

DONAU-FINANZ
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REAL ESTATE

The real estate business and property management in the various project phases has been one of the core competencies of Donau-Finanz for decades. As a consultant, service provider and also as a co-investor, we are the right partner for successful project implementation, both for private and for institutional investors.

Our service portfolio covers the following areas:

- Consulting in the preparatory and in the decision phase
- Project and implementation management
- Asset management
- Property management
- Relaunch and refurbishment

The intrinsic value of a property, during all its lifecycles, is directly connected to the quality and care provided by a professional management. We view ourselves as an especially important interface between investors, users and the consumer, by integrating their different requirements and interests.

Consulting in the planning and decision phases

During these especially important project phases, we provide consulting services to our customers in cooperation with a network of specialists (legal advisers, expert assessors, planning offices, etc.). The process starts with the search and identification of suitable properties or objects for the projects, clarification of property rights, evaluation of the site quality for its intended use, preparation of usage and feasibility studies, up to ensuring availability of the plot or the object. Our expert team will subsequently support the development of these plans in all necessary phases, such as the finalization of the purchase, support during due diligence procedures, development of corresponding concepts, preparations for obtaining required permits, preselection of specialists and architects, investigation of the market situation (pre-letting) and other individual measures, all the way to planning and optimizing the future operating concept.

If required, we will also procure financing and a search for co-investors and exit partners.

Project and implementation management

As soon as the decision has been made to realize a project or to buy a property, our professional team of experts will take over the handling of required individual measures.

We will provide consulting services to the project initiator or owner in all questions regarding the realization of his objectives, such as for instance a concrete future utilization, the correct retail mix, positioning on the market, advance or subsequent renting, selection of professionals, suppliers and service providers, contacts with official agencies and public institutions, the functional and design conception, preparation of contracts, operating concepts and all the way to a selection of project partners.

With regard to retail properties, renting is always especially challenging and of primary importance. A definition of the right retail mix during the preparatory and planning phases covers theoretical aspects, but the actual challenge lies in the implementation, i.e. the actual management of letting. The search for the perfect shop partner, who should not only be a tenant in the future but also a satisfied customer, is one of the challenges that falls under the special capabilities of Donau-Finanz.

More than 25 years of extensive experience within retail real estate ensures immediate availability of attractive domestic and international tenants

Asset management

A variety of assets is managed by our competent and professional team for both private and institutional, domestic and foreign real estate owners. This includes business parks, shopping centers, bid box units, underground garages and sometimes even include the management of agricultural terrain.

We offer a long-term and comprehensive management, which makes it possible for owners or investors to realize their strategic and yield driven objectives. Our pro-active dialogue with the owners and tenants improves the relationships and ensures long-term commercial success.

Comprehensive reporting, which is designed according to the requirements of our clients, customer-oriented portfolio management and permanent monitoring of the revenue and cost potentials, constitute the most important components of asset management.

Our objective is to sustainably ensure and increase the value and the profitability of the property for its owners in the long run.

Property management

The highly qualified management team of Donau-Finanz is the interface between the owner and the tenants, and it is responsible for the implementation of the jointly defined strategies. The focus is always a sustainable increase in value.

Our services are coordinated in conformity with jointly defined guidelines, and these are implemented with regard to suppliers, renters/users and official authorities.

We ensure an optimized management of the real estate property, including the handling of the bookkeeping and accounts receivable, a settlement of operating, ancillary and promotional costs, as well as deadline, contract and marketing management.

Relaunch and renovation

In the event that an owner indicates that action needs to be taken, or that a property has to be relaunched or renovated, we stand by with professional solutions. The measures that we recommend exceed the normal tasks of day-to-day business, since a relaunch, restructuring or re-positioning, and the optimization of a real estate property, constitute a highly sensitive topic, which should be assigned to experts.

Renovation, redesign or relaunch do not always have to be accompanied by cost-intensive building alterations; sometimes smaller, conceptual and creative measures are sufficient for leading a property to success. This is precisely the task of Donau-Finanz specialists, namely to define the possibilities, which ensure the best possible success for the long-term optimization of the property.

The team of experts of Donau-Finanz is therefore the right contact partner for you, if it concerns an optimal management of your real estate property – from the planning to development, from the construction to letting, all the way to operational management.