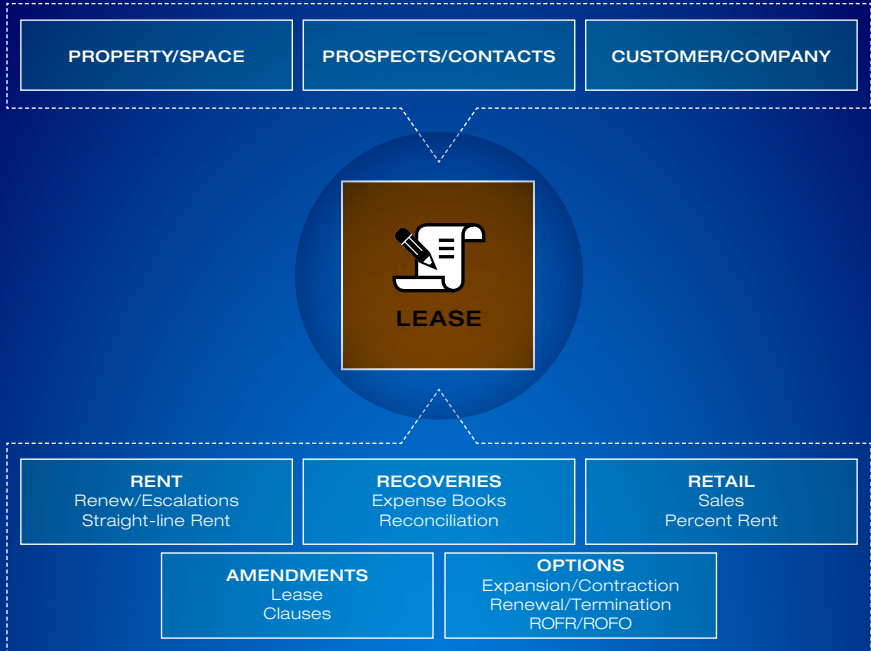


YARDI VOYAGER™

Commercial Property Management Software



Lease Management Architecture



Key Features

- Controlled administration of rent reviews, leases and amendments
- Lease Option management with encumbrance tracking
- Dynamic critical date management
- Track square footage/meters at property, building, floor and space levels
- Simplified setup of complex expense recoveries
- Complete retail percentage rent calculations
- Easy straight-line rent adjustments for IFRS
- Full drill-down to underlying lease documents
- Powerful, integrated accounting and leasing
- SAS70 compliance via **Yardi ASP**
- Supports multiple GAAP, multi-language and multi-currency

YARDI VOYAGER™ for Commercial

Yardi Voyager for commercial property management provides the most comprehensive set of management and accounting tools for commercial real estate, all built into the fully integrated web-based Voyager platform. From small portfolios to the largest global enterprises, Yardi Voyager automates processes with role-based dashboards, workflows, critical date notifications and analytics, which will help you increase efficiency and improve decision making. The Voyager platform combines commercial property management and accounting with ownership, financials, budgets, forecasts, construction and maintenance for a holistic view of your portfolio.

Commercial Dashboard

The commercial dashboard maximises efficiency and transparency by allowing you to see property tasks and performance in a single user-friendly interface. Your property managers can track critical dates, pending lease workflow actions, work orders summaries, and access to key reports like stacking plans. All with the ability to drill-down to transaction level detail.

Sunrise Tower - Commercial Property Manager Dashboard

Wednesday, August 11, 2010

Property:

Date Range:

Tasks / Approvals for sa

- Tasks Pending with Date Range: 0
- Tasks Past Due: 3
- Approvals Pending within Date Range: 0
- Approvals Past Due: 22

[Create Task](#)

Lease Administration

- Current Leases: 0
- Lease Expirations within Date Range: 0
- Future Activated Leases: 0
- Pending New Leases: 0
- Pending Renewals: 0
- Holdover Lease: 0
- Ready to Activate Amendments: 0
- Other Pending Amendments: 0
- Option Expirations within Date Range: 0
- Option Latest Notice within Date Range: 0
- Indevation within Date Range: 1
- Indevation (Late): 5

