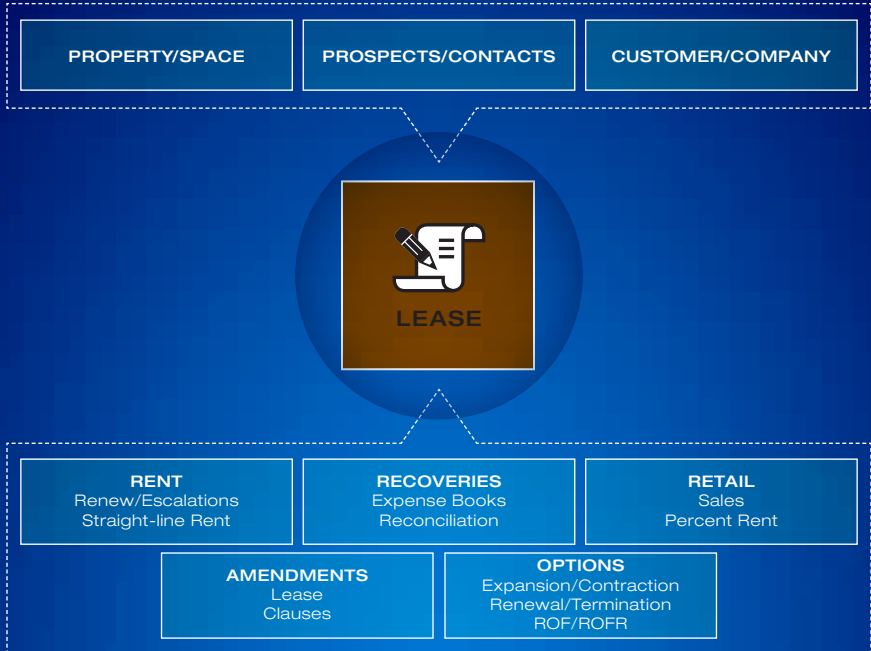


YARDI VOYAGER™

Commercial Property Management Software



Lease Management Architecture



Key Features

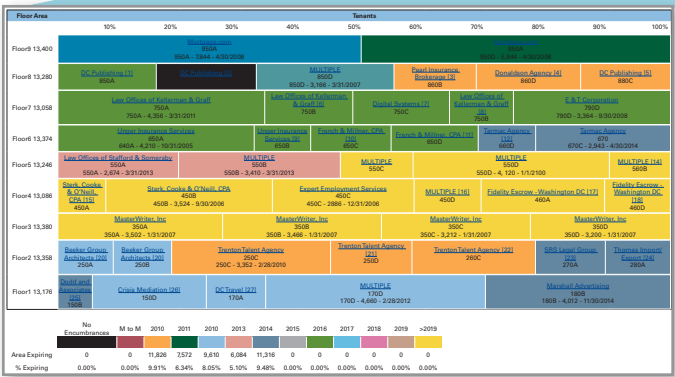
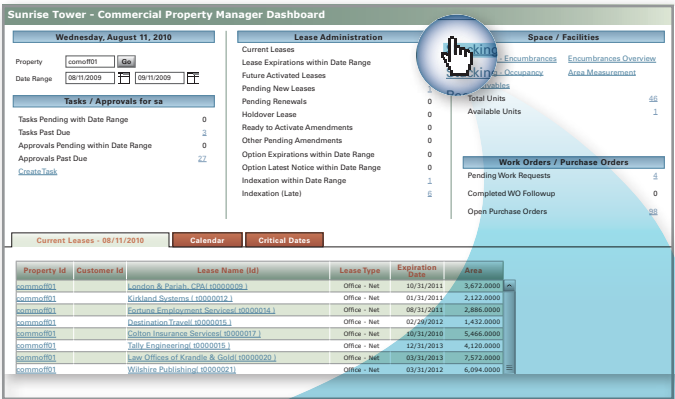
- Controlled administration of leases and amendments
- Lease Option management with encumbrance tracking
- Dynamic critical date management
- Track square footage/meters at property, building, floor and space levels
- Simplified setup of complex expense recoveries
- Complete retail percentage rent calculations
- 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** for commercial property management 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.



Simplified Workflow

A simple view for complex leases –
the lease administration workflow simplifies maintenance
of complex legal documents.

