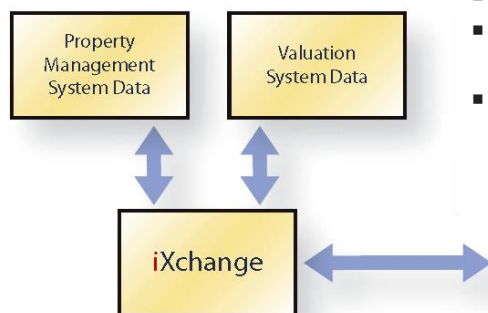


# iXchange for Property Valuers

**Affinity Systems** provides a range of products and services to help with the management of information needed to meet increasingly complex and demanding reporting requirements and corporate governance regulations in both the direct and indirect property markets.

Organisations seeking to streamline existing operations, expand market share or move into new areas will understand the benefits of a business process architecture based upon a consistent, managed and validated base of data.



## Streamlining your Valuations process

### Benefits

- Streamlines and speeds up the valuation process from the receipt of instructions to production of the valuation
- Removes the need for manual difference checking and thereby frees up professional resources
- Improves corporate governance through the production of Difference audit reports
- Reduces risk of loss of reputation due to manual keying error
- Enables the user to focus on those items causing material differences
- Provides a platform for the future for introducing more automation to further reduce timescales
- Supports data imports most Property Management and Valuation systems

### iXchange Functions

iXchange matches and compares factual valuation data from any two sources and identifies data differences to the screen and hard-copy.

- > Automatically identifies data differences including inconsistencies in factual data between Property Manager and Valuer.
- > Identifies period-on-period data differences in property manager data, your own valuation data or any combination.
- > Powerful business filters may be selectively applied to suppress (or show) differences where assumption data has overwritten factual data and vice versa or where data differences are above agreed *de minimis* levels.
- > Filters support a variety of common business rules whereby differences may be suppressed including differences due to outstanding rent reviews, vacant units, leases holding over, area descriptions and so on. New filter rules may be added quickly.
- > Differences may be viewed on-screen or via reports. Reports may be saved to MS Word or PDF formats for electronic delivery and/or archiving.
- > Wide range of import formats supports most Property Management and Valuation systems including PISCES, ODBC, CSV, TXT and XML.

### Contact:

**Donal Ryan**

donal.ryan@affinity-sys.com

**Affinity Systems**

3<sup>rd</sup> Floor

70 Gracechurch Street

London

EC3V 0HR

**T: 020 3968 8630**

How do you ensure that your client valuation matches the factual property and lease data that your client has provided you?

## Simple and intuitive to use

iXchange takes input from the client's property management system(s) and from the Valuer's systems.

The two feeds are compared, matched and differences identified for on-line viewing and output in a variety of formats. Matching rules ensure data is matched wherever possible.



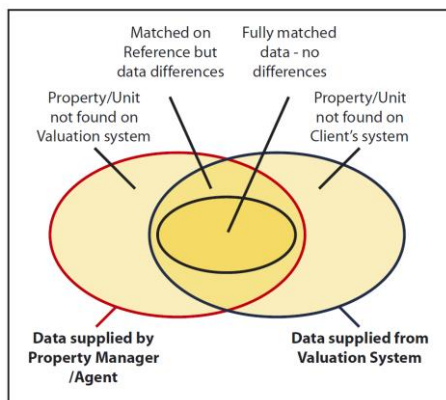
The information content includes Property data, Unit data, Lease and Tenant data, Rental and Lease Break data, and may include Area data.

Records are presented in pairs and differences are highlighted in colour.

The user may view or suppress differences on a field by field basis to focus on specific areas or types of mismatch and to identify those differences having a material effect on the valuation result.

Filters may also be applied by Property and/or Unit to check specific data subsets.

## Data Difference Context



*Repetitive; high volumes of data; intensely manual*

ness checks applied so that valuation assumption data is not overwritten.

A high volume of data is exchanged but generally only a low percentage has changed since the previous period.

The data provided by the Property Manager for each valuation is normally a complete snapshot of all of the data in the portfolio often only provided in the form of an annotated Tenancy Schedule. Even though only a small amount of data may change it all has to be checked.

## The Valuation Cycle

The valuation cycle is a regular, period-based cyclical activity.

The need for faster turnaround coupled with an overall market trend for more frequent valuations adds increasing pressure to this manually intensive activity.

For good reasons neither Portfolio Manager nor Valuer can take an automated data feed from the other to update their systems. Manual control of the updating process is currently required by the Valuers to ensure that changes to valuation data are scrutinised and reasonable-

### PISCES Data Files for Export

PISCES is the simple and easy way to extract data in a format that Affinity's products can read in a consistent and reliable manner.

The majority of third-party software products provide PISCES data exports for factual valuation data.

In addition Affinity supports a wide range of other formats including ODBC, CSV, TXT, XML.

### System Requirements: Server

Windows Server 2012 and above

Processor: 1.4 GHz or higher  
Memory(RAM): 1Gb or higher

Microsoft SQL Server 2012 Standard Edition or above  
.NET Framework 4.6.1 or above

### System Requirements: PC/Laptop

Windows 10

Standard business-level specification

.NET Framework 4.6.1 or above

Affinity Systems T +44 (0)20 3968 8630  
70 Gracechurch Street

London E info@affinity-sys.com  
EC3V 0HR W www.affinity-sys.com