The value of modernized corporate real estate operations in a changing world

A modernized corporate real estate operations transformation offers businesses a competitive advantage in a world marked by dynamic disruptions, ongoing transformations, and imminent existential shifts.

Businesses and organizations that tackle challenges in real estate operations today will have a likelier chance of addressing these continuing and forthcoming trends in the next 15 years:

- **Portfolio resilience** based on modernized corporate real estate operations.
- **Remote work and technology adoption** that maximizes space utilization and resource allocation, including hyperpersonalized workspaces that cater to individual preferences, adaptive use of space in office environments, and decentralized work hubs to accommodate a distributed workforce.
- **An increased focus on sustainability and social impact** that drives real estate decisions, including the integration of energy-efficient technologies into real estate infrastructure.

**Problems corporate real estate clients are facing today**

- **Challenges attracting and retaining talent**, including recovering from the COVID pandemic and the Great Resignation.
- **Inefficiencies due to suboptimal technologies**, including being unable to meet the need for a data-driven strategy, lacking IT support for a 24/7 workforce, and inability to respond to rapidly changing technology and data requirements.
- **Inability to address a rapidly changing regulatory environment**, including challenges navigating complex, high-risk tax issues and ever-changing legislation with employees who are unfamiliar with the issues.
- **Roadblocks to accurate reporting**, such as difficulty with accurate reporting on complicated fact patterns; inability to recognize tax credits, ESG incentives, and more.
Our Deloitte Operations Transformation and Managed Services address a variety of solutions by utilizing four key sources of action.

1. **Strategizing with data to increase forecasting and reporting accuracy, including:**
   - Function data abstraction.
   - Acquisition/disposition due diligence.
   - Streamlined processes with tech-enabled solutions.
   - Budget/forecasting modeling.
   - Model analysis for all offered functions.

2. **Streamlining processes to optimize operating models, including:**
   - Function administration.
   - Accounting administration (GAAP and tax).
   - General and property accounting.
   - Accounts payable/receivable.
   - Proprietary tech-enabled solutions unique to Deloitte.

3. **Managing risk to increase operations resiliency via:**
   - A team of industry experts dedicated to the function.
   - Analysis of critical items facing the function.
   - Software selection and implementation.
   - Audit support.

4. **Reducing costs to balance an organization’s real estate spend using:**
   - Proprietary software to automate non-value-add tasks.
   - Internal access to Green Dot experts (tax incentives, etc.).
   - Real estate-related IRA incentive support.
   - Internal audit support.
   - A high-performing team focused on the function during critical times.

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