

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	12'329'362	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	263'771'083	
DCF-Wert 31.12.2023/01.01.2024	20'310'000	8'930'000	16'690'000	20'250'000	15'285'000	15'215'000	4'980'000	6'170'000	10'260'000	18'992'999	5'620'000	12'450'000	8'775'000	23'700'000	14'335'000	9'575'000	10'900'000	16'490'000	7'585'000	8'315'000	8'570'000	13'090'000	4'800'000	281'287'999	
1.1 Mieteinnahmen Soll	275'490	84'837	202'173	242'796	175'311	176'423	53'235	54'423	91'451	2'760	51'561	191'551	105'543	248'395	185'208	127'844	106'654	208'325	168'391	122'818	89'345	164'532	67'323	3'196'389	
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	-3'241	0	-885	-1'408	0	0	0	-480	-2'040	0	0	-275	-130	0	-3'923	-360	0	-1'750	-21'130	-570	0	0	0	-36'192	
1.4 Ertragsausfälle	0	0	0	1'975	0	-230	0	0	0	0	0	0	0	0	0	15	0	0	23'903	0	0	-840	0	24'823	
Bruttoertrag	272'249	84'837	201'288	243'363	175'311	176'193	53'235	53'943	89'411	2'760	51'561	191'276	105'413	248'395	181'285	127'499	106'654	206'575	171'164	122'248	89'345	163'692	67'323	3'185'020	
Leerstand in % Mieteinnahmen Soll	-1.18%	0.00%	-0.44%	0.23%	0.00%	-0.13%	0.00%	-0.88%	-2.23%	0.00%	0.00%	-0.14%	-0.12%	0.00%	-2.12%	-0.27%	0.00%	-0.84%	1.65%	-0.46%	0.00%	-0.51%	0.00%	-0.36%	
2.1 Hauswartung	0	0	0	0	0	0	0	0	81	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	81
2.2 Versicherungen, Steuern	12'953	2'387	6'784	5'999	4'517	4'620	1'713	1'770	3'065	6'389	1'556	10'784	5'041	5'837	9'039	9'133	3'199	10'812	7'889	3'678	4'717	5'422	2'361	129'665	
2.3 Energie	70	0	-150	0	0	0	-30	94	0	0	0	162	0	0	0	0	0	17	-60	0	0	0	0	103	
2.4 Gebühren / Abgaben	0	0	0	0	0	0	0	23	-3'461	0	0	21	0	10	0	0	0	0	0	0	0	0	0	0	-3'407
2.5 Verwaltungskosten	194	0	1'193	164	303	0	0	110	0	0	0	0	0	329	0	653	0	1'228	129	291	743	0	2	5'339	
2.6 Verwaltungshonorar	11'772	3'666	7'913	10'378	7'135	7'297	2'335	2'787	3'243	0	1'851	8'271	4'849	11'448	6'859	5'512	3'648	8'932	5'675	5'286	3'863	6'810	2'534	132'064	
2.7 Übrige Kosten	0	0	0	-257	0	0	0	2	4	2'592	5	0	348	-15	120	0	0	21	-715	2'437	795	125	-240	5'222	
Betriebskosten	24'989	6'053	15'740	16'284	11'955	11'917	4'018	4'653	6'445	5'601	3'412	19'217	10'259	17'599	16'028	15'298	6'847	21'010	12'918	11'692	10'118	12'357	4'657	269'067	
Betriebskosten in % Mieteinnahmen Soll	-9.07%	-7.13%	-7.79%	-6.71%	-6.82%	-6.75%	-7.55%	-8.55%	-7.05%	-202.93%	-6.62%	-10.03%	-9.72%	-7.09%	-8.65%	-11.97%	-6.42%	-10.09%	-7.67%	-9.52%	-11.32%	-7.51%	-6.92%	-8.42%	
3.1.1 Reparaturen bei Mieterwechsel	0	0	583	0	-5'070	2'952	1'441	0	1'451	0	0	0	0	-76	3'485	2'687	0	8'640	-10'000	0	249	-3'227	0	3'115	
3.1.2 Allg. Ersatz/Rep. Mietobjekte	4'219	0	1'793	7'816	4'572	5'360	-6'826	416	542	0	1'397	10'231	726	2'938	2'320	5'930	143	7'956	-8'345	4'187	295	10'839	3'897	60'406	
3.2 Ord. Unterhalt Gebäude	5'593	3'094	-767	3'318	622	0	0	1'909	789	0	2'456	4'178	5'330	0	0	474	411	4'428	1'617	887	7'311	999	0	42'649	
3.3 Ord. Unterhalt Garten/Umgebung	1'682	0	0	0	0	0	0	0	41	0	4'872	408	0	2'173	0	0	0	135	0	0	330	0	0	9'641	
