

VP Service Provider Edition™ Overview

Software and Lease Services Solutions for Commercial Real Estate Service Providers, Transaction Managers, Brokers, Consultants and Corporate Services Teams

As a commercial real estate service provider you've got to be at the top of your game. After all, you're managing multiple clients, with multiple locations and hundreds of leases, complicated by a multitude of client-specific priorities, reports and demands. Adding to the challenge is the fact that you are continuously on the go and rarely stay attached to your desk for very long. Things couldn't get much more complex or challenging than that. So, how do you get your arms around your client's portfolio, lease management, transaction and project requirements? Would a system that meets your entire client's needs, but also reflects your company's unique value-added proposition help? Of course, finding such a system that meets both of these goals is almost impossible and the investment required to develop your own integrated workplace management system makes that solution equally improbable. Besides, you are a real estate company, not a software company. Well, look no further. The Virtual Premise Global Real Estate Management System™ delivers system-enabled capabilities that add up to immediate and measurable results.

Capabilities include:

- Multi-Client Management
- Portfolio Management
- Lease Administration
- Real Estate Accounting
- Operating Expense Management
- Program Management
- Project Management
- Transaction Management
- Site Selection
- Document Management
- Management Reporting
- Regulatory Compliance
- Legal Support
- Customer Relationship Management
- Deal Tracking
- Lease Abstraction
- Document Imaging
- Data Integrity Validation
- Cross-functional collaboration

With the VP Service Provider Edition of the Virtual Premise Global Real Estate Management System™ you can offer your clients a leading edge, web-based, technology solution at a very competitive price. Combined with a very short implementation time and quick user learning curve, the Virtual Premise Global Real Estate Management System™ will help you deliver immediate and measurable results that will make the difference between meeting, versus exceeding, your clients' expectations.

The VP Service Provider Edition is built upon modules and functionality that may be combined and configured to facilitate your unique approach to serving your clients. Dashboards and reports can be designed specially for your company. New technology does not have to be disruptive. Our philosophy is to start simple. Adjustments can be made over time when you're ready. With Virtual Premise you get a high octane real estate lifecycle management system and phenomenal fuel economy. All of the above translates to a shorter implementation cycle and faster learning curve when compared to any other

system on the market. This means a shorter time-line to realize system-enabled capabilities that deliver immediate, measurable benefits.

You were hired as a real estate expert

Spend more time on what they hired you for-- formulating real estate strategy and executing transactions-- and less time on compiling reports, spreadsheets, and other laborious documentation. The Service Provider Edition™ of the Virtual Premise Global Real Estate Management System™ streamlines queries and reporting and frees you from the administrative burden so that you can concentrate on more productive (and profitable) activities.

Where the Rubber Meets the Road

Rise more effectively to new challenges with capabilities that provide you the means to execute transactions more efficiently. Virtual Premise helps you rise to the tasks of dealing with acquisitions, dispositions, consolidations, and expansions with its well designed portfolio management, transaction management, and project management functionality. Whether it's finding strategic insights about your clients' portfolios; comparing transaction metrics side-by-side or against transaction history, or managing project tasks—all are possible through The Virtual Premise Global Real Estate Management System™.

Leave no money on the table

Track tenant improvement (TI) allowances. Ensure that you are receiving the allowances that you negotiated on behalf of your client. Whether it's your client or the Landlord managing the build-out, you'll want to make certain that all of the money that your client is due does indeed factor into their bottom line. The Virtual Premise Global Real Estate Management System™ lets you and your client manage their build-out process, move-in process and TI budget. The VP Service Provider Edition of this system places controls and fiscal oversight in your and your clients' hands for time- and cost-effective construction project and facility management deliveries.

"Coulda Shoulda Woulda Blues"

Ouch! Ever felt the blues after missing a client's kick-out option that really mattered? As you well know, a kick-out clause allows a tenant to get out of the lease or give back certain amounts of space, and this can either be on certain dates (couched as an option for some or all of the space) or in the event that the Landlord does not meet certain specified obligations. Virtual Premise clients can attest that from a lease abstracting/data gathering perspective, having these abstracted properly is crucial. Secondly, if it is on a certain date and notice is required, setting a Critical Date reminder to catch this option in time is also crucial. The Virtual Premise Global Real Estate Management System™ automates date reminders and option flags so you don't miss critical dates. Refer to our Lease Services section to learn more about how Virtual Premise can help you move your clients a step closer to "data perfection." That way, you never have to sing the Coulda Shoulda Woulda blues.

All Hands on Deck Reporting

Your customers' demands (which in turn are a result of their customers' demands, from accounting, finance, board of directors, etc.) consume your attention, time and energy. Timely, accurate and highly accessible real estate information is your new gold standard with the Virtual Premise Global Real Estate Management System™. Your clients will come to appreciate and trust the intelligence. Plus, in a dynamic market, accurate and timely information fuels more confident decision-making. Boost your service levels and customer satisfaction with Virtual Premise.

Smile for SOX—Sarbanes Oxley audit and compliance reporting, that is.

Your clients can facilitate compliance, both internally and externally, by utilizing detailed workflows and processes in the Virtual Premise Global Real Estate Management System™ to support real estate activities. In all functions of real estate transactions, from acquisitions to managing critical dates to reconciling landlord invoices, Virtual Premise

provides an auditable trail of lease, project and resource history that is always accessible by users. With Virtual Premise, audits take hours, not days or weeks. Take our word for it, your clients will appreciate you -- along with their access to your Virtual Premise system.