# Project: Real Estate Fund Portfolio Management

## Client Name:

Bain Capital LP

## Use Case:

Real Estate Fund Forecasting Model

## Completion Date:

December 2021

## Project Objectives:

Lionpoint worked with Bain Capital to create a centralized capability to manage their Real Estate investment portfolio using Anaplan. The goals were to:

* centralize and streamline financial data, enabling accurate and efficient calculations and reporting
* provide real-time visibility into financial performance, allowing for proactive decision-making
* support informed and timely decisions on portfolio management, scenario planning and fund strategy

## Business Challenges:

* Integration of Projected Cashflows from asset managers into the model on a real-time basis
* Ability to actively refine key inputs in the model in a rapid but controlled manner

## Our Approach:

* Seamless integration of projected cashflows from asset managers, ensuring real-time accuracy in financial forecasting
* Calculation of Returns and Distributions, with calculations at both fund and joint venture levels to provide a granular understanding of financial performance and LP/GP returns.
* Portfolio Management Refinement of Key Inputs, allowing for active refinement of key model inputs by the portfolio management team and ensuring that the model reflects the most up-to-date and accurate projections

## Value Created:

By implementing Anaplan's Real Estate Fund Model, Bain Capital has achieved increased accuracy and efficiency in calculating returns and distributions, real-time visibility into financial performance, and actionable reporting for strategic decision-making. The model has also allowed for scenario modeling and enhanced portfolio management, leading to more informed decision-making processes. The next phase of the project aims to expand the capabilities of the fund model, increasing efficiency, and documenting the company's track record for improved transparency.

## Measures of Success:

1) *x%* measured accuracy in calculating returns and distributions.  
2) Real-time visibility into property cashflows, allowing for timely and informed decision-making.  
3) *n* hours of effort per month reduction in roll-forward management and bulk copy processes.

## Industry:

Financial Services, Private Equity, Real Estate