



LA Cloud – Lease Administration & Accounting



LEASE ADMINISTRATION

Make sure negotiated clauses are known and enforced by improving negotiation power through portfolio analysis. Manage complex retail lease scenarios and control costs to drive productivity. Reduce the time needed to monitor rent payments and lease renewals.



LEASE ACCOUNTING

Eliminate the time-intensive and high-risk process of manually generating and managing straight-line rent schedules for both Capital and Operating leases. Achieve federal and state reporting compliance and plan for environmental sustainability initiatives.



STANDARD INTEGRATIONS

- AP Export & Import
- AR Export & Import
- Sales Import
- GL Export
- Vendor Import

REPORTING & DASHBOARDS

Leveraging the robust reporting tool, MicroStrategy, LA Cloud comes with numerous standard reports, built out by Accruent. Users can tweak and filter these reports before saving their changes and sharing with the team. Power users can create custom reports from the ground up. Any report can be subscribed to, and the application will run and deliver that report via email at regular intervals. Dashboards creation is available as well."

LEASE ADMINISTRATION

Lease Wizard

Enable consistency and accuracy across the entire portfolio with a flexible wizard-style lease abstraction tool that allows you to create standardized lease templates and clone existing leases

Clause Builder

Manage your portfolio proactively by capturing and categorizing negotiated lease clauses, alternate rent structures and vacancy thresholds for every lease in the portfolio

Co-Tenancy

Recognize opportunities to take full advantage of the co-tenancy clauses of your leases, and automatically update rent accounting and financials when a violation has been identified

Lease Responsibilities

Never do a landlord's job for them again, track and easily call up all responsibilities in your leases

Key Date Notifications

Maintain control of the lease renewal process, and ensure visibility and awareness of key dates by creating automatic notifications

Standard Integrations

Improve efficiency and eliminate the needs and costs required to customize integrations for automated system feeds such as Sales Import and GL Export

LEASE ACCOUNTING

Advanced FASB

Ensure adherence to straightline and new FASB / IASB lease accounting standards, properly classify leases and automatically generate schedules from defined rental obligations

Percentage Rent

Minimize effort and errors through the automatic calculation of percentage rent due based on complex percentage rent scenarios, negotiated breakpoints and adjustments

Land & Property Tax Management

Reduce expenses by managing the tax appeal lifecycle, simplifying follow-up on incentives and eliminating overdue taxes and fees

CPI Automation

Improve visibility into leases with CPI escalations, and track the CPI components for every lease on a single summary screen

Expense Compliance

Gain immediate and comprehensive access to every expense category across thousands of leases, and receive automatic notifications when identified caps, exclusions and escalations apply

Rent Collection

Ensure proper invoicing, and eliminate missed receivables and late fee collection by automatically calculating monthly rent receivable from all subleases

About Accruent

Founded in 1995 as a Retail Lease Administration Software Company, Accruent continues to be the Largest Independent Provider of Facilities & Real Estate Software Solutions. Manage your Entire Real Estate Lifecycle with Accruent including Capital Planning, Site Selection, Project Management, Lease Administration/Accounting and Facilities Management.

About LA Cloud

LA Cloud is a true cloud solution designed to enable you to manage all aspects of your leases. With this technology, deployments are more time- and cost-effective.