



Don't Wonder.  
KNOW.

Anything.  
Anytime.  
Anywhere.

# SKYLINE®

## Property Management Technology Solutions for

## Commercial - Retail - Industrial - Residential Properties



**Increase Productivity | Increase Efficiencies | Increase Profits | Eliminate Expenses | Control Costs**

SKYLINE is both a dynamic lease management and powerful accounting system. Capture historic, present and future data for commercial, retail, residential and industrial properties. In addition to tracking and maintaining critical property, unit and tenant data, SKYLINE processes information for tracking rental charges, payments, vacancies, receivables and deposits held.

Property owners and managers will quickly gain complete control over all property, portfolio and cash management and reporting functions. SKYLINE supports a versatile database and reporting system that stores all critical information and provides concise financial, operational and custom reports to meet your specific needs.

**SKYLINE is designed around three basic principles:**

- Improving property performance
- Increasing returns to investors
- Exceeding tenant expectations

**Powerful Property Management Tool Helps Maximize:**

- Cash Management
- Cost Control
- Cash Flow Profitability

**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**

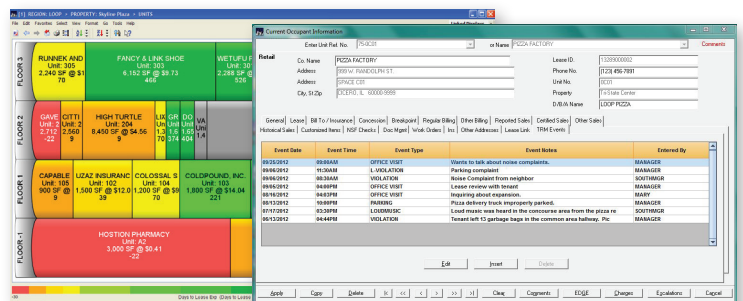
- Fully integrated color-coded visual representation of properties, floors, units and tenants based on key indicators

**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



## 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 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

