

REAL ESTATE FUND SERVICES

February 2020

As a fund manager you want to spend time on your core activities – effectively managing portfolios, not be distracted by operational issues and struggling to capture the complex data that really matters.

Here's the five-step process that allows BNY Mellon to do your heavy lifting.

When you have a new investor, we gather and store all key information on them in our Transfer Agency system.

This includes:

- Demographics
- AML status
- Fees
- and Commitments to fund ranges

Once you've found a property, we automate the process of a capital call. We track that the investor has been notified, the amount being called and what's left to commit. We work together to ensure the funds are there on time from allocation through to value creation and distribution. Capital commitments collected are now used to fund the purchase of properties.

This is where our Property Manager Interface (PMI) comes into play. PMI is BNY Mellon's proprietary tool which aggregates data from all property manager types and third-party providers regardless of reporting systems. Property managers can load financial and non-financial information and we can track the timeliness and quality of the information.

PMI loads the reviewed financial data directly to Yardi. Yardi is our fund accounting engine for consolidating asset level information into a single reportable general ledger across multiple jurisdictions, accounting standards and asset types.

Our Portfolio Analytics tool takes the consolidated Yardi data and provides information for asset managers' decision making. It can give you an overview on the impact to your portfolio, for example, of a major tenant liquidation. It can compare residential versus commercial and region to region.

All the complicated information you need for financial and portfolio reporting at your fingertips.

© 2020 The Bank of New York Mellon Corporation. All rights reserved.

The views expressed within this article are those of the authors only and not those of BNY Mellon or any of its subsidiaries or affiliates. For further disclosure information, please refer to: [Alternative Investment Services Disclosure](#).

