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App set to revolutionise UK commercial real estate investment appraisals

A new proptech app which uses artificial intelligence is set to revolutionise the process of real estate investment appraisals by replacing laborious spreadsheet modelling and rigid software solutions with an intuitive mobile app utilising powerful artificial intelligence technology.

Dashflow for CRE is an iOS-based app from Intellect Automation which delivers sophisticated appraisals by responding instantly to changed cashflow parameters of any given property investment scenario. It has been developed by Michael Molloy - a highly experienced real estate investment expert who has worked on more than £3bn of transactions.

Molloy explains: “The app can do in minutes, even seconds, what can take hours or even days to do with existing platforms.

“With Dashflow, as soon as you have information on a prospective deal, you can quickly and easily import property data and create appraisals tailored to your investment criteria.

“The intuitive, user-friendly dashboard puts investment modelling within reach of anyone in the industry, and the cashflow function enables you to instantly see the effects of investment options on internal rates of return and other profitability measures.”

Because the app runs on iPhones and iPads, it also enables the user to work anywhere at any time, share appraisals with colleagues and generate clear and dynamic presentations.

Molloy comments: “Dashflow for CRE is liberating the property investment appraisal process. It eliminates the grind – and potential errors – of spreadsheet modelling and allows team members to bring their talent to bear on the core aspects of underwriting a transaction.

“It also puts the appraisal process in the hands of any professional who understands the building blocks of CRE transactions. You can quickly ‘sketch’ an asset model or import data, and when you have finished the appraisal you can export a fully-functional Excel financial model – essentially, the entire DCF analysis.”

The office investment version of the app has now been released in the UK and is already being used by clients including M&G Investments, Delancey and Colliers International. Individual annual licences cost £125 per month. A video demonstration of the app and the opportunity to organise a free trial can be found at www.dashflowCRE.com

Dashflow for CRE conforms to the standards of The Institute of Chartered Accountants in England and Wales, and also to recent RICS modelling guidelines. It also offers robust security through both its iOS platform and the option to arrange mobile device management at the time of purchase.

Michael Molloy comments: "Security and confidentiality are of paramount importance in this area of business and so we have built an app which gives corporates device and data security together with control.

"We believe Dashflow for CRE can deliver amazing benefits of speed, accuracy and resource to the appraisal process. These benefits will be amplified when both sides of a transaction are using the platform because this will mean that a potential deal can proceed at the same pace with standardisation and transparency."

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NOTES TO EDITORS

The company which has developed Dashflow for CRE is Intellect Automation International (IAI).

Warren Kinston and Graham Watman - Michael Molloy's co-founders - have taken other companies from start-up through to IPO. For Dashflow, the company successfully completed an Angel round in mid-2017 which closed at £400,000.

The natural customers for Dashflow include all major CRE deal participants: asset managers (REITs, Private Equity Funds, Pension Funds etc); banks & corporate lenders; regional, national and global brokers/agents; developers and architects; accountancy firms; legal advisory firms; and relevant government departments.

Dashflow for CRE is being launched in the UK, and is scheduled for a roll-out across the US, Continental Europe and Asia-Pacific markets during the next few months.