

SKYLINE®

Property Management, Accounting, Reporting and Facilities Management Solution for Commercial Properties



Used by Thousands of Commercial Property Managers and Owners to:

- Improve and control cash flow from operations
- Increase bottom-line profits
- Streamline operations and reporting

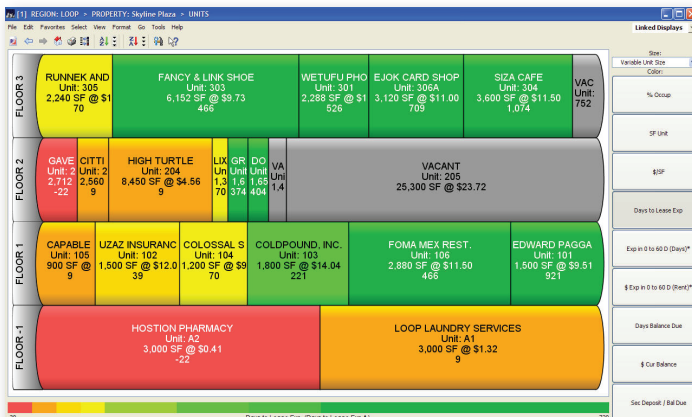
KEY FEATURES

SKYLINE Web-Based Management Reporting Dashboard

- View, monitor and manage real-time Property, Financial and Performance Data via a single web screen
- Drill into data down to Unit and Occupant detail

SKYLINE Stacking Plan Dashboard

- Fully integrated color-coded visual representation of properties, floors, units and tenants based on key indicators



SKYLINE Project Costing Management

- Comprehensive real-time tracking of payment processing and monitoring of costs associated with multiple projects
- Automatic disbursements
- Automatically create AP invoices to pay vendors based on job costs invoiced
- Track all contracts and payments to vendors
- Compare actual costs to budget and contract values to avoid overruns

SKYLINE Tenant Relations Management (TRM)

- Track and manage all past, present and future tenant interaction
- All tenant interactions are automatically date and time stamped
- Detailed list of who entered the event and who is responsible for next action step
- Automatically receive an e-mail or SKYLINE Alert for all future Events and Actions

Event Date	Event Time	Event Type	Event Notes	Entered By
09/25/2012	09:00AM	OFFICE VISIT	Wants to talk about noise complaints.	MANAGER
09/06/2012	11:30AM	L-VIOLATION	Parking complaint	MANAGER
09/06/2012	08:30AM	VIOLATION	Noise Complaint from neighbor	SOUTHMGR
09/05/2012	04:00PM	OFFICE VISIT	Lease review with tenant	MANAGER
08/16/2012	04:03PM	OFFICE VISIT	Inquiring about expansion.	MANAGER
08/13/2012	05:00PM	PARKING	Pizza delivery truck improperly parked.	MANAGER
07/17/2012	03:30PM	LOUDMUSIC	Loud music was heard in the concourse area from the pizza re	SOUTHMGR
06/13/2012	04:44PM	VIOLATION	Tenant left 13 garbage bags in the common area hallway. Pic	MANAGER

For More Information on SKYLINE, please contact:

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SKYLINE Advanced GLAP

- Handles Multiple Properties with Complex Ownership Structures
- Secure and Detailed Analysis and Reporting on Leases
- Maintain Multiple Year Budgets for Annual Comparison Reporting
- Drill Down into GL Account Balances

SKYLINE Escalations and Recoveries

- Automatically Compute, Schedule and Invoice Complex Pass-Through Calculations and Escalations such as CAM, CPI Increases, Taxes
- Create and distribute Auto-Billing and Laser Statements, Payment Coupons, Late Notices and Invoices for Both Single and Master Lease Tenants

SKYLINE Lease Management

- Systematic and Efficient Lease Abstracting for Complete Control
- Provides Detailed Analysis and Documentation of Key Clauses in Leases, Renewals and Amendments

SKYLINE Facilities Maintenance and Work Order Processing

- Enables drill-down capabilities throughout Work Orders and Facilities Maintenance
- Easily create detailed tenant work orders & fixed asset scheduled work orders
- Includes color-coded weekly work order schedule and calendar with detailed drill-down into the work order detail information
- Tenants can electronically submit work order requests via the SKYLINE Web-based Tenant Work Request Portal
- Schedule and track routine fixed assets and preventive maintenance
- Distribute work orders via e-mail to multiple technicians and vendors
- Includes Analytical Time/Cost report with statistical details and metrics by unit, vendor and task
- Property Files for Quick and Easy Retrieval

SKYLINE Document Management

- Electronic Storage of Tenant and Property Files for Quick and Easy Retrieval

SKYLINE Critical Event Alerts System

- Automated notification of events and time sensitive dates critical to managing your properties and running your business including Lease Expirations, Lease Renewal Effective Dates, Intended Move-out, Option Term Effective and Expiration Dates

SKYLINE Digital MICR Check Printing

- Streamlines Payment Process and Reduces Expenses

SKYLINE Electronic Tenant E-Billing

- Reduce costs and increase receipts through automatic electronic delivery of statements

SKYLINE ACH (Automated Clearing House) for AR and AP

- AR-Streamline automation of cash receipts and payable
- AP-automated electronic transfer of funds to vendors

SKYLINE Bank Lockbox

- Automate collection of rent and cash receipts directly into your bank
- Payments are automatically applied to tenant's account eliminating manual entry of cash receipts

SKYLINE On-Line Tenant E-payment Portal

- Provide web based tenant payments via e-checks or credit card

SKYLINE Technology Platform

- Pervasive SQL V11 SP2
- Windows 7.0 (32 and 64 bit)
- Windows 2008R2 Certification
- Server 2008 and 2008 R2