Space / Facilities

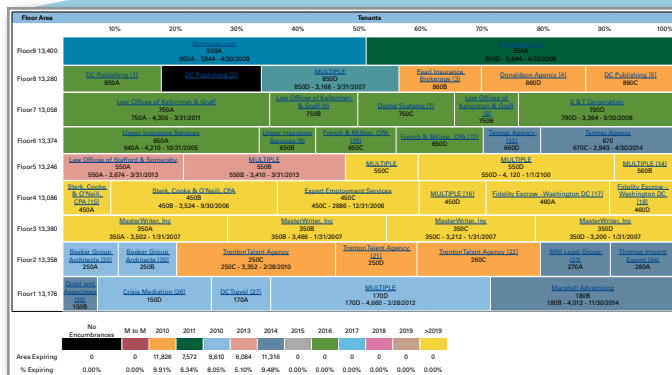
- Total Units: 66
- Available Units: 1

Work Orders / Purchase Orders

- Pending Work Requests: 5
- Completed WO Followup: 0
- Open Purchase Orders: 88

Current Leases - 08/11/2010

Property Id	Customer Id	Lease Name (Alt)	Lease Type	Expiration Date	Area
com00001		London & Pugh, COB #00000001	Office - Net	10/31/2011	3,672.0000
com00001		Kirkland Systems #00000011	Office - Net	01/31/2011	2,122.0000
com00001		Centura Employment Services #00000014	Office - Net	08/31/2011	2,886.0000
com00001		Destination Travel #00000015	Office - Net	02/28/2012	1,432.0000
com00001		Collins Integrated Services #00000017	Office - Net	06/30/2010	5,466.0000
com00001		Tally Engineering #00000019	Office - Net	12/31/2013	4,110.0000
com00001		Law Offices of Krandell & Gold #00000020	Office - Net	03/31/2013	7,572.0000
com00001		Wirehire Publishing #00000021	Office - Net	03/31/2012	6,094.0000



Simplified Workflow

The leasing workflow simplifies administration of complex legal documents.

The screenshot displays the 'Lease' management interface. It includes a 'Lease' tab with fields for ID, Name, DBA Name, Customer, Lease Type, Status, and NAICS. A 'Summary' tab shows property details like Location, Contracted Area, and Lease Term. A 'Links' menu on the right offers options like Amendment, Memo, Email, Task, and Workflow. Below the tabs is a table of lease events:

Type	Status	From	To / Inactive	Term	Description	Unit(s)	View/Edit
Original Lease	Activated	05/03/2004	08/31/2010	124	Rose Connection		
Remeasure	Ready	05/03/2009	08/31/2010	64	Remeasure	UNIT-8	
Renewal	Activated	09/01/2010	08/31/2012	24	Early Renewal Accepted	UNIT-8	
Expansion	Activated	01/01/2011	08/31/2014	44	Adding adjoining space	TUNIT-12	

Complex Calculations

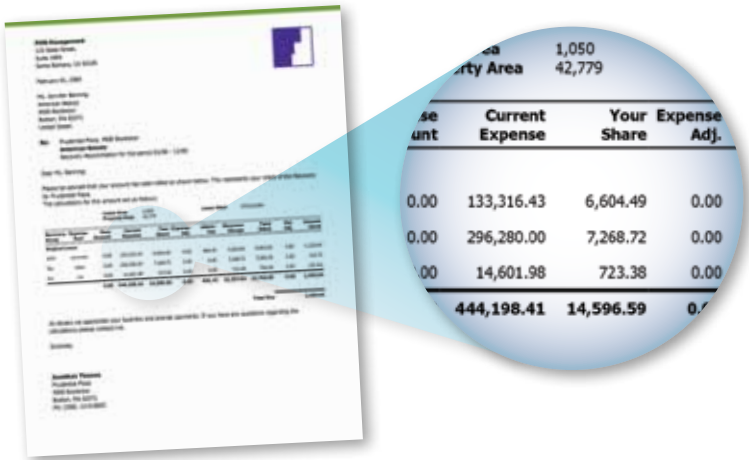
Advanced retail features for complex overage calculations, forecasting and sales entry through the tenant portal.

The screenshot shows the 'Overage' management interface. It is divided into 'Lease Information' and 'Retail Information' sections. The 'Overage Information' section includes fields for Sales Type, From Date, To Date, and Notes. The 'Retail Information' section includes Offset Accounts, Offset Information, and Change Codes. Below these is a 'Sales' section with buttons for Save, Close, Help, and Delete. At the bottom, there is a table for 'Overage Breakpoints' with columns for Sales From, Sales To, and Percentage.

