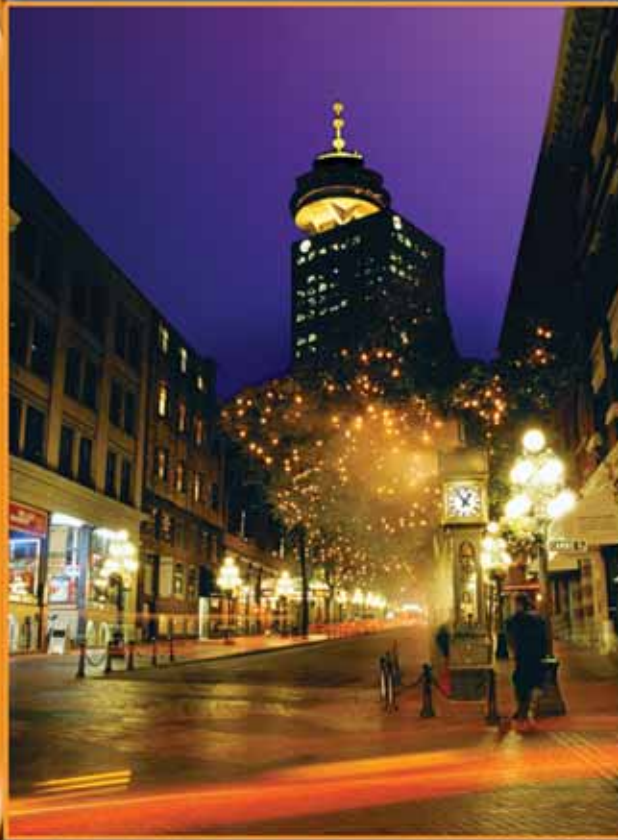


AMT *direct*™



*On-Demand
Real Estate
Information
Solutions*



Solutions

Service

Support

*Location & Lease Administration
Facility Management
Deal & Transaction Management
Project Management
Document Management*

888.551.4268

www.amtdirect.com



"AMT *direct* connects you to the information you need to do business, provides you all the tools to do more, and supports you with real people along the way. It's the key to *Portfolio Insight*."

— *Scott T. Schubert, CEO*
Asset Management Technologies, Inc.

WHY **AMT** *direct*?

AMT*direct* is a comprehensive on-demand application for commercial real estate leased and owned property administration, document management, facility management and project management. AMT*direct* solutions enable real estate executives and administrators to uncover and control hard property and lease costs, thus allowing our clients to transform these costs into bottom line cash. AMT, through an accurate blend of technology and services, provides each of our clients with an unparalleled alignment to achieve their immediate and long-term business objectives. AMT*direct* solutions drive organizational consistency; allow for complete and measurable ROI; and produce ongoing long-term benefits.

Whether you are a corporation with 50 facilities, a retailer with 3,000 stores, or an owner of 30 properties, AMT's effective processes are the key to achieving impressive results.

Strategic Value

Real estate technology is no longer just a cost of doing business. With the right partner, the use of technology can greatly enhance corporate strategy. Our platform, AMT*direct*, is designed to combine business applications with strategic value. By integrating technology within your operational strategies and core business, corporate real estate can be developed into a competitive advantage.

Process

At the heart of our technology platform are processes that have been designed by years of experience in fully integrated real estate environments. These processes have allowed AMT to provide real estate technology solutions to over 200 clients representing over 300 million square feet.





AMT *direct* SOLUTIONS

Designed for Corporations, Property Management firms, Retailers, and Property Owners, AMT *direct* offers complete technology solutions for your real estate management needs.

Portfolio Insight *Portfolio Management • Lease Administration • Owned Property Administration • Space Allocation • Contact Management • Advanced User Security • Customization & Integration Tools*

Date Tracker *Advanced Notification Periods Set by User • User Login Notifications • User Email Notifications • Contact Email Notifications • Event Calendars*



Document Manager *User-Defined Document Folders • Key Word Searching Across Documents • Patented Clause "Drill Down" Capabilities • Manage Unlimited Document Types*

Facility Manager *Preventive Maintenance Scheduling • Workflow Generation/Tracking • Automated Workflow Email Notification • Warranty Management • Equipment Management • Work Order History*

AP Manager *Monthly Automated Invoice Creation • Manual (One-Time) Invoices • Unlimited Payment Types • Allocations • Historical Reporting*



