

SKYLINE Property Management System for Commercial Properties

Comprehensive Lease Administration and Tenant & Property Database with a Powerful General Ledger and Accounts Payable Accounting and Financial Reporting System



*Your Key to
Building Profits*

Used By Thousands of Property Owners and Managers To:

- Improve and Control Cash Flow From Operations
- Increase Bottom-Line Profits and Property Values
- Maintain Detailed Managerial Control over Properties, Portfolios, Cash, Budgets, Resources and Reporting
- Streamline Operations and Reporting

SKYLINE Web-Based "Dashboard" Navigator

- Web Access Allows You To Monitor Financial and Operational Details Any Time and Any Where
- Easy-To-Use Informational "Dashboard" Provides a Graphical View Detailing Operations and Cash Flow Reporting
- Instantly Converts Operational and Financial Data into Detailed Reports & Graphs

Advanced General Ledger and Accounts Payable Accounting

- Handles Multiple Properties with Complex Ownership Structures
- Provides Secure and Detailed Reporting & Analysis on Leases
- Maintain Multiple-Year Budgets for Annual Comparison Reporting
- Expenses Paid from Single Fund or Individual Accounts

Detailed Drill Down into General Ledger

- Drill Down Into General Ledger Account Balances for Detailed Analysis

Easily Create and Distribute Auto-Billing and Laser Statements, Payment Coupons, Late Notices and Invoices for Single and Master Lease Tenants

Automatically Compute, Schedule, and Invoice Complex Pass-Through Calculations and Escalations including CAM, CPI Increases, Taxes

Master Inquiry

Unit Ref. No. DENVER-2300 Name U.S. EPA

Commercial Right Click for Occupant Ledger

Co. Name U.S. EPA Lease ID: 8500000000025
 Address Floor 23, South Tower
 Address 999 18th Street Phone No. (303) 312-6312
 City, St, Zip Denver, CO 80202 Unit No. 2300
 Property Denver Place
 D/B/A Name U.S. Environmental Protection Agency

Misc | Lease | **Bill-To/Insurance** | Concession | Codes | Custom | Account | Unit | Additional | General | Images |

Bill To

Name EPA-Real Estate Division Insurance Cert.
 Address 12000 A Street Cert.Expires 6/30/07
 Address Suite 40000 Insurance Company Name:
 Address Washington DC 07211 St Paul
 Print Rent Bill Ins. Company Phone No. (800) 234-0556
 Insu. Coverage Amount 20,000,000

Insurance Comments Std multi-peril package as required in lease documents

History | K | << | < | > | >> | | Clear | Comments | EDGE | Charges | Escalations | Cancel

Comprehensive Electronic Report Archiving

- Electronically Save Reports with Detailed Notes
- Easy Indexing for Quick Retrieval of Historical Reports
- Report Formatting Includes Excel, MS Word, PDF and XML Formats

Complete Facilities Maintenance Management/Work Order Processing

- Web-Based Work Requests Allow Residents to Submit Maintenance Requests Electronically Through the Internet
- Eliminate Manual Work Order Processing and Manual Accounting Entries
- Automatically Post Billable Service Calls & Their Costs Against Charge Codes Directly into AR and AP

Automated Clearing House (ACH) For Accounts Receivable and Accounts Payable

- Electronic Funds Transfer of Cash Receivables from Tenants & Payables to Vendors
- Streamlined Automation of Cash Receipts and Payables
- Increase Cash Flow from On-Time Collections and Real-Time Posting of Cash Receipts

Electronic Tenant Billing

- Reduce Costs and Increase Cash Receipts through Automatic Electronic Delivery of Tenant Statements

Bank Lockbox Interface

- Automate Collection of Rent and Cash Receipts Directly To Your Bank
- Payment Automatically Applied to Tenant's Account Eliminating Manual Data Entry of Cash Receipts

Automated MICR Check Printing Streamlines Payment Process and Eliminates Costs

Electronic Graphical Storage of Tenant & Property Files for Quick and Easy Retrieval

- Automate Lease Expirations, Rental Increases and Lease Options
- Detailed Job Ledger Controls Tenant Build-Out Allowances
- Create Custom Financial and Operational Reporting for Detailed Analysis
- Unlimited Storage, Tracking and Retrieval of Detailed Data on Properties, Units, Tenants

Easy To Use and Intuitive

- Property Management Data Tracked By Property, Occupant, Unit
- Streamline Tracking of Tenants by Present, Future and Historic Data

Fully Customizable

- Easily Create User-Defined Data Fields for Simple and Complete Customization to Meet Your Specific Needs

For more information about SKYLINE SOFTWARE:

Qualitech: 30100 Telegraph Road.

Bingham Farms, MI 48025

Phone: 248.646.0093 x 475

E-mail: elissa@qualitech.net

web site: www.qualitech.net