



Virtual Premise™
INTELLIGENT REAL ESTATE MANAGEMENT. **MADE EASY.**



VP RETAIL EDITION™

Real Estate Technology Solutions for Retailers

Proactively Manage the Entire Real Estate Lifecycle to Gain Competitive Advantage

Virtual Premise provides proven web-based solutions that help you proactively manage all critical dates, dollars and information related to leased or owned store locations and new store openings. From store development to lease administration and occupancy expense management through to disposition, Virtual Premise provides you with smart, easy-to-use solutions for managing complex real estate information. Virtual Premise can readily integrate with existing accounting systems so that you have a complete view of your overall portfolio from both an operational and transactional perspective.

The Virtual Premise Retail Edition™ is Intelligent Real Estate Management. Made Easy.

Retailers can drive development and store openings through a centralized, web-based management system that leverages your company's best practices to more effectively manage all aspects of new stores, renewals, relocations, store refreshes, equipment roll-outs and closures.

Enhanced Percent Rent functionality accommodates complex retailer percent rent scenarios and interfaces with customer Point of Sale and accounting systems. The system accurately calculates and fulfills your percentage rent obligations and accounting tasks for all negotiated exclusions, breakpoints, and sales categories. Features include automatic generation of breakpoint schedules, exclusion tracking with cap calculations, automatic calculation of state rent taxes, and an intuitive interface for processing accruals and payments.

Role specific dashboards with graphic representations of your key metrics are designed to support better decision making. Executives within your enterprise get a strategic view of activity status in the field and can better understand how real estate activity relates to growth forecasts, budgets, and overall corporate goals.

At-A-Glance

Benefits:

- ◆ Increase revenues
- ◆ Control development costs
- ◆ Lower operating costs
- ◆ Streamline processes
- ◆ Enable company-wide alignment
- ◆ Provide business intelligence visibility
- ◆ Integrate enterprise systems
- ◆ Reduce compliance risks and cost
- ◆ Achieve benefits quickly

Features:

- ◆ Portfolio Management
- ◆ Transaction Management
- ◆ Project Management
- ◆ Deal Comparison
- ◆ Percent Rent
- ◆ Performance Management
- ◆ Budgeting and Forecasting
- ◆ Integration Capabilities
- ◆ File and Document Management

For more information or to request a free demo, visit www.virtualpremise.com.

VP Retail Edition™

Benefits to Retailers

Increase Revenues — Reduce the time it takes to open new stores and realize revenue quicker.

Control Development Costs — Gain enterprise-wide visibility of project costs and status with real-time indicators.

Lower Operating Costs — Reconcile CAM, tax and insurance pro rata charges against lease information to recover excess payments.

Streamline Processes — Increase efficiencies for processing payments, percent rent calculations and critical date management.

Company-Wide Alignment — Collaborate across business functions via the Web-based application to synchronize work with your corporate strategy.

Business Intelligence — Harness information on properties, leases, tenants, prospects and transactions to improve decision making.

Enterprise Integration — Understand profitability with a strategic view of key indicators via integration with AP, GL, Maintenance and HR systems.

Reduce Risk — Improve access and tracking of critical information and projects.

Fast Time to Benefit — Achieve benefits quickly as a result of our low-risk implementation process and system configurability.

Key Solution Features

Integrated Portfolio Management — Track the flow of information through the store lifecycle from site selection, to store operations, to lease administration through to disposition.

Project and Transaction Management — Create and configure templates, alerts, and workflow processes based on project best practices.

Deal Comparison — Use configurable forms to track, analyze and compare alternatives against budget.

Percent Rent — Calculate and fulfill your percentage rent obligations and accounting for all negotiated exclusions, breakpoints, and sales categories.

Performance Management — Access a combination of dashboards, ad-hoc reporting tools and dynamic forms that support powerful reports.

Dynamic Forms — Configure data forms to meet your specific requirements to capture location-related information, pro formas, data and calculations.

Budgeting and Forecasting — Manage, track and compare estimates, costs and various project change orders with definable forms and workflow.

Integration Capabilities — Integrate information from your accounting system to eliminate double entry of data and enhance reporting.

File and Document Management — Share and view associated documents online in a secure, central repository with version control and audit trails.

Why Retailers Choose Virtual Premise Solutions

- ◆ Integrated portfolio, transaction and contact management products provide a comprehensive real estate management solution.
- ◆ Powerful reporting capabilities give users access to detailed, easy-to-use ad hoc reports that improve decision making on a day-to-day basis.
- ◆ Streamlined integrations with third party systems enable leveraging of data across the enterprise, preventing redundant data entry and increasing workforce efficiencies.
- ◆ Simple and intuitive applications allow for minimal training and rapid adoption across the company.
- ◆ Configurable software is readily tailored to your unique business environment.
- ◆ Flexible architecture enables quick implementations that enhance ROI for each customer.
- ◆ Proven solutions are utilized by a global client base and supported with world-class customer service.



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