



SKYLINE®

Property Management Software

The Next Generation of Industry Standard Property Management Solutions for Commercial, Retail, Industrial, Residential and HOA Properties

Better Technology to Increase Productivity and Profitability - SKYLINE property management software from SS&C Technologies is both a dynamic lease management and powerful accounting system that allows you to capture historic, present and future data for commercial, retail, residential, HOA and industrial properties. It tracks and maintains critical property, unit and tenant information as well as rental charges, payments, vacancies, receivables and deposits held.

SKYLINE provides the tools you need to quickly gain complete control over all property, portfolio and cash management, and financial reporting functions.

SKYLINE is designed to help you:

- Improve property performance
- Increase returns and improve reporting to investors
- Exceed the tenant experience

Powerful Property Management Tool Helps Maximize:

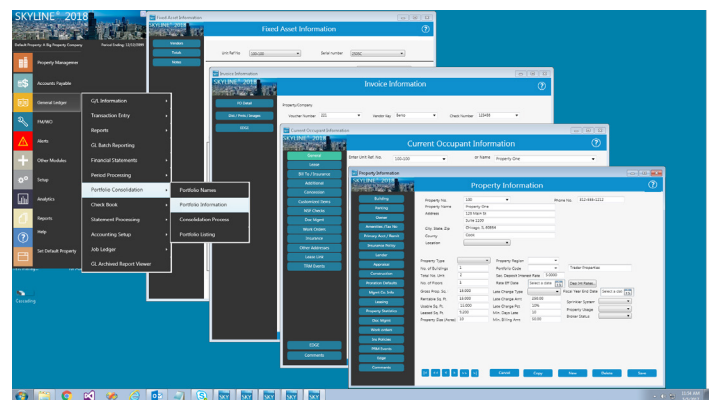
- Cash management
- Cost control
- Cash flow profitability

Interactive Web-Based Dashboard and Tenant Portal

- View, monitor and manage real-time property, financial and performance data via a web or handheld device
- Tenants pay fees online and can review current balances, upcoming charges, and past payment history
- Tenants can submit work orders and check work order requests online.

Comprehensive Maintenance and Work Order Processing

- Tenants submit work order requests via Tenant Work Request Web-Portal
- Vendors or in-house technician can view and process work order requests remote via the web
- Schedule and track routine fixed assets and preventive maintenance



Advanced GLAP

- Handles multiple properties with complex ownership structures
- Secure and detailed analysis and reporting on leases
- Maintain multi-year budgets for annual comparisons
- Drill down into GL account balances

Automated Escalations and Recoveries

- Automatically compute, schedule, invoice complex pass-through calculations and escalations such as CAM, CPI increases, and taxes
- Create and distribute auto-billing and laser statements, payment coupons, late notices, invoices for single and master lease tenants

Integrated Tenant/Credit/Employment/Criminal Background Screener

Prospecting Portal Displays Available Properties, Units, for Sale, Rent, or Lease via a Website Link

- Visitors to site can enter their contact information on electronic card which is added to SKYLINE prospecting information for leasing agents to retrieve
- All listing is dynamically web presentable

Streamlined Digital MICR Check Printing

- Streamlines payment process and reduces expenses

Comprehensive Document Management

- Electronic storage of files at unit, tenant or property levels for quick and efficient retrieval

Property Information

Property No. 100 Phone No. 312-555-1212

Property Name Property One

Address 123 Main St
Suite 1100

City, State, Zip Chicago, IL 60654

Country Code
Location Downtown Loop

Property Type Retail Property Region Midwest

No. of Buildings 1 Portfolio Code 221a Trader Properties

Total No. Unit 2 Sec. Deposit Interest Rate 5.0000

No. of Floors 1 Rate Eff Date 01/01/2017 Dep.Int.Rates.

Gross Prop. Sq. 15,000 Late Charge Type Flat Fiscal Year End Date 12/31/2017

Rentable Sq. Ft. 15,000 Late Charge Amt 250.00 Sprinkler System Yes

Usable Sq. Ft. 15,000 Late Charge Pct. 10% Property Usage Retail

Leased Sq. Ft. 9,200 Min. Days Late 10 Broker Status None

Property Size (Acres) 10 Min. Billing Amt 50.00

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ACH for Accounts Receivable and Accounts Payable

- Streamline automation of cash receipts and payable
- Automated electronic transfer of funds to vendors

Electronic Tenant E-Billing

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

Automated Bank Lockbox

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

Integrated Stacking Plan

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

Simplify Tenant Relations Management

- Date and time stamped tracking of tenant interactions including who entered event and who is responsible for next action step
- Automatically receive an e-mail alert for all future tenant interactions

Superior Project Costing Management

- Real-time tracking of payment processing and monitoring of costs associated with multiple projects
- Automatically create AP invoices to pay vendors
- Track all contracts and payments to vendors
- Compare actual costs to budget and contract values

Automated Critical Event Alerts

- Automated notification of events and critical dates including lease expirations, lease renewal effective dates, intended move-out, effective and expiration dates for option terms

Deposit Interest calculator

- Automatically calculates interest, add interest to security deposit
- Automatically calculates interest upon tenant move out

Easy Lease Management

- Systematic lease abstracting for complete control
- Detailed analysis and documentation of key clauses in leases, renewals, and amendments

Straight Line Rent Reporting and Accounting.

Allows companies to be prepared for both current standard and future changes in GAAP accounting with little to no change in evaluation of their current portfolio.

- Quickly update historical, current and future lease steps in one simple step
- Automatically calculate historical and current deferments
- Quickly identify charge codes for reporting and deferment, you are ready to report and process
- Detailed and summarized straight line rent reporting for analysis and monthly reporting requirements
- Detailed analysis of properties or portfolios for lease deal evaluations and impact on the property accounting for now and future
- Ease of transition from accounting standards currently in place through future rulings
- Historical and future information available in current lease build out
- Quick global compliance capability in property evaluations and cap rate calculations