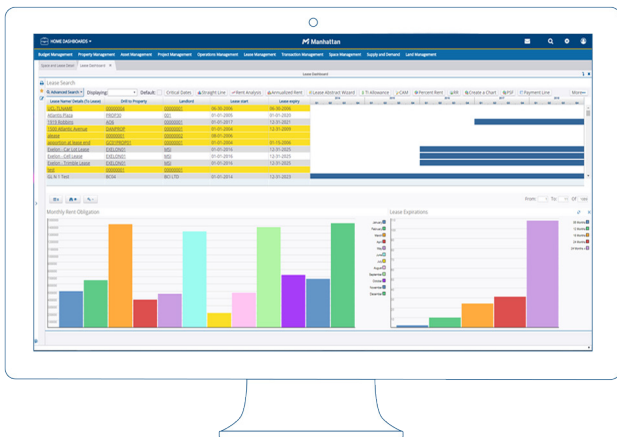




# Accurately track and manage all financial and non-financial aspects of real estate and asset leasing



Trimble's Manhattan **Lease Management** module enables you to record and manage a multitude of transactions including rent payments, common area charges, taxes, insurance, turnover rent, operating expenses, tenant improvement reconciliation, recovery and sublease payments, and more.



- ▶ Streamline complex lease scenario management
- ▶ Eliminate the risk of missing key dates, renewals and rent reviews
- ▶ Visualize the performance of any leased property through dashboards and reports or on a map using business specific KPIs
- ▶ Support both current & new FASB/IASB/GASB guidelines
- ▶ Automate the turnover/percentage rent process
- ▶ Simplify CAM/Service Charge expense reconciliation and recovery
- ▶ Easily integrate with 3rd party systems (incl ERP)

## How can Trimble Manhattan help you?

Book a demo or contact us via our website



With the increasing need for optimized cost control and financial statement accuracy (FASB/IASB/GASB changes) lease administration and accounting is now a critical function responsible for accurately managing and reporting significant real estate obligations. As well as complying with new compliance guidelines, Trimble's **Lease Management** module contains international tax calculation abilities, multi-currency functionality with single currency rollup calculations, and multiple sub-ledger recording.

### **Maintain and manage tenant information**

Tenant management enables you to enter and maintain all information about a tenant (name, address, phone, and company type).

### **Facilitate the management of properties with unit management**

Properties in Manhattan are divided into units (physical part of a property) based on area, which then can be assigned to Leases. A unit can be defined in a variety of ways, but is typically a subset of a larger complex. The unit is the portion of the property that is intended for the use of a tenant. A unit could represent a suite, a floor, multiple floors, storage, or land.

### **Turnover/percentage rent calculation**

Turnover/Percentage Rent functionality within Manhattan enables the calculation of retail rent for complex rental agreements based on the turnover/percentage(s) of sales.

### **Manage CAM/Service Charges**

With Manhattan you can manage receivable and payable CAM/Service Charge processing and reconciliation. Corporate occupiers can cross-reference and reconcile the information they are provided on spend against the apportionment and on-account charges they have agreed to. Property owners/operators can also manage the process of demanding on-account charges. The accounting functions in Manhattan can process all the way through to production of invoices to tenants and the receiving of income. The system provides full reconciliation of CAM/Service Charge expense and full year-end processing with options for updating of budgets for future years. Capping both at schedule and lease level is a standard option, along with Fixed CAM/Service Charges and commission.

### **Straight-line calculations**

The straight-line accounting function calculates an average rent over the life of the lease incorporating any fixed rent increases. A journal can be created to reverse out the actual rent and put in the straight-line rent. The Straight-line process can adjust in

accordance with changes in rental values, i.e. as a result of rent steps and/or reviews as they are agreed.

### **Streamline critical date notification**

Event-driven diary management helps manage common critical dates such as expirations, options, and insurance. It also allows user-defined warning periods, and is compatible with third-party email applications.

### **Flexible mapping views and drill down**

Manhattan's flexible mapping functions allow for pinpointing concepts (buildings, work orders, assets, locations) on a map, providing icons to help determine 'at-a-glance' what that object is, as well as coloured KPI flags to provide immediate visual indication of the status of that object against pre-defined measures. In addition, the boundaries of objects can be defined, so that users can understand the geography/footprint of that object. This is ideal for understanding the geographic relationship of assets/objects which may not be related in any other way apart from their geography or for identifying items of importance/interest to certain activities, i.e. tunnels under land & buildings, overhead power-lines, waterways or access ways which would have to be considered in a development or refurbishment project etc... Use Manhattan's mapping functions to understand your estate, navigate from map view to detailed information screens and drill down from pins on maps to boundary views, to floor plans within the buildings.



### **The Manhattan Solution**

- ▶ Application Platform
- ▶ Financial Management
- ▶ Transaction Management
- ▶ **Lease Management**
- ▶ Compliance Management
- ▶ Project Management
- ▶ Space Management
- ▶ Space Utilization
- ▶ Room & Desk Booking
- ▶ Facility Management
- ▶ Energy & Sustainability