Active asset management is at the top of the agenda for all leading real estate organizations. Maximize performance and profitability in a single platform that offers asset and portfolio valuations, budgeting and investment structure forecasting, flexible reporting, and powerful sensitivity/scenario building for structured stress testing.

The ARGUS® Enterprise platform scales to meet the needs of real estate businesses and their advisors worldwide. ARGUS Enterprise (AE) brings together three industry-standard valuation and asset management solutions into one powerful platform: ARGUS Valuation DCF, ARGUS Valuation Capitalisation and ARGUS Asset Management.

The Key Benefits of ARGUS Enterprise

**Better Budgeting**
Create budgets faster and more accurately with an optimised user experience, saved custom views, enhanced integration and advanced security.

**Value Global Assets**
Handles multiple currencies, area measures and lease structures, supporting Discounted Cash Flow, Traditional and Market Capitalisation Valuations.

**Gain Portfolio Transparency**
Quickly assess values and identify risks. Users can test and adjust strategies to make sound data-driven business decisions.

**Manage Everything in One Location**
Combine budgeting and valuation in a single operating environment, simplifying the infrastructure needed to support complex processes.

**Make Decisions in Real-Time**
Powerful sensitivity capabilities and real-time calculations speed decision-making for acquisitions, dispositions and benchmarking portfolio performances.

**Enterprise Scalability**
The AE platform scales with any organisation to handle a single asset valuation to complex sensitivity analysis across even the largest global portfolios.

**Increase Compliance, Reduce Errors**
Reduce your dependency on error-prone spreadsheets. Proven, market-tested standards are audit-ready and boost compliance in today’s strict regulatory environment.

**Converge Industry Standards**
Natively integrate existing ARGUS data from both ARGUS Valuation Capitalisation (CVL files), ARGUS DCF (SF files) and easily upgrade from existing ARGUS solutions.

**Gain Valuable Insight**
Integrated Symphony for AE provides data warehousing and reporting solutions for immediate access to extended property and portfolio information.

**Achieve Rapid Time-To-Value**
Fast install, quick setup and easy-to-learn user interface make ramp time fast — accelerating time-to-value and reducing cost of deployment.

ARGUS Enterprise offers modular configuration, available as a suite or separately to meet your needs.

### Core AE Functionality

#### Data Integration
- Historical and Actuals integration with property management systems

#### Property Budget™
- Budgeting, Forecasting and Performance Management
  - Multiple Chart of Accounts (COA) with COA management and mapping
  - Multiple budgets and re-forecasting scenarios
  - Import property management data for historical accuracy
  - Role-based workflow, proactive validation and detailed job cost budgeting
  - View historical, budget and projected results with variances and notes on one screen
  - Budget comparison reports quickly assess the property, ensure consistency and reliability of the budget and re-forecast

#### Valuation Cash Flow™
- Cash Flow Projections, Valuations and Investment Analysis
  - DCF, Traditional and Market Capitalisation Valuations
  - Real-time calculations and sensitivity analysis
  - Multi-measure, multi-currency support
  - Monthly, quarterly and annual cash flow analysis, property and tenant reporting, investment returns and valuations
  - Produce outputs on screen or save to Excel, HTML or PDF formats
  - Open multiple files simultaneously for comparative analytics
  - Data and calculation validation as well as audit reporting

#### Repertoire Reporting™
- Portfolio and Asset Reporting
  - Flexible report parameters for controlling report timing, level of detail and other options
  - Multiple report tabs for dynamic presentations and portfolio reviews
  - Dynamic drill-downs to examine property level results across a portfolio
  - 40+ reports for portfolio analysis
  - Multiple currency rate tables for global consolidated reporting
  - Custom property classifications for reporting and sensitivity

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Sensitivity Analysis™
Portfolio Scenario Analysis

- Powerful sensitivity features for stress testing key cash flow projection and valuation assumptions
- Create multiple scenarios and compare values from Discount Cash Flow and Traditional Valuations
- Sale date sensitivity and capital expense sensitivity
- Globally update key assumptions like inflation rates, market rates, speculative leasing terms, sale dates, cap rates and discount rates
- Manage risk and enhance value by creating scenarios within minutes, not days

Investment Structures™
Fund and Investment Structuring, Forecasting and Analysis

- Construct complex fund structures and joint ventures using a visual user interface
- Model portfolio level debt and equity instruments
- Model fund level costs and fees
- Define waterfall distributions, including promotes, carry and IRR lookback
- Forecast fund and investor level cash flows and returns, including fees and clawbacks
- Use SPVs for holding/operating assets
- Perform sensitivity analysis including new acquisitions and other “what if?” scenarios modeled in AE

Business App Toolkit™
Custom Business Process Forms and Reporting

- Advanced input forms capture all the available information on assets, portfolios and markets for each property
- Create and publish bespoke reports specific to business needs
- Instantly access stored information and view reports while working within a property model
- Make timely and supported business decisions with context sensitive reporting and data grids
Learn More Today
Join a growing list of asset managers, fund managers, service providers, owners, and investors who are leveraging ARGUS Enterprise to track their portfolio, manage their risk and increase overall profitability.

About ARGUS Software
ARGUS Software leads the commercial real estate industry serving clients in over 60 countries. By developing exclusively for this industry, we consistently ensure our products support your ability to stay ahead of your competitors. At ARGUS Software, we strive to provide clients with solutions that are globally relevant, easy to use and save valuable time and money.

For more information, visit argussoftware.com.

Over €1 trillion real estate assets are appraised globally using ARGUS Solutions.

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