Lease

Jump To

Lease

Summary

ID

10000036

Name

[Rose Connection](#)

DBA Name

Customer

[100001 - Philly Connection](#)

Lease Type

retfc

Status

Current

NAICS

722110 - Restaurants - Full Service

Property

[connect01 - Bakery Square](#)

Location

Houston, TX, 77046

Contracted Area

1,050.0000

GLA

1,050.00

Rent

208.33 /Mo 2,500.00 /Yr

Rent/Contr. Area

0.20 /Mo 2.38 /Yr

Lease Term

05/03/2004 08/31/2014

Links

[Contract](#)
[Memo](#)
[Email](#)
[Link](#)
[Workflow](#)
[Contract Changes](#)
[Notes](#)
[Sales Data](#)
[Contract Documents](#)

Close

Help

Summary

Units

Charge Schedules

Proposal

Amendments

Retail

Clauses

Options

Contracts

General Info

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.

Lease Information		Retail Information	
Lease Back Connection		Sales Year End (month) December	
Amendment Type Original		Date Period 05/03/2004	08/31/2010
Amendment Dates 05/03/2004	08/31/2014		

Overview Information		Offset Information	
Sales Type Food	<input type="checkbox"/>	<input checked="" type="radio"/> Offset Accounts	<input type="radio"/> Fixed Offset
From Date 06/01/2004	<input type="checkbox"/>	Charge Codes	Based Offset Reduction 0.00
To Date 08/31/2010	<input type="checkbox"/>	General	
Notes / Description Percentage rent calculation for food sales	<input type="checkbox"/>		
Natural Breakpoint <input type="checkbox"/>	Breakpoint By Multiplier <input type="checkbox"/>		

Overview Breakpoints

All amounts of type Type Flat Amount

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	6.0000
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

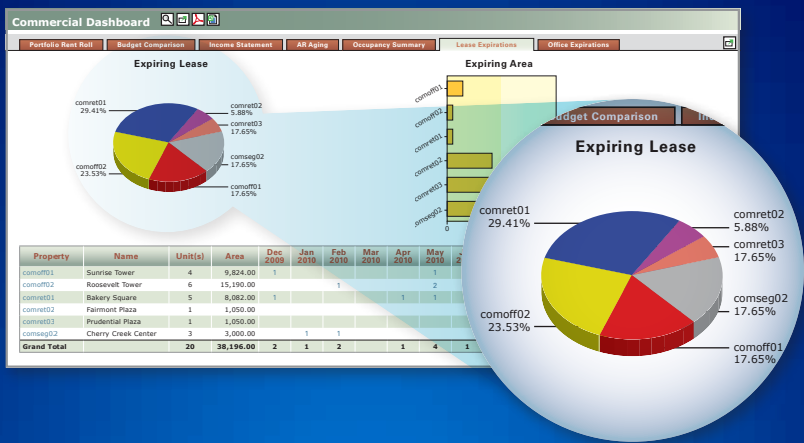
Yardi Voyager makes it simple to track sales and charge percentage rents. The tenants retail parameters allow you to easily define Sales Types, Reporting and Billing Frequencies and Breakpoints, including an automatic calculation of Natural Breakpoints. The Overage function automatically calculates and 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 time-consuming, tedious and error prone 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.

