

# YARDI Voyager<sup>®</sup> Commercial



A full business solution that streamlines the property and financial management aspects of the commercial real estate lifecycle to help you enhance the underlying value of your portfolio.



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## Key Benefits

- » Browser-agnostic platform with full mobile access
- » Enhances workforce efficiency while eliminating error-prone processes
- » Reduces general and administrative costs
- » Provides the flexibility to scale operations for growth strategies
- » Improves strategic decision-making and your competitive edge through enhanced business intelligence and tenant services
- » Delivers complete transparency across your entire operation
- » Built-in integration and consistent interface shortens training cycles and drives higher productivity
- » Hassle-free application, database, and network management with secure SaaS options

# YARDI Voyager<sup>®</sup> Commercial

From commercial real estate owners with small portfolios to large global enterprises, Yardi Voyager<sup>®</sup> is our most advanced Software as a Service (SaaS) commercial property management and accounting platform for office, retail, and industrial real estate. It manages ownership, financials, budgets, forecasts, construction, and maintenance for a holistic view of your portfolio supported by role-based dashboards, workflows, critical date notifications, and analytics. Browser-agnostic and accessible from any mobile device, Voyager enables faster and more efficient execution of property operation strategies, driving improved analysis and decision-making and delivering maximum transparency across your business.

## Automated Lease Administration

The Voyager lease administration system forms the backbone of the commercial billing process, which accommodates indexation, complex recoveries, retail overages, multi-currency leases, and more. The automated leasing workflow allows lease administrators to set up terms of complicated industrial, office, and retail leases and amendments, while reviewers can compare the abstract to the actual legal documentation before activation. All lease modifications such as expansion, contraction, relocation, holdover, and renewals are stored with the lease details for easy drill down and historical reference. Leases can be organized by customer, making the billing and analysis of multiple leases for national tenants simple.

## Streamlined Recoveries

Voyager fully automates the recoveries process. You can configure the varying numerators and denominators, base years, caps, gross-ups, and management fees for the terms defined in the lease. And because the calculations differ for each tenant, Voyager eliminates the daunting job of reconciling all variables and compiles an accurate accounting of what your tenants owe. The billing results are invoiced to your tenant in an easy-to-understand format that helps reduce tenant billing disputes and increase cash flow.

## Comprehensive Lease Management



## Critical Dates, Tasks & Notifications

Critical dates, tasks, and notifications are an integral part of the Voyager lease management system. Dates and tasks are integrated into the user's dashboard so that important deadlines are never missed. You can automate tasks or email notifications based on dates you define, including:

- Lease expirations
- Option notices
- Tenant insurance expiration

In addition, you can use tasks and email notifications to perform valuable internal audit functions. They deliver daily, weekly, or monthly notifications such as:

- Outstanding AR older than 30, 60 or 90 days
- Financial periods not closed
- Batches left un-posted
- Whether your NOI is within acceptable standards

## Correspondence Management

Yardi Correspondence Management will redefine how you process documents. It allows you to create customized invoices, statements, collection letters, prospect letters of intent, as well as owner and investor reporting packages. Templates merge with lease data, reports, and graphs; the generated documents can be automatically emailed, printed, or saved as PDFs.

## Advanced Retail

Voyager makes it simple to track sales and charge percentage rents. The tenant retail parameters allow you to easily define sales types and reporting and billing frequencies and breakpoints, including an automatic calculation of natural breakpoints. The overage function automatically calculates and creates your percentage rent charges. Retail analytics provide up-to-the-minute reporting on sales, including MTD, YTD, Moving Annual Total (MAT) comparisons and tenant occupancy costs.

## Key Features

- » Controlled administration of leases and amendments including lease option management with encumbrance tracking
- » Integrated accounting and property management functions
- » Role-based dashboards and critical date notifications
- » Simplified setup of complex expense recoveries
- » Complete retail percentage rent calculations
- » Easy straight-line rent adjustments for FAS 13 and IAS 17
- » Real-time analytics, dashboards, and business intelligence
- » Supports multiple currencies, languages, GAAP, and local taxation requirements



# Portfolio Reporting & Analysis

## Role-Based Dashboard

The commercial dashboard maximizes efficiency and transparency by allowing you to see property tasks and performance in a single user-friendly interface. Your property managers can track critical dates, pending lease workflow actions, work order summaries, and access key reports such as stacking plans. All with the ability to drill down to transaction-level detail.

## Real-Time Analysis

Designed for managers who want to analyze information in a fast and flexible way, Yardi Analytics are a new breed of reporting tools that enables real-time key performance indicators. Yardi Analytics are built to facilitate drill down to source transactions, and flexible enough to slice and dice data by attribute such as portfolio, region, period, and currency.

- » Analyze by attribute, entity, GL book, segment, period
- » Drill down from summary to source transaction
- » Publish to PDF or Excel
- » Email report packages automatically
- » Create your own KPIs with custom analytics
- » Optimized for fast results

## Commercial Analytics

Yardi Analytics include comprehensive commercial property and portfolio reporting. From owner reports to internal exception and management reporting, our commercial analytics are geared toward increasing the performance of individual and consolidated properties and identifying outliers in a large portfolio. Commercial analytics provide real-time key performance indicators for lease management, recovery reconciliation, performance statistics, and more, including:

- » Rent roll and vacancy
- » Lease abstracts
- » Occupancy summary
- » Expense recovery and summary

With this system you can create and publish reports through Microsoft® Excel and Microsoft® SQL Server Reporting Services.

