

Konto	Aarburg	Au ZH	Bassersdorf	Buchs ZH	Bülach 16/18	Bülach 20/22	Dällikon	Dietikon 39/39a	Dietikon 41/43	Dietikon 45/47	Dietikon 26	Dulliken	Emmen	Glattbrugg	Herisau	Kreuzlingen	Meilen	Neuendorf	Regensdorf	Reiden	Rothrist	Rüti	Turgi	Total	
Anschaffungswert	19'048'785	6'556'345	14'518'132	17'139'796	12'500'000	12'767'447	4'030'189	6'360'968	8'751'000	9'063'103	6'060'968	13'889'634	8'630'951	20'715'871	17'343'803	10'565'968	10'813'061	17'950'972	9'912'779	9'310'293	7'174'759	13'000'000	4'400'000	260'504'823	
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	15'402'157	5'610'000	12'710'000	8'805'000	23'400'000	14'186'520	9'580'000	10'813'061	16'745'000	7'655'000	8'745'000	8'520'000	13'490'000	4'800'000	277'401'738	
1.1. Mieteinnahmen Soll	818'149	247'821	590'415	700'319	506'085	507'357	151'974	154'620	262'534	26'955	147'195	569'508	308'105	725'797	536'160	369'792	35'345	624'937	495'932	355'066	265'880	477'556	194'132	9'071'634	
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	0	
1.3. Leerstände	-3'146	0	-110	-4'294	0	0	-3'145	-1'520	-8'035	0	0	-5'041	-1'707	-300	-10'602	-2'040	-350	-15'365	-36'023	-720	-9'348	-5'005	0	-106'751	
1.4. Ertragsausfälle	0	0	11	3'510	0	0	0	0	0	0	0	0	0	0	0	47	0	0	17'993	0	0	0	0	20'961	
Bruttoertrag	815'003	247'821	590'316	699'535	506'085	507'357	148'829	153'100	254'499	26'955	147'195	564'467	306'398	725'497	525'558	367'799	34'995	609'572	477'302	354'346	256'532	472'551	194'132	8'985'844	
Leerstand in % Mieteinnahmen Soll	-0.38%	0.00%	-0.02%	-0.11%	0.00%	0.00%	-2.07%	-0.98%	-3.06%	0.00%	0.00%	-0.89%	-0.55%	-0.04%	-1.98%	-0.54%	-0.99%	-2.46%	-3.76%	-0.20%	-3.52%	-1.05%	0.00%	-0.95%	
2.1 Hauswartung	0	0	0	0	0	0	0	0	0	847	0	1'257	0	0	0	0	0	0	0	0	0	0	0	0	2'104
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	4'906	5'086	8'729	9'072	1'185	10'246	6'832	3'592	5'613	5'099	3'096	0	127'117
2.3 Energie	59	0	-444	79	0	0	-90	234	0	0	0	56	115	0	0	0	0	46	291	17	18	826	0	0	1'207
2.4 Gebühren / Abgaben	0	63	0	69	0	0	0	115	4'062	0	0	312	0	138	62	0	0	50	0	0	0	0	0	0	4'871
2.5 Verwaltungskosten	1'034	0	3'068	448	935	134	0	0	0	0	215	711	905	928	502	271	0	3'360	1'089	291	1'357	1'527	71	0	16'846
2.6 Verwaltungshonorar	35'110	10'675	22'779	29'079	19'386	19'386	6'300	8'361	9'693	341	5'553	24'316	18'516	34'216	19'811	15'841	1'212	26'260	16'963	15'265	11'061	20'355	7'573	0	378'043
2.7 Übrige Kosten	1'594	0	0	685	2'940	2'514	0	9	2'157	16'724	41	0	559	9'049	0	395	0	35	11'734	0	745	535	1'182	0	50'898
Betriebskosten	54'741	12'983	31'784	36'003	27'510	26'380	7'822	10'269	14'847	27'984	7'273	35'304	26'570	49'279	29'180	25'641	2'397	39'947	36'959	19'165	18'784	28'342	11'922	581'086	
Betriebskosten in % Mieteinnahmen Soll	-6.69%	-5.24%	-5.38%	-5.14%	-5.44%	-5.20%	-5.15%	-6.64%	-5.66%	-103.82%	-4.94%	-6.20%	-8.62%	-6.79%	-5.44%	-6.93%	-6.78%	-6.39%	-7.45%	-5.40%	-7.06%	-5.93%	-6.14%	0	-6.41%
3.1.1 Reparaturen bei Mieterwechsel	24'541	0	9'211	1'187	-38	4'639	288	184	-105	0	0	19'050	13'069	-653	7'456	0	0	826	7'240	2'291	1'151	0	0	0	87'975
3.1.2 Allg. Ersatz/Rep. Mietobjekte	77'863	2'348	11'455	32'149	19'072	17'144	11'470	1'962	1'996	1'533	7'916	46'576	23'124	-1'130	23'170	21'743	0	16'992	39'225	17'458	5'258	20'777	2'529	0	400'630
