



**ORACLE®**

**JD Edwards EnterpriseOne  
Advanced Real Estate Forecasting (AREF)**

# AREF Introduction



## Benefits:

- Work with real estate data in a “sandbox” environment without having to re-enter the data
- Seamless integration with Real Estate Mgmt and General Ledger systems

## AREF Forecasts:

- Revenue
- Expense Participation
- Sales Overage
- Management Fees
- Capital Expenditures
- Expenses
- Balance Sheet Accounts

# Advanced Real Estate Forecasting Benefits

## Accuracy

- Integrates transactional, budgeting and forecasting processes
- Data integrity is maintained
- Audit report validates forecast results

## Efficiency

- Eliminate re-keying of information
- Reduce reporting time and cost
- Calculates budget/forecast based upon “live” billing and lease data

## Visibility

- Project future cash flows and provide up-to-date property valuation
- Easily access budget and forecast information
- Review the source, setup information, and formulas of calculated budgets and forecasts

# AREF Budget Calculation and Review

- **Calculate** budget & forecast for up to 15 years in the future for both leased and vacant units:
  - Revenue
  - Expense
  - Capital Expenditures
  - Balance Sheet Accounts
  - Management Fees
  - Sales Overage
  - Expense Participation
- **Review** Budget Calculation Audit Report
  - Planning Worksheet
  - Audit Report

# Overview Summary

- Fully Integrated, Unit Level Budgeting Solution
  - Leverages Existing Leases In Place
  - Incorporates Speculative Unit Assumptions
- Forecasts - Up To 15 Years
  - Property Expenses
  - Capital Items
  - Revenues
  - Occupancy & Vacancy Loss
  - Management Fees
- Valuation & Investment Performance Measurement
  - Discounted Cash Flow & Net Present Value Calculations
  - Internal Rates Of Return Calculations

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# EF Forecasted Occupancy - Work With AREF Gross Lease Occupied Area

Query:

Row Tools

**Selection**   **Cat Codes 1-10**   **Cat Codes 11-20**   **Cat Codes 21-30**   **Report Codes**

Start Date \*

Area Definition ID \*

Base Area Type

Area Calculation Method \*

EP Unit Type

Summarize By:

Property

Building

Unit

Display Fields:

Display GLOA

Display GLA

Display Occ Pcnt

Display Totals:

Building Totals

Property Totals

Final Totals

Records 1 - 34 [Customize Grid](#)

| Property            | Building     | Revision Number | Floor | Unit | GLOA JAN/2005 | GLA JAN/2005     | Occ Pcnt JAN/2005 | GLOA FEB/2005   | GLA FEB/2005     |
|---------------------|--------------|-----------------|-------|------|---------------|------------------|-------------------|-----------------|------------------|
| 15010               | 15020        |                 | 1     | 3    | 310           | 2,000.00         | 2,000.00          | 100.0000        | 2,000.00         |
| 15010               | 15020        |                 | 1     | 3    | 311           | 2,000.00         | 2,000.00          | 100.0000        | 2,000.00         |
| 15010               | 15020        |                 | 1     | 3    | 312           | 2,000.00         | 2,000.00          | 100.0000        | 2,000.00         |
| 15010               | 15020        |                 | 1     | 3    | 313           | 950.00           | 950.00            | 100.0000        | 950.00           |
| 15010               | 15020        |                 | 1     | 3    | 314           | 2,200.00         | 2,200.00          | 100.0000        | 2,200.00         |
| 15010               | 15020        |                 | 1     | 3    | 315           | 2,700.00         | 2,700.00          | 100.0000        | 2,700.00         |
| 15010               | 15020        |                 | 1     | 3    | 316           | 3,000.00         | 3,000.00          | 100.0000        | 3,000.00         |
| 15010               | 15020        |                 | 1     | 3    | 317           | 3,500.00         | 3,500.00          | 100.0000        | 3,500.00         |
| 15010               | 15020        |                 | 1     | 3    | 318           | 3,950.00         | 3,950.00          | 100.0000        | 3,950.00         |
| 15010               | 15020        |                 | 1     | 3    | 319           | 4,000.00         | 4,000.00          | 100.0000        | 4,000.00         |
| 15010               | 15020        |                 | 1     | 3    | 320           | 2,500.00         | 2,500.00          | 100.0000        | 2,500.00         |
| <b>15010</b>        | <b>15020</b> |                 |       |      |               | <b>78,325.25</b> | <b>78,325.25</b>  | <b>100.0000</b> | <b>78,325.25</b> |
| <b>15010</b>        |              |                 |       |      |               | <b>78,325.25</b> | <b>78,325.25</b>  | <b>100.0000</b> | <b>78,325.25</b> |
| <b>FINAL TOTALS</b> |              |                 |       |      |               | <b>78,325.25</b> | <b>78,325.25</b>  | <b>100.0000</b> | <b>78,325.25</b> |

AREF Account Status - Account Status Revisions Query: All Records

Form Row Tools

Building 15020  
 Revision Number 601

Records exist for this building/revision in the Budget Results (F15L109) table.  
 Re-run the AREF Budget Calculation (R15L1091) if changes are made to Account Status.