AR Manager *Monthly Automated Billings • Manual Billings and Adjustments • Aged Delinquency Tracking • Statements and Invoicing • Historical Reporting*

OPEX Manager *Reconcile Unlimited Operating Expense Types • Expense Variances by Amount and Percentage • Calculate and Track Annual Savings • Pro Rata Share Overrides*

CPI Manager *Automatic Web Updating of CPI Index Values • Calculate CPI by User- Defined Charge Types • Track Caps and Floors by Charge Type • Calculate Retroactive Charges Back to Effective Date • Automatic Updating of Future Rental Charges*



Percent Rent Manager *Calculate Overage Rent • Calculate Percent in Lieu • Sales Exclusions by Amount and Percent • Recapture Lease Charges • Multiple Breakpoints and Rates*



Mapping *World, Country, State and City Map Layouts • Property Photos • Property Details • Drill Down Capabilities • Portfolio Segment Mapping*

Report Vision *Financial and Non-Financial Based Reporting • Report by Portfolio, Project, Property or Lease • Geographic Reporting by City and State • Over 100*

Standard Reports • Report Formats in Excel, Word, PDF, Crystal, and RTF

Project Manager *Create Project Templates • Track Project and Activity Documents • Assign Tasks to Team Members • Designate Approvers • Identify Task Dependencies • Track Task Completion*

CLIENT SERVICES GROUP

Professional Lease Abstraction

Document Scanning & Indexing

Systems Integration

Project Management

Data Integration

Operating Expense Audits

The Client Services Group (CSG) specializes in the implementation of AMT *direct*, the abstraction and auditing of property and lease file information, and ongoing lease administration and

document management. Combining decades of experience in the commercial real estate industry, the Client Services Group includes attorneys, paralegals, CPAs and other professionals who work closely together to gather and verify all your pertinent property and lease information. CSG is the cornerstone behind every successful AMT *direct* implementation.

All of the services CSG offers are available whether you use AMT *direct* or other applications on the market. Let the Client Services Group show you how to improve your business processes and help you dramatically increase productivity.

History

Asset Management Technologies, Inc. (AMT), headquartered in Charlotte, North Carolina, was founded in 1996 and has consistently grown its client base and revenue each year.

AMT has established itself as the leading developer of on-demand technologies for the commercial real estate industry and, at the same time, has created one of the nation's largest consulting practices in the industry that focuses on lease abstraction, document imaging and document indexing services.



“Enterprise-Rent-A-Car is quality-minded, with a keen focus on working with the newest technology and the finest service providers to create the most value from its assets.

What really set AMT apart, aside from great technology in *AMTdirect*, was their experience in the industry and the ability to provide a truly turnkey solution. From the initial system setup to imaging and abstraction; the implementation went very smoothly.”

— Jeff Barrett, Operations Manager,
Enterprise-Rent-A-Car, Southern California

“*AMTdirect* has given us the technology tools to make up-to-the minute information available instantaneously from virtually anywhere. Before *AMTdirect*, all of our information was housed in different systems throughout our organization. Thanks to AMT’s integration capabilities and innovative technology, we are able to merge this data into one place for easy access and more reliable information. Not only has *AMTdirect* helped us manage our information more effectively, but it has also helped us manage our processes more efficiently.”

— Andria Pacinelli, Tenant Coordinator,
P.F. Chang’s

“When Rack Room was evaluating programs to allow us to automate lease administration and real estate data, our requirements were like most companies seeking the same type of product. We wanted great value, excellent service before and after the sale, a system that is expandable for years to come and, of course, it had to be user friendly so people will be enthusiastic about using it. Luckily for us, while the “users” criteria may be the same, when it came to evaluating vendors, they were not the same. *AMTdirect* stood out from the competition. After extensive due diligence, including a false start with another national vendor, we made the commitment to *AMTdirect* and in 3 years, all of our initial goals have been realized. A huge benefit we did not anticipate, was the amount of real dollar savings we have achieved through using the system's capabilities.”

— Margie Lee, Real Estate Manager,
Rack Room Shoes

Core Functionality

Property Administration
Lease Administration
Facility Management
Project Management
Deal and Transaction Management
Patented Document Management
Proactive Critical Date Management
Automated Rental Payments
Operating Expense Reconciliations
Percent Rent Calculations
CPI Management
Management Reporting



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