

Streamlining Fragmented Valuation Workflows Across Asset Classes

Case Study

Business Impact

67% ↓

NAV and IRR
reporting cycle
times

70% ↑

In accuracy of IRR
forecasting

3X

faster validation of
valuation assumptions
across departments

87% ↓

portfolio-level
inconsistencies

Problem Statement

A large commercial real estate firm managing office, retail, and industrial assets was grappling with inconsistent valuation results across its portfolio. The root issues stemmed from fragmented data systems (Yardi, Excel, to name a few), each with varying structures, formats, and update cadences. With no unified model in place, the firm's finance and asset management teams had to manually stitch together asset-level data, leading to delays in internal rate of return (IRR) calculations, mismatches in Net Asset Value (NAV) figures, and increasing friction during board and investor reviews.

Solution Overview

- Integrated Yardi and Excel-based valuation data into a single pipeline, ensuring all incoming data was cleaned, formatted, and mapped to a unified model schema.
- Built a multi-layered valuation framework that allowed toggling between methodologies, with underlying standardized formulae.
- Enabled real-time data refresh and auto-triggered recalculations of NAV and IRR across the entire portfolio.
- Applied asset categorization logic—office, retail, mixed-use, industrial—with roll-up capabilities at both regional and fund levels.
- Added variance-tracking modules to identify discrepancies between historical vs. current assumptions or performance.
- Created investor-facing dashboards with performance metrics, audit comments, and board decks.