(12) INTERNATIONAL APPLICATION PUBLISHED UNDER THE PATENT COOPERATION TREATY (PCT)

(19) World Intellectual Property Organization
International Bureau

(43) International Publication Date
27 February 2003 (27.02.2003)

PCT

(10) International Publication Number
WO 03/017057 A3

(51) International Patent Classification[7]: G06F 17/60

(21) International Application Number: PCT/US02/26113

(22) International Filing Date: 15 August 2002 (15.08.2002)

(25) Filing Language: English

(26) Publication Language: English

(30) Priority Data:
09/930,913 15 August 2001 (15.08.2001) US

(71) Applicant: JONES LANG LASALLE, IP, INC. [US/US]; 200 East Randolph Drive, Chicago, IL 60601 (US).

(72) Inventors: BRAUN, William, J.; 3614 Hillside Road, Evanston, IL 60201 (US). DMYTRYK, Robert; 12921 Quinnel Court, San Diego, CA 92130 (US).

(74) Agent: SCHERRER, Stephen, T.; McDermott, Will & Emery, 227 West Monroe Street, Chicago, IL 60606 (US).

(81) Designated States *(national)*: AE, AG, AL, AM, AT, AU, AZ, BA, BB, BG, BR, BY, BZ, CA, CH, CN, CO, CR, CU, CZ, DE, DK, DM, DZ, EC, EE, ES, FI, GB, GD, GE, GH, GM, HR, HU, ID, IL, IN, IS, JP, KE, KG, KP, KR, KZ, LC, LK, LR, LS, LT, LU, LV, MA, MD, MG, MK, MN, MW, MX, MZ, NO, NZ, OM, PH, PL, PT, RO, RU, SD, SE, SG, SI, SK, SL, TJ, TM, TN, TR, TT, TZ, UA, UG, UZ, VC, VN, YU, ZA, ZM, ZW.

(84) Designated States *(regional)*: ARIPO patent (GH, GM, KE, LS, MW, MZ, SD, SL, SZ, TZ, UG, ZM, ZW), Eurasian patent (AM, AZ, BY, KG, KZ, MD, RU, TJ, TM), European patent (AT, BE, BG, CH, CY, CZ, DE, DK, EE, ES, FI, FR, GB, GR, IE, IT, LU, MC, NL, PT, SE, SK, TR), OAPI patent (BF, BJ, CF, CG, CI, CM, GA, GN, GQ, GW, ML, MR, NE, SN, TD, TG).

Published:
— *with international search report*

(88) Date of publication of the international search report:
18 September 2003

For two-letter codes and other abbreviations, refer to the "Guidance Notes on Codes and Abbreviations" appearing at the beginning of each regular issue of the PCT Gazette.

WO 03/017057 A3

(54) Title: SYSTEM AND METHOD FOR EVALUATING REAL ESTATE FINANCING STRUCTURES

(57) Abstract: The present invention relates to a system and a method for evaluating real estate financial structures. Specifically, the present invention provides a method for determining an optimal financial structure for controlling real estate assets. A user enters information into the system that relates to one or a plurality of real estate assets. The system analyzes the inputted information and rates various financing structures that may be used for the control of the real estate assets, including, for example, whether an individual or entity should own, lease, or control the asset via another financing structure.