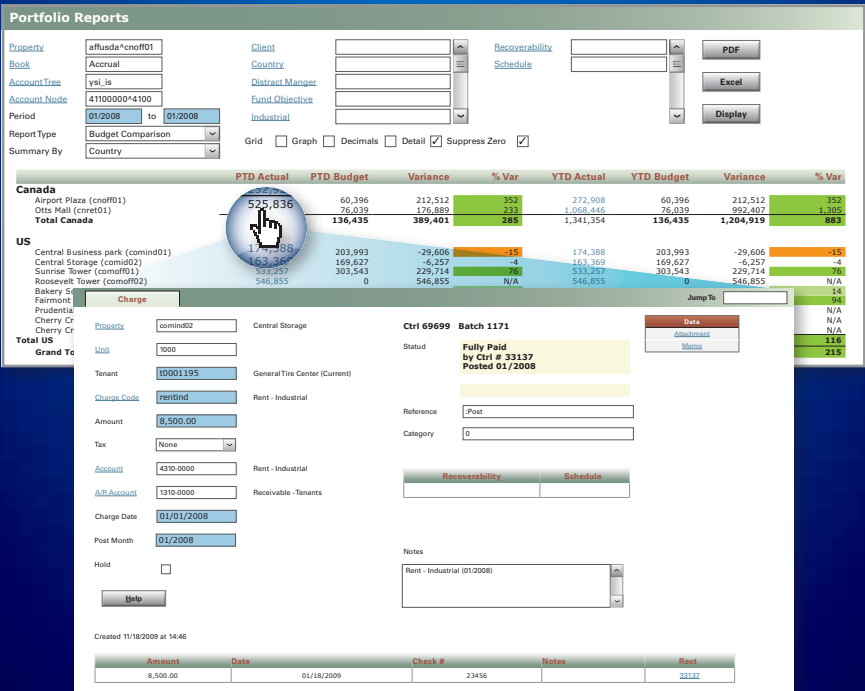
Portfolio Reporting

Dissect your portfolio performance by property or use property attributes for analysis.



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 leasing, space 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

Mail

Yardi Systems, Inc. - Commercial Analytics - Property

Debt Information

Property: comoff Client: Report Type: Rent Roll

Building: 350A, 350B, 350C Country: From Date: 03/01/2010

Charges Code: 450C District Manager: Period: Monthly

Summarize By: Property

Display PDF Excel

Property	Units	Lease	Lease Type	Area	Lease From	Lease To	Monthly Rent
comoff02 - Roosevelt Tower, Washington							
Current Leases							
comoff02	1700	Eastern Excess Company	Office - Net	4,460.00	10/01/2009	09/30/2010	18,300.00
comoff02	350A, 350B, 350C	Master Writer, Inc.	Office - Net	13,380.00	02/01/2010	01/31/2011	936,754.00
comoff02	450C	Expert Employment Services	Office - Net	2,556.00	01/01/2010	12/31/2010	9,812.40
comoff02	550A, 550B	Law Office of Stafford & Somersby	Office - Net	6,000.00	01/01/2010	12/31/2010	241,277.50
comoff02	550D	Williams Engineering	Office - Net	4,120.00	01/01/2010	12/31/2010	16,686.00
comoff02	650C, 650D	French & Wilner, CPA	Office - Net	5,072.00	01/01/2003	10/31/2011	13,953.60
comoff02	750C	Digital Systems	Office - Net	2,122.00	02/01/2003	01/31/2011	9,869.96
comoff02	790D	E & T Corporation	Office - Net	3,364.00	10/01/2002	09/30/2010	13,186.88
comoff02	850A, 850B, 850C	DC Publishin	Office - Net	6,094.00	04/01/2004	03/31/2012	24,680.70
comoff02	860B	Pearl Insurance Group	Office - Net	2,268.00	06/01/2006	05/31/2010	6,920.40
comoff02	860D	Dorland Agency	Office - Net	2,268.00	06/01/2003	05/31/2010	84.00
comoff02	150B	VACANT		446.00			0.00
comoff02	150D	VACANT		2,466.00			0.00
comoff02	170A	VACANT		1,432.00			0.00
comoff02	180B	VACANT		4,612.00			0.00
comoff02	250A	VACANT		1,114.00			0.00

Commercial Dashboard

Powered By YARDI

Attributes

Location: New York, Los Angeles, Denver, Dallas

Property: Region: Financial

Top 10 Tenants

Top Ten Tenants By Income

Income (in 100,000s)

Commercial Charts

Net Operating Income (2009)

Income in Millions

Lease Area Expiring (Aug-2009)

Square Feet Area

Accounts Receivable Aging (Aug-2009)

Amount

Statistics

Occupancy

NOI Budget Variance

Loan To Value

Aug 09

SharePoint Library

Versions saved for Appraisal Document.docx

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

Version	Created By	Modified By	Size	Comments
5.0	6/2/2010 11:09 PM	charles@yardi.com	14.0 KB	Revised
4.0	6/2/2010 10:57 PM	charles@yardi.com	14.0 KB	Revised
3.0	6/2/2010 10:06 PM	charles@yardi.com	14.0 KB	Revised
2.0	6/2/2010 10:05 PM	charles@yardi.com	14.0 KB	Revised
1.0	6/2/2010 10:03 PM	charles@yardi.com	14.0 KB	Revised

Current Type: Document

Title: 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.