Ordentlicher Unterhalt	11'494	3'094	1'609	11'134	124	8'312	-5'385	2'325	2'782	41	3'853	19'281	6'056	5'035	6'213	9'091	554	21'159	-16'728	5'074	8'185	8'611	3'897	115'811	
Ord. Unterhalt in % Mieteinnahmen Soll	-4.17%	-3.65%	-0.80%	-4.59%	-0.07%	-4.71%	10.12%	-4.27%	-3.04%	-1.49%	-7.47%	-10.07%	-5.74%	-2.03%	-3.35%	-7.11%	-0.52%	-10.16%	9.93%	-4.13%	-9.16%	-5.23%	-5.79%	-3.62%	
4.1 Renov./Sanierungen werterhalt.	0	0	0	501	0	0	0	0	0	0	0	0	544	0	0	0	0	0	2'432	0	0	0	0	3'477	
4.2 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	
Nettoertrag	235'766	75'690	183'939	215'444	163'232	155'964	54'602	46'965	80'184	-2'882	44'296	152'778	88'554	225'761	159'044	103'110	99'253	164'406	172'542	105'482	71'042	142'724	58'769	2'796'665	
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	
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	
Cashflow vor FK-Kosten	235'766	75'690	183'939	215'444	163'232	155'964	54'602	46'965	80'184	-2'882	44'296	152'778	88'554	225'761	159'044	103'110	99'253	164'406	172'542	105'482	71'042	142'724	58'769	2'796'665	
Cash-Rendite in % des Anschaffungswertes	4.95%	4.62%	5.07%	5.03%	5.22%	4.89%	5.42%	2.95%	3.67%	-0.09%	2.92%	4.40%	4.10%	4.36%	3.67%	3.90%	3.67%	3.66%	6.96%	4.53%	3.96%	4.39%	5.34%	4.24%	
Cash-Rendite in % des Marktwertes	4.64%	3.39%	4.41%	4.26%	4.27%	4.10%	4.39%	3.04%	3.13%	-0.06%	3.15%	4.91%	4.04%	3.81%	4.44%	4.31%	3.64%	3.99%	9.10%	5.07%	3.32%	4.36%	4.90%	3.98%	
Finanzierungsinstitut	ZKB	SGKB	SGKB	UBS	ALSA PK	SGKB	---	UBS	UBS	---	UBS	SZKB	SGKB	UBS	SGKB	ALSA PK	SGKB	ZKB	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	
Finanzierungsbetrag 2																									
Finanzierungsbetrag 3																									
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	---	01.01.24 - 31.03.24	01.01.24 - 31.03.24	---	01.01.24 - 31.03.24	01.01.24 - 31.03.24	31.08.17 - 31.08.27	29.06.17 - 29.06.29	31.01.20 - 31.01.30	30.11.21 - 30.11.28	01.01.24 - 31.03.24	06.11.18 - 06.11.24	03.02.18 - 02.02.27	01.01.24 - 31.03.24	31.08.19 - 31.08.29	31.05.17 - 31.05.27	---	---	
Laufzeit 2																									
Laufzeit 3																									
Zinssatz 1	0.35%	2.187%	0.50%	0.97%	1.00%	0.50%		2.073%	2.073%		2.073%	2.006%	0.90%	1.25%	0.60%	0.69%	2.187%	0.95%	1.04%	2.046%	0.78%	0.98%	---	---	
Zinssatz 2																									
Zinssatz 3																									
Investiertes Eigenkapital (Basis:DCF)	13'310'000	7'430'000	11'690'000	14'250'000	10'285'000	10'215'000	4'980'000	5'170'000	9'260'000	18'992'999	4'620'000	7'450'000	5'475'000	17'200'000	6'835'000	5'575'000	5'900'000	14'990'000	4'085'000	6'315'000	6'870'000	8'090'000	4'800'000	203'787'999	
Cash-Rendite invest. EK (Basis: DCI)	7.09%	4.07%	6.29%	6.05%	6.35%	6.11%	4.39%	3.63%	3.46%	-0.06%	3.84%	8.20%	6.47%	5.25%	9.31%	7.40%	6.73%	4.39%	5.63%	6.68%	4.14%	7.06%	4.90%	5.49%	
Cash-Rendite in % des Anschaffungswertes: 4.24% (ohne Dietikon 45/47 = 4.45%)																									
Cash-Rendite in % des Marktwertes: 3.98% (ohne Dietikon 45/47 = 4.27%)																									