

OneSite® Leasing & Rents Commercial



OneSite Leasing & Rents Commercial provides a powerful on-demand management tool that enables office, retail, industrial, and mixed-use properties to monitor, analyze, and enforce practices and policies on their commercial sites. It simplifies and automates the process of creating and managing complex commercial leases. Pricing and expense recovery can be administered centrally within the system. At the same time, OneSite Leasing & Rents Commercial integrates seamlessly with the other powerful features of OneSite to free up site personnel to do what they do best: lease suites and provide high-level customer service to commercial tenants.

Integrated Property Management:

- Residential and commercial space managed in the same OneSite Leasing & Rents portfolio
- Seamless integration with OneSite Accounting, OneSite Purchasing, OneSite Facilities, and Velocity
- Powerful management reporting for all facets of your business

Increased Revenue and Recovery Potential:

- Create standardized or custom expense recovery methods for tenants
- Calculate projected expense recovery any time during the year
- Maximize revenue using flexible market rent adjustments

Simplified On-Site Management Processes:

- Process move-ins and move-outs automatically
- Provide tenants with detailed reconciliation statements
- Perform pertinent tasks in bulk processing

CAM Reconciliation

CAM reconciliation criteria
 Expense recovery category: Real Estate Taxes
 Last reconciled on: [blank]
 Escrow transaction code: TAX - Tax
 Reconciliation transaction code: TAX - Tax
 Calculate through: 082906 - 08/31/2006
 Unit: [blank]

Build list

Select	Action	Unit	Tenant	Recovery starting period	Recovery ending period	Calculation method	Reconciliation frequency	Escrow billed	Actual expense basis	Tenant share	Recovery amount
<input checked="" type="checkbox"/>	Edit Clear	Com1	Kello's Bos...	01/01/2006	08/31/2006	Proration	Yearly	\$3,660.00	\$56,000.00	\$3,680.00	\$20.00
<input checked="" type="checkbox"/>	Edit Clear	Com2	Lellan's	01/01/2006	08/31/2006	Percentage o...	Yearly	\$1,959.00	\$56,000.00	\$1,958.00	\$1.00
<input checked="" type="checkbox"/>	Edit Clear	Com3	ABC Souvl...	01/01/2006	08/31/2006	Proration	Yearly	\$3,300.00	\$56,000.00	\$5,283.84	-\$17.00
<input checked="" type="checkbox"/>	Edit Clear	Com4	Island Sn...	01/01/2006	08/31/2006	Percentage o...	Yearly	\$2,275.00	\$56,000.00	\$2,236.81	-\$38.19
<input checked="" type="checkbox"/>	Edit Clear	Com5	Mimi's Kor...	01/01/2006	08/31/2006	Proration	Yearly	\$2,865.85	\$56,000.00	\$2,865.85	\$0.00
<input checked="" type="checkbox"/>	Edit Clear	Com6	Puka She...	01/01/2006	08/31/2006	Percentage o...	Yearly	\$2,700.00	\$56,000.00	\$2,737.74	\$37.74
<input checked="" type="checkbox"/>	Edit Clear	Com7	Dakine Ba...	01/01/2006	08/31/2006	Proration	Yearly	\$2,664.67	\$56,000.00	\$2,664.67	\$0.00
<input checked="" type="checkbox"/>	Edit Clear	Com8	Ma Chan...	01/01/2006	08/31/2006	Percentage o...	Yearly	\$3,200.00	\$56,000.00	\$3,447.15	\$247.15
<input checked="" type="checkbox"/>	Edit Clear	Com9	Tasaka G...	01/01/2006	08/31/2006	Proration	Yearly	\$3,200.00	\$56,000.00	\$3,823.84	\$623.84
<input checked="" type="checkbox"/>	Edit Clear	Com10	Lahana...	01/01/2006	08/31/2006	Percentage o...	Yearly	\$3,200.00	\$56,000.00	\$3,268.49	\$68.49
<input checked="" type="checkbox"/>	Edit Clear	Com11	Serendipi...	01/01/2006	08/31/2006	Proration	Yearly	\$2,800.00	\$56,000.00	\$2,984.61	\$184.61
<input checked="" type="checkbox"/>	Edit Clear	Com12	Lulu's	01/01/2006	08/31/2006	Percentage o...	Yearly	\$3,700.00	\$56,000.00	\$3,672.38	-\$27.62
								Total recovery amount to post \$499.02			

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 * - Calculated amount overridden
Post reconciliation for selected items **Cancel**

Built-in CAM reconciliation processes allow for easy auditing of the tenant share calculation through quick links to the lease's CAM setup, escrow history, and expense amounts.

Benefits

Powerful Expense Recovery Options

CAM setup, recovery billing, and reconciliation reporting handle an unlimited variety of commercial lease requirements. Specific benefits include:

- Default CAM pools set up at the property level where leases inherit the CAM(s) and can then be customized for the lease.
- Actual expenses can be imported through OneSite Accounting, Excel, or manually.
- CAM reconciliation can be processed in bulk for all tenants, a group of tenants, or a single tenant.
- The system calculates the tenant share of CAM expenses with the click of a button.
- Easy auditing of the tenant share calculation with quick links to the lease's CAM setup, escrow history, and expense amounts.
- Reconciliation adjustments for escrow and expense amount overrides.
- Detailed worksheet that outlines exactly how the tenant share was calculated.

Automatic Billing

Scheduled rent, expense escrow, and late charges are automatically billed when due.

Prorated Lease Controls

Prorated move-ins and move-outs.

Customized Tenant Statements

Custom reconciliation, balance due, and renewal statements to tenants.

On-Demand Or Scheduled Reporting

Home office or site reporting groups to run automatically or whenever you want them.

On the web at www.realpage.com