3.2 Ord. Unterhalt Gebäude	26'738	411	7'070	10'755	8'395	6'954	1'073	3'270	5'506	0	4'604	20'193	13'224	9'790	17'555	10'710	0	12'239	16'242	7'317	2'605	13'948	2'149	0	200'748
3.3 Ord. Unterhalt Garten/Umgebung	5'265	0	2'226	0	0	0	0	0	0	684	0	4'281	189	0	1'784	2'325	0	2'070	-4'426	0	255	0	0	0	14'653
Ordentlicher Unterhalt	134'407	2'759	29'962	44'091	27'429	28'737	12'831	5'232	7'686	2'112	12'520	90'100	49'606	8'007	49'965	34'778	0	32'127	58'281	27'066	9'269	32'363	4'678	704'006	
Ord. Unterhalt in % Mieteinnahmen Soll	-16.43%	-1.11%	-5.07%	-6.30%	-5.42%	-5.66%	-8.44%	-3.38%	-2.93%	-7.84%	-8.51%	-15.82%	-16.10%	-1.10%	-9.32%	-9.40%	0.00%	-5.14%	-11.75%	-7.62%	-3.49%	-6.78%	-2.41%	0	-7.76%
4.1 Renov./Sanierungen werterhalt.	22'497	-64'000	-4'922	5'437	-26'918	-23'070	32'879	0	0	1'450	0	8'463	17'237	0	329	0	0	-2'496	23'554	11'750	0	0	0	0	2'190
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	0
Nettoertrag	603'358	296'079	533'492	614'004	478'064	475'310	95'297	137'599	231'966	-4'591	127'402	430'600	212'985	668'211	446'084	307'380	32'598	539'994	358'508	296'365	228'479	411'846	177'532	7'698'562	
5.1 Renov./Sanierungen wertverm.	0	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	0
Cashflow vor FK-Kosten	603'358	296'079	533'492	614'004	478'064	475'310	95'297	137'599	231'966	-4'591	127'402	430'600	212'985	668'211	446'084	307'380	32'598	539'994	358'508	296'365	228'479	411'846	177'532	7'698'562	
Cash-Rendite in % des Anschaffungswertes	4.22%	6.02%	4.90%	4.78%	5.10%	4.96%	3.15%	2.88%	3.53%	-0.07%	2.80%	4.13%	3.29%	4.30%	3.43%	3.88%	3.62%	4.01%	4.82%	4.24%	4.25%	4.22%	5.38%	0	3.94%
Cash-Rendite in % des Marktwertes	3.96%	4.55%	4.22%	3.99%	4.25%	4.25%	3.00%	2.97%	3.02%	-0.04%	3.03%	4.52%	3.23%	3.81%	4.19%	4.28%	3.62%	4.30%	6.24%	4.52%	3.58%	4.07%	4.93%	0	3.70%
Finanzierungsinstitut	ZKB	SGKB	SGKB	UBS	ALSA PK	SGKB	---	UBS	UBS	---	UBS	SZKB	SGKB	UBS	SGKB	ALSA PK	SGKB	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.	5.0 Mio.	1.5 Mio.	3.5 Mio.	2.0 Mio.	1.7 Mio.	5 Mio.	0	0	0
Finanzierungsbetrag 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finanzierungsbetrag 3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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 - 31.01.32	---	01.07.23 - 30.09.23	01.07.23 - 30.09.23	---	01.07.23 - 30.09.23	01.07.23 - 30.09.23	31.08.17 - 31.08.27	29.06.17 - 29.06.29	31.01.20 - 31.01.30	30.11.21 - 30.11.28	28.07.23 - 30.09.23	06.11.18 - 06.11.24	03.02.18 - 02.02.27	01.07.23 - 30.09.23	31.08.19 - 31.08.29	31.05.17 - 31.05.27	---	---	---
Laufzeit 2	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
Laufzeit 3	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
Zinssatz 1	0.35%	2.208%	0.50%	0.97%	1.00%	0.50%	---	2.108%	2.108%	---	2.108%	2.047%	0.90%	1.25%	0.60%	0.69%	2.07%	0.95%	1.04%	2.087%	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	15'402'157	3'110'000	7'710'000	5'505'000	16'900'000	6'686'520	5'580'000	5'813'061	15'245'000	4'155'000	6'745'000	6'820'000	8'490'000	4'800'000	196'901'738	
Cash-Rendite invest. EK (Basis: DCF)	6.05%	5.50%	6.00%	5.63%	6.37%	6.40%	3.00%	4.99%	3.34%	-0.04%	5.46%	7.45%	5.16%	5.27%	8.90%	7.34%	0.75%	4.72%	11.50%	5.86%	4.47%	6.47%	4.93%	0	5.21%