## Financial Analytics

Yardi Analytics also provide robust financial reporting and key performance indicators. The financial analytics engine leverages Voyager's accounting platform by drawing directly from general ledger transactions. You can create instant comparisons and analysis, and compile your monthly, quarterly and yearly financial report packages in real time. You can also slice and dice your income statement by user-defined property attributes, view your balance sheet by country and currency, and publish financial reports to an investor portal with the click of a button.

- » Supports IFRS, GAAP, and international accounting needs
- » Used by publicly traded companies around the world
- » Automated delivery with correspondence management
- » Reporting speed optimized by Voyager datamarts
- » Custom financial reports using custom analytics

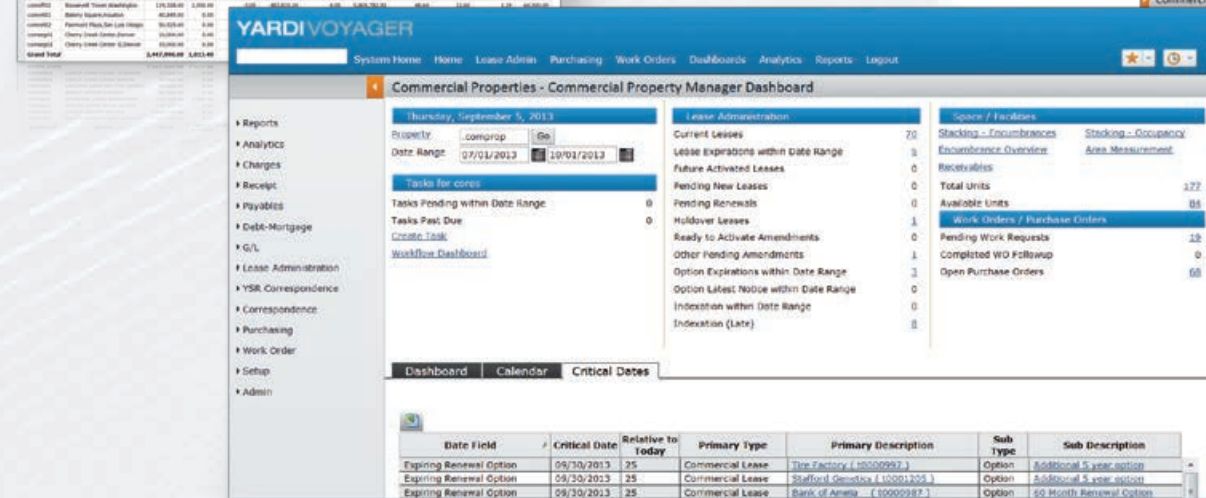
## Spreadsheet Reporting

Yardi Spreadsheet Reporting lets you create and publish high-quality reports for internal and external audiences as needed. You can create templates in Microsoft® Word, Microsoft® Excel and PDF, or display the data on a screen.

- » Presentation-quality reports with text, grids and graphs
- » Report packets combining different types of reports
- » Complex reports with multiple sections
- » Easy sorting, grouping and sub-totaling
- » Customized reports by changing filters and data columns

## Key Features

- » Analytics and insight for better decisions
- » Multiple GAAP, multi-language and multi-currency capabilities
- » SSAE 16 compliance via Yardi Cloud Services
- » Real-time, 24/7 access to operational data with Yardi Mobile Apps



State	City	Area	Leases	Leased Area	Vacant Area	Leased Area Expires in 12 Months	Annualized Rent	Annualized Recovery Rent/Area	Annualized Recovery Revenue	Annualized Recovery Revenue/Area	Deaths in Progress
TX	IRVING	1,400,000.00	1	762,000.00	258,000.00	0.00	1,627,440.00	2.14	491,899.00	0.35	0
TX	IRVING	1,400,000.00	1	762,000.00	258,000.00	0.00	1,363,700.00	1.76	461,869.00	0.33	0
		<b>2,800,000.00</b>	<b>2</b>	<b>1,524,000.00</b>	<b>516,000.00</b>	<b>0.00</b>	<b>2,991,140.00</b>	<b>1.95</b>	<b>953,768.00</b>	<b>0.68</b>	<b>0</b>
CA	Santa Monica	115,338.00	37	117,160.00	3,268.00	0.00	1,482,135.36	46.20	671,226.16	7.48	0
CA	Washington	122,114.00	21	118,348.00	3,386.00	0.00	1,346,761.36	46.24	593,024.24	7.59	0
CO	Denver	30,000.00	8	8,000.00	2,800.00	0.00	345,300.00	23.05	173,300.00	22.24	0
CA	CSI	30,000.00	8	8,000.00	2,800.00	0.00	395,800.00	23.24	190,360.00	22.97	0
		<b>245,472.00</b>	<b>72</b>	<b>251,836.00</b>	<b>8,434.00</b>	<b>0.00</b>	<b>3,169,107.00</b>	<b>47.43</b>	<b>1,614,746.00</b>	<b>6.81</b>	<b>0</b>
		<b>3,045,472.00</b>	<b>114</b>	<b>1,775,836.00</b>	<b>594,434.00</b>	<b>0.00</b>	<b>6,160,247.00</b>	<b>9.77</b>	<b>2,568,514.00</b>	<b>3.14</b>	<b>0</b>



# Leading Business-Wide Real Estate Management Software and Services

At Yardi our mission is to provide our clients with superior products and outstanding customer service, while we take care of our employees and the communities where we work and live. With that commitment, Yardi leads the industry in providing full business software solutions for real estate investment management, property management, financial accounting, asset management, and ancillary services.

Organizations like yours have been using our proven and mature software with confidence for decades.



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