	01.04.04		B75 Ground fl
7	015.02	N.N.	-10.714,84	3.173,42	-3,4	01.05.94		1st floor ri
8	003.04	N.N.	-10.678,98	3.528,88	-3,0	01.11.02		Ground floor