Sales From	Sales To	Percentage
0.00	500,000.00	0.0000
500,000.01	900,000.00	5.0000
900,000.01	1,300,000.0000	4.0000
1,300,000.01	2,000,000.0000	70.0000

Lease Administration

The Yardi lease administration system forms the backbone of the commercial billing process, which accommodates indexation, complex recoveries, retail overages, non-currency leases, and much more. The **Yardi Voyager** automated leasing workflow allows lease administrators to set up the terms of the most complicated industrial, office, and retail leases and amendments, while reviewers can compare the abstract to the actual legal documentation before activation. All lease modifications such as expansion, contraction, relocation, holdover or renewals are stored with the lease details for easy drill-down and historical reference. Leases can be organised by customer making the billing and analysis of multiple leases for national tenants simple.



Lease Amount	Current Expense	Your Expense Share	Expense Adj.
0.00	133,316.43	6,604.49	0.00
0.00	296,280.00	7,268.72	0.00
0.00	14,601.98	723.38	0.00
444,198.41	14,596.59	0.00	

Advanced Retail

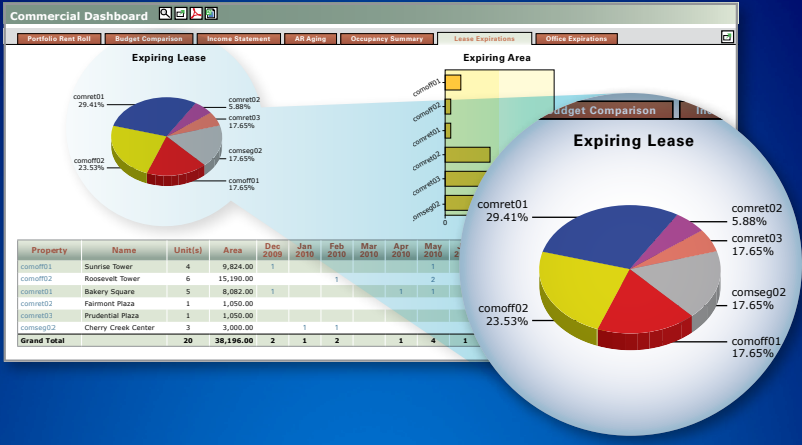
Yardi Voyager makes it simple to track sales and charge percentage rents. The tenants retail parameters allow you to easily define Sales Types, Reporting and Billing Frequencies and Breakpoints, including an automatic calculation of Natural Breakpoints. The Overage function automatically calculates and creates your percentage rent charges. Retail Analytics provide up to the minute reporting on Sales, comparing MTD, YTD, Moving Annual Total (MAT) and calculates the tenants Occupancy Costs.

Streamlined Recoveries

Yardi Voyager automates the recoveries process. You can configure the varying numerators and denominators, base years, caps, gross-ups, management fees for the terms defined in the lease. Since the calculations differ for each tenant, **Voyager** eliminates the daunting job of reconciling all variables and compiling an accurate accounting of what your tenants owe. The billing results are invoiced to your tenant in an easy to understand format that will help to reduce tenant billing disputes and increase cash flow.

Portfolio Reporting

Analyse portfolio performance by property or utilise user defined property attributes for consolidated views.



Property Analysis

Dig deep into property performance – drill down from portfolio reports to view source transactions



Yardi Analytics

Designed to meet the needs of managers who want to analyse information in a fast and flexible way, **Yardi Analytics** is a new breed of reporting tools that enable real-time key performance indicators. Analytics are built to facilitate drilldown to source transactions, and flexible enough to *slice and dice* property data by attribute like portfolio, region, period, and currency.

