

THE ESTABLISHMENT OF A NEW LINE OF SERVICES

BELL Property Solutions

Bell Group recently acquired La Centrale Capital Solutions, a company leader in property promotion and management. The entire process was lead by Mr.Cesare Lanati who foresaw the need to integrate this type of enterprise within the group.



BELL Group

BELL
Constructions

BELL
Facilities

BELL
Property Solutions

BELL
Events

BELL
Projects

La Centrale Capital Solutions (from now on known as Bell Property Solutions) is a property promotion and management company specialised in offering services to private and institutional investors in need of an operational platform

during the «strategic» (Asset management), «dynamic» (Project Management) and «static» (Property Management) phases.



ASSET
MANAGEMENT



REAL ESTATE
DEVELOPMENT



PROJECT
MANAGEMENT



PROPERTY
MANAGEMENT



ADVISORY

Property assets are a resource whose purpose is to generate income. Therefore, all aspects related to increasing their value are of strategic importance when performing property management activities.

Bell Property Solutions has implemented a business model that explores thoroughly the many aspects of property value enhancement appropriate methods, services and professional skills.

Our mission is to offer effective consulting activities to fully meet our clients' needs, with a view that ensures real-estate optimisation and management strategies.

1.200.000.000
VALUE OF MANAGED ASSET

140
ASSET NUMBER

600.000 sq.m
GROSS FLOOR AREA MANAGED

Case history



BUILDING IN PADUA CITY CENTRE

TOTAL SURFACE AREA: Around 12,000 square metres

ACTIVITIES CARRIED OUT: Project Management services during the design and development phases of the estate.

AMOUNT INVESTED FOR DEVELOPMENT: Around € 35.000.000

YEAR OF COMPLETION: 2015

LOGISTICS WAREHOUSE Colleferro (RM)

TOTAL SURFACE AREA: Around 45,000 square metres

ACTIVITIES CARRIED OUT: Project Management services during the design and development phases of the estate.

AMOUNT INVESTED FOR DEVELOPMENT: Around € 18.000.000



BUILDING IN MILAN CITY CENTRE

TOTAL SURFACE AREA: Around 8,500 square metres

ACTIVITIES CARRIED OUT: Divestment assistance through organisation of a Beauty Contest for international institutional operators.

AMOUNT INVESTED FOR DEVELOPMENT: Around € 40.000.000

YEAR OF DIVESTMENT: 2018

LOGISTICS CENTER Nogarole Rocca (VR)

TOTAL SURFACE AREA: Around 77,000 square metres

ACTIVITIES CARRIED OUT: Project Management services during the design and development phases of the estate and divestment assistance.

AMOUNT INVESTED FOR DEVELOPMENT: Around € 30.000.000

YEAR OF DIVESTMENT: 2018



BELL Property Solutions' line of services

“ON-DEMAND” SERVICES

*Asset Management Companies;
Banks, insurance companies, social security institutions;
Public bodies in general (national and local);
Private Equity Real Estate Company;
Industrial and Commercial Groups not interested in Real Estate;
Real Estate companies that need outsourcing in the development and management phase.*

“END-TO-END” MANAGEMENT

*Family Offices;
Private and Institutional financial investors.*

SUMMARY OF BELL PROPERTY MANAGEMENT'S INDUSTRIAL ACTIVITIES

*Property Management: management of the technical and administrative activities related to maintaining the efficiency of the real estate assets;
Project Management: planning, management and operational coordination for the integrated development of real estate projects, with responsibility for results;
Agency: management of relocations and buy and sales through the subsidiary NetWork Real Estate Agency S.r.l (“NetWork Rea”);
Energy Management: energy audits, building and plant requalification studies, technical and administrative assistance for the installation of plants from renewable-energy sources;
Advisory: technical and administrative due diligence, investment feasibility analysis, property value assessment;
Asset Management: strategic setting, management and valorisation of real estate portfolios.*

AGENCY - NETWORK REAL ESTATE AGENCY

Network REA offers brokerage services for the sale and rental of individual properties and entire portfolios.

It is aimed at private and institutional investors, providing brokerage and agency opinion services.

The skills gained from all aspects of real estate management allow the identification of the most suitable strategy for pursuing the result, therefore contributing to eliciting the maximum value from each asset.



PROPERTY MANAGEMENT

Management of all functional activities aimed at optimizing the profitability of real estate assets by carrying out technical, administrative and security activities on real estate.

Specifically, Bell Property Management deals with the management of the following aspects:

- Administrative and tax management of the property;*
- Insurance coverage management;*
- Management of relationships with tenants;*
- Management of apartment buildings;*
- Local tax management;*
- Creation and management of the “documentation package” of the property;*
- Drafting of budgets and maintenance programs;*
- Management of ordinary and extraordinary maintenance operations;*
- Assistance in drafting procurement and services contracts;*
- Assessment and management of properties’ security level;*
- Technical and administrative reporting;*
- Assistance with disposal operations and real estate acquisition;*
- Management of land registry recertification and urban planning practices;*
- Drafting of B.I.M. models (Building Information Modeling);*
- Planning and operations management;*
- 24/7 availability service.*



ENERGY MANAGEMENT

Activities aimed at optimizing business processes with the goal of increasing energy efficiency and consequently reducing energy expenditure.

- Analysis of energy purchase prices;*
- Assistance in purchasing energy;*
- Analysis of buildings’ energy data;*
- Drafting of energy audits;*
- Assessment of financial proposals aimed at energy requalification;*
- Technical and administrative assistance for redevelopment projects.*

ASSET MANAGEMENT

Strategic management of the real estate portfolio, based on the level of risk-expected return shared with the client.

- Market and benchmark analysis;*
- Feasibility studies:*
 - Identification of the possible valorization of the individual property and/or of a portfolio, and verification of the related technical-urban feasibility;*
 - Development of an unlevered business plan;*
 - Identification and structuring of the investment vehicle (Fund, Sicafe, Siiq, Trust, SPV in club deal logic) and the financing structure;*
 - Development of the levered business plan and the expected IRR (internal rate of return) for the customer;*
- Portfolio management, through coordination of Property, Facility and Project Management functions;*
- Selection of investment opportunities and properties to be divested;*
- Monitoring of the investment’s performance.*