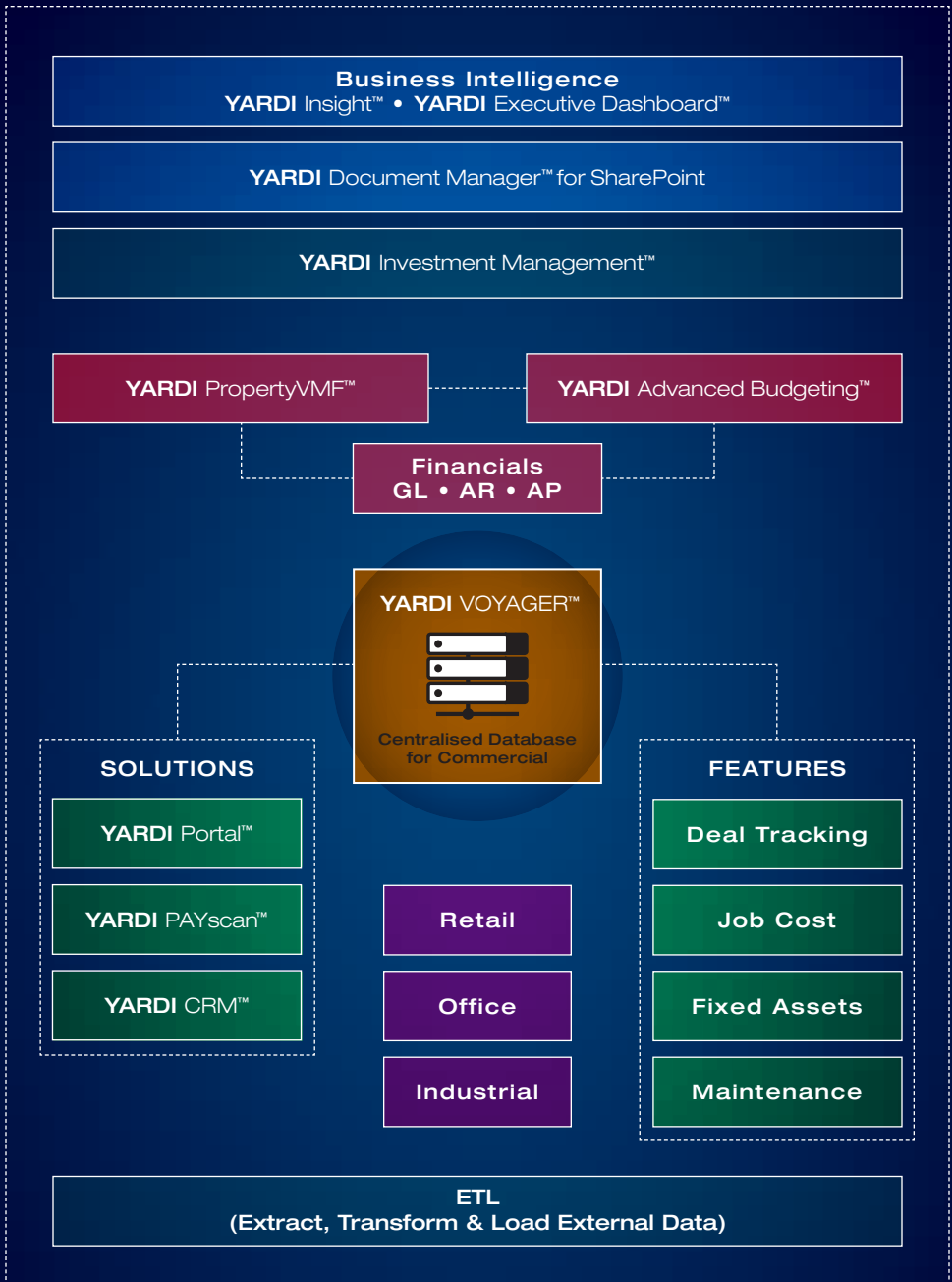
YARDI Document Manager™

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.



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