- ↳ Analyse by attribute, entity, GL book, segment, period
- ↳ Drilldown from summary to source transaction
- ↳ Publish to PDF or Excel
- ↳ Email report packages automatically
- ↳ Create your own KPIs with custom analytics
- ↳ Optimised for fast results

Commercial Analytics

Yardi Analytics includes comprehensive commercial property and portfolio reporting. From owner reports to internal exception and management reporting, the suite of commercial analytics is geared toward increasing the performance of individual and consolidated properties and toward identifying outliers in a large portfolio. Commercial analytics provide real-time key performance indicators for lease management, recovery reconciliation, performance statistics and many more, including:

- ↳ Rent Roll and Vacancy
- ↳ Lease Abstracts
- ↳ Occupancy Summary
- ↳ Expense Recovery and Reconciliation
- ↳ Projections for current and future lease expirations
- ↳ Custom commercial reports using custom analytics

Financial Analytics

Yardi Analytics also provides comprehensive financial reporting and key performance indicators. The financial analytics engine leverages the **Voyager** accounting platform by drawing directly from the operating general ledger transactions. Create instant comparisons and analyses, and compile your monthly, quarterly and yearly financial report packages in real-time. *Slice and dice* your income statement by user defined property attributes, view your balance sheet by country and currency, or even publish financial reports to an investor portal with the click of a button.

- ↳ Supports IFRS, GAAP, and international accounting needs
- ↳ Used by publicly traded companies around the world
- ↳ Automated delivery with **Yardi Correspondence Management**
- ↳ Compatible with **Yardi Executive Dashboard**
- ↳ Speed of reporting optimised by Yardi Datamarts
- ↳ Custom financial reports using custom analytics

Powerful Communication Tools

Communicating with your tenants has never been easier. Create and email high-quality documents to your tenants with the push of a button.



Invoices • Statements • Letters • Investor Reports

MERGE property data with MS Word documents & PDFs



Publish Online



Email Attachments



Print & Mail

PUBLISH to portal site, bulk email, or print & mail



Owners • Tenants • Vendors

CORRESPONDENCE received by owners, tenants, & vendors

Correspondence Management

Yardi Correspondence Management will redefine how you process documents. It allows you to create customised invoices or statements, collection letters, or prospect letter of intent, as well as owner or investor reporting packages. Templates merge with lease data, reports and graphs, and the generated documents can be automatically emailed, printed or saved as PDFs.



Critical Dates & Notifications

Critical dates, tasks and notifications are an intricate part of the **Voyager** lease management system. Critical dates and tasks are integrated into the user's dashboard, so that important deadlines are never missed. You can automate tasks or email notifications based critical dates you define such as:

- ↳ Lease Expirations
- ↳ Option Notices
- ↳ Tenant Insurance Expiration

In addition, you can use tasks and email notifications to perform valuable internal audit functions. They deliver daily, weekly, or monthly notifications of such items as:

- ↳ Outstanding AR older than 30, 60 or 90 days
- ↳ Financial periods not closed
- ↳ Batches left unposted
- ↳ Whether your NOI is within the acceptable standard

Integrated Solutions

Debt Information

Property: comoff Client: Report Type: Rent Roll
 Building: Country: From Date: 03/31/2010
 Charge Code: District Manager: Period: Monthly
 Fund Objective: Investment: Summarize By: Property
 Investment: Summarize By: Attribute Name

Display PDF Excel

Property	Units	Lease	Lease Type	Area	Lease From	Lease To	Rate	Mo	By
comoff02 - Roosevelt Tower, Washington									
Current Leases									
comoff02	1700	Eastern Erect Company	Office - Net	4,660.00	10/01/2009		100	18,500.00	
comoff02	350A, 350B, 350C, 350D	Master Writer, Inc	Office - Net	13,380.00	02/01/2010	02/28/2011	111	836,754.00	
comoff02	450C	Expert Employment Services	Office - Net	2,755.00	03/31/2011	104	9,812.40		
comoff02	550A, 550B	Law Office of Stafford & Somersby	Office - Net	6,090.00	03/31/2013	108	241,277.50		
comoff02	550D	Williams Engineering	Office - Net	4,120.00	03/2010	12/31/2010	84	16,886.00	
comoff02	650C, 650D	French & Wilner, CPA	Office - Net	3,672.00	03/01/2003	10/31/2011	96	13,973.60	
comoff02	750C	Digital Systems	Office - Net	2,122.00	02/01/2003	03/31/2011	96	8,869.96	
comoff02	790D	E & T Corporation	Office - Net	3,364.00	10/01/2002	09/30/2010	96	13,186.88	
comoff02	850A, 850B, 850C	DC Publishin	Office - Net	6,094.00	04/01/2004	03/31/2012	96	24,680.70	
comoff02	860B	Pearl Insurance Group	Office - Net	2,268.00	06/01/2006	05/31/2010	48	6,920.40	
comoff02	860D	Design Agency	Office - Net	2,268.00	06/01/2003	05/31/2010	84	0.00	
comoff02	150B	VACANT		680.00			0	0.00	
comoff02	150D	VACANT		2,466.00			0	0.00	
comoff02	176A	VACANT		1,432.00			0	0.00	
comoff02	180B	VACANT		4,012.00			0	0.00	
comoff02	250A	VACANT		1,214.00			0	0.00	

