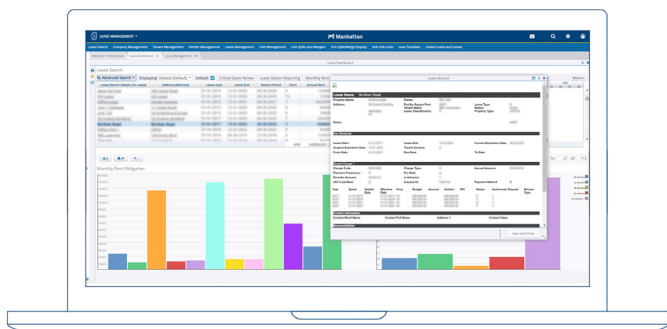


Accurately track and manage all financial and non-financial aspects of real estate and asset leasing



Trimble's ManhattanONE **Lease Management** software 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 ManhattanONE help you?

Book a demo or contact us via our website



realestate.trimble.com

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 ManhattanONE **Lease Management** software 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 ManhattanONE 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 ManhattanONE enables the calculation of retail rent for complex rental agreements based on the turnover/percentage(s) of sales.

Manage CAM/Service Charges

With ManhattanONE 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 ManhattanONE 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

ManhattanONE'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.

Use ManhattanONE's mapping functions to understand your estate, navigate from map view to detailed lease information screens and drill down from pins on maps to boundary views, to floor plans within the buildings.



The ManhattanONE Suite

- ▶ System Platform
- ▶ Financial Management
- ▶ Transaction Management
- ▶ **Lease Management**
- ▶ Compliance Management
- ▶ Project Management
- ▶ Space Management
- ▶ Space Utilization
- ▶ Space Scheduling
- ▶ Facility Management
- ▶ Energy & Sustainability