

Norveo

Arbitrate your real-estate investments, methodically.

What it's for

Norveo standardises a property sheet and computes its financial case on its own: yield, cash flow, IRR, NPV. You fill in **the acquisition, the operation and the financing**; the **financial summary** updates. Enough to arbitrate between properties on comparable grounds.

Three roles around the sheet

ANALYST Creates the property sheet and prices it: acquisition, operation, financing, assumptions.	ADVISOR Challenges and adjusts the assumptions, risks and notes, without touching the rest.	DECISION-MAKER Arbitrates on the numbers: shortlists the property, puts it under offer or rejects it.
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The sheet, in seven tabs

01 Identity	02 Acquisition	03 Operation	04 Financing	05 Assumptions	06 Risks	07 Summary
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You move tab by tab. The financial summary aggregates everything and recomputes on each entry.

Getting started

- 1 Create a property**
New property in the sidebar. Fill in the identity: asset type, surface, location, condition, EPC.
- 2 Enter the acquisition**
Purchase price, costs as a percentage or an amount, works. Norveo consolidates the entry cost.
- 3 Describe the operation**
Rents, vacancy, charges, property tax and management. The net operating income computes.
- 4 Set the financing**
Equity, loan amount, rate, term. LTV and DSCR gauge how solid the structure is.
- 5 Read the summary**
Yield, cash flow, IRR and NPV compute. Adjust the assumptions, then export to PDF.

Good to know

- ◇ **Automatic computation.** The summary aggregates acquisition, operation and financing over the holding horizon.
- ◇ **Multi-currency.** The PDF sheet exports in euro or dollar, at the rate you set.
- ◇ **Comparator.** An arbitration table and a yield / risk matrix across the whole portfolio.
- ◇ **Scored risks.** Probability by impact, from Low to Critical.
- ◇ **Export and import.** Save and reload your portfolio as JSON.
- ◇ **Trilingual.** French, English, Italian.