Commercial Dashboard Powered By YARDI

Attributes: Location: New York, Los Angeles, Denver, Dallas; Property; Region

Commercial Charts:

- Net Operating Income (2009):** Line chart showing Income in Millions vs Months (Jan-Dec). Legend: Budget (blue), Problems (orange), Actual (green).
- Lease Area Expiring (Aug-2009):** Line chart showing Square Feet Area vs Next Four Months (Today, Aug, Sep, Oct, Nov).
- Accounts Receivable Aging (Aug-2009):** Bar chart showing Amount vs Last Three Months (May, June, July).

Statistics:

- Occupancy:** Gauge chart showing 78.32%.
- NOI Budget Variance:** Gauge chart showing 2.3%.
- Lease To Value:** Gauge chart showing \$0.00 to \$1,000.

SharePoint Library

SharePoint Library > DocLib > Property Documents > Central Business Park (comoff02) > Appraisal Documents > Version History

Versions saved for Appraisal Document.docx

All versions of this document are listed below with the new value of any changed properties.

Ver	Modified	Modified By	Size	Permissions
5.0	6/2/2010 1:08 PM	sharps@yardi.com	14.0 KB	Full Control
4.0	6/2/2010 1:07 PM	sharps@yardi.com	14.0 KB	Full Control
3.0	6/2/2010 1:06 PM	sharps@yardi.com	14.0 KB	Full Control
2.0	6/2/2010 1:05 PM	sharps@yardi.com	14.0 KB	Version 1, revision to clause #1.231
1.0	6/2/2010 1:03 PM	sharps@yardi.com	14.0 KB	Appraisal document

YARDI CRM™

Yardi CRM (Customer Relationship Management) enables you to track and monitor the lease negotiation process and is fully integrated with **Yardi Voyager**™. You can track opportunities, activities, and proposals. The automated workflows move the deal through your organisation to ensure proper communication, notification, and approvals are obtained in a timely manner. **Yardi CRM** ensures you are meeting your revenue objectives by comparing the value of the deal to the budgeted amount. Because **Yardi CRM** is fully integrated with commercial management, when the lease is executed it automatically becomes an active lease eliminating the need to enter it manually.

YARDI Insight™

Yardi Insight is an advanced enterprise dashboarding and reporting solution for financial and operational intelligence enabling drag-and-drop reporting, graphs, and charts that reflect real-time business metrics and goal tracking from multiple databases or warehouses. With a library of pre-packaged and customisable key performance indicator (KPI) reports, you can produce timely, accurate, boardroom-quality representations of your entire portfolio.

YARDI Document Manager™

Yardi Document Manager™ for SharePoint® is a document management solution providing centralised access, sharing and versions control for your important documents. With the integration of **Yardi Voyager**, **Yardi Portal**™, and Microsoft® SharePoint, this solution improves productivity by providing secure online access to documents for both internal and external parties.



YARDI Commercial Suite™

Yardi Commercial Suite offers a single platform with convergent products to meet your needs business-wide.



Yardi Systems Limited Avebury House, 201-249 Avebury Boulevard, Milton Keynes, MK9 1AX, United Kingdom
phone: +44 (0) 1908 308 400 | email: europe@yardi.com | www.yardi.co.uk

Yardi Systems BV Dreeftoren, Haaksbergweg 57, 1101 BR Amsterdam, The Netherlands
phone: +31 (0) 20 565 0050 | email: europe@yardi.com | www.yardi.nl

Yardi Systems GmbH Prinzenallee 7, 40549 Düsseldorf, Germany
phone: +49 (0) 211 523 91 466 | email: europe@yardi.com | www.yardi.de

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