**Display**

12 Month Display  
 Annual Total Only

**Lock/Unlock Periods**

Period 01     Period 04     Period 07     Period 10  
 Period 02     Period 05     Period 08     Period 11  
 Period 03     Period 06     Period 09     Period 12

Lock  
 Unlock

Records 1 - 20 Customize Grid

| <input type="checkbox"/> | <input type="checkbox"/> | Locked | Detail | FY | Description                   | P<br>E | Annual<br>Amount | Override<br>Amount | Growth<br>Pattern | Amount<br>Period 01 | Lock<br>01 | Amount<br>Period 02 | Lock<br>02 | Amount<br>Period 03 |
|--------------------------|--------------------------|--------|--------|----|-------------------------------|--------|------------------|--------------------|-------------------|---------------------|------------|---------------------|------------|---------------------|
| <input type="checkbox"/> |                          | N      | N      | 5  | Management Fee Revenue        |        |                  |                    |                   |                     | N          |                     | N          |                     |
| <input type="checkbox"/> |                          | N      | N      | 5  | Miscellaneous Revenue         |        | 1,500.00-        |                    |                   |                     | N          |                     | N          |                     |
| <input type="checkbox"/> |                          | N      | N      | 5  | Operating Expenses - Billable | N      |                  |                    |                   |                     | N          |                     | N          |                     |
| <input type="checkbox"/> |                          | N      | N      | 5  | Tenant Improvements           |        |                  |                    | FX                |                     | N          |                     | N          |                     |
| <input type="checkbox"/> |                          | N      | N      | 5  | Utilities                     |        | 323,180.00       |                    | FX                | 32,500.00           | N          | 31,200.00           | N          |                     |
| <input type="checkbox"/> |                          | N      | N      | 5  | Janitorial                    |        | 360,000.00       |                    | FX                | 30,000.00           | N          | 30,000.00           | N          |                     |
| <input type="checkbox"/> |                          | N      | N      | 5  | Advertising                   |        | 5,100.00         |                    | FX                | 425.00              | N          | 425.00              | N          |                     |
| <input type="checkbox"/> |                          | N      | N      | 5  | Promotions                    |        | 6,740.00         |                    | FX                | 575.00              | N          | 4,000.00            | N          |                     |
| <input type="checkbox"/> |                          | N      | N      | 5  | Window Cleaning               |        | 60,000.00        |                    | FX                | 5,000.00            | N          | 5,000.00            | N          |                     |
| <input type="checkbox"/> |                          | N      | N      | 5  | Building Maintenance          |        | 90,000.00        |                    | FX                | 7,500.00            | N          | 7,500.00            | N          |                     |
| <input type="checkbox"/> |                          | N      | N      | 5  | Property Taxes                |        | 173,030.00       |                    | FX                |                     | N          | 86,515.00           | N          |                     |
| <input type="checkbox"/> |                          | N      | N      | 5  | Insurance                     |        | 43,000.00        |                    | FX                | 43,000.00           | N          |                     | N          |                     |
| <input type="checkbox"/> |                          | N      | N      | 5  | Management Fees               |        | 94,062.50        |                    | FX                | 45,025.00           | N          |                     | N          |                     |



AREF E.P. Rules - AREF E.P. Rules Revisions

Form Row Tools

E.P. Rule Definition Report Codes

Building 15020 Atrium Mall
Revision Number 1
E.P. Rule RETAIL
Description Retail Rule

E.P. Rule Type
Retail Commercial

Records 1 - 2

Customize Grid

Table with 13 columns: E.P. CLS, Exposure Amt Per Sq Ft, E.P. Code, C M, Bill Code, Base Year Offset, Exp Stop Per Sq Ft, Percent Gross-Up, Denominator Rule, Exclusion Rule, Amount Per Sq Ft, Growth Pattern. Row 1: CAMS, 20, 01, B, EXPA, 0, PERCENT.