

Real Estate Lifecycle

AND FACILITY MANAGEMENT

Companies often use anywhere from 10 to 15 different point solutions to run their day-to-day business, addressing only a single functional activity at a time.

To get the bigger picture, companies will attempt to transfer data between these systems, a manual task that can be virtually impossible to consistently accomplish.

This integration effort either strains existing resources or leads to new staff being hired, negatively impacting the bottom line.

In an effort to overcome these challenges, leading companies are choosing centralized software solutions to address the full range of Integrated Workplace Management System (IWMS) functionality.

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The Accruent cloud-based IWMS solution helps customers gain insight into the entire lifecycle of their real estate management, identify inefficiencies, and produce the highest ROI. With this unified solution users leverage related data across the full range of IWMS functionality, where extensive reporting and data management would have been otherwise required.

SOLUTIONS

Lease Administration and Accounting

Regardless of the business size, lease administration can be a seemingly unavoidable costly drain on time, resources, and budget. Combined with an optimized workflow and flexible reporting, along with indexed document management, users can view lease terms and other key data for properties utilized on a company level.

Benefits

- FASB/IASB Compliant
- Optimized workflow
- Manage complex real estate and equipment lease scenarios
- Asset-level accounting

Additional Services

- Lease abstraction
- Bill pay
- Reconciliations
- Desktop audit services

Project Management

From a small one-month implementation to next year's office relocation, the right project management solution makes daily processes and planning ahead faster and more efficient with templates that incorporate industry best practices.

Project Improvement

- Configure a project workflow
- Integrated RFP Tracker
- Pre-loaded templates supporting architectural estimates, budget approvals, and financials
- Detailed vendor account information, purchase orders, and invoices
- Track to-the-minute project line items

The screenshot displays the 'ASC - 842 Rent Schedule' report in the Accruent system. At the top, there are navigation tabs for 'Assets', 'Locations', 'Periods', 'Facilities', 'Contracts', and 'Equipment Contracts'. Below this, a table lists lease details for '842 Equipment' with columns for Name, Begin Date, End Date, Term Length, Lease Type, Initial Asset Balance, Initial Liability Balance, Last Balance Paid, Last Priced Date, and Transaction Date. A secondary table, 'ASC 842 Rent Schedule', shows lease terms for 'Finance' with columns for Calendar Year, Fiscal Year, Fiscal Details, Name, S42 Equipment, Begin Date, and End Date. The main part of the report is a detailed accounting schedule with columns for Year, Period, Period Length, Cash Expense, Single-Lines Expense, PV Cash Expense, Interest Expense, Asset Amortization Expense, Liability Amortization Expense, Rent Balance, Liability Balance, 12-Month Forward Change in Asset Balance, 12-Month Forward Change in Liability Balance, Begin Date, and End Date. Below the schedule, there are sections for 'Accounting Schedule Details' and 'Financial Summary' with various financial metrics and calculations.

ASC – 842 Rent Schedule

Facility and Work Order Management

Proactively manage schedule changes and key milestones by monitoring work order completion, assignment, service levels, and associated costs. Additionally, anywhere Technicians are connected to data or Wi-Fi they can get accurate information on supplies, furniture, or other consumable inventory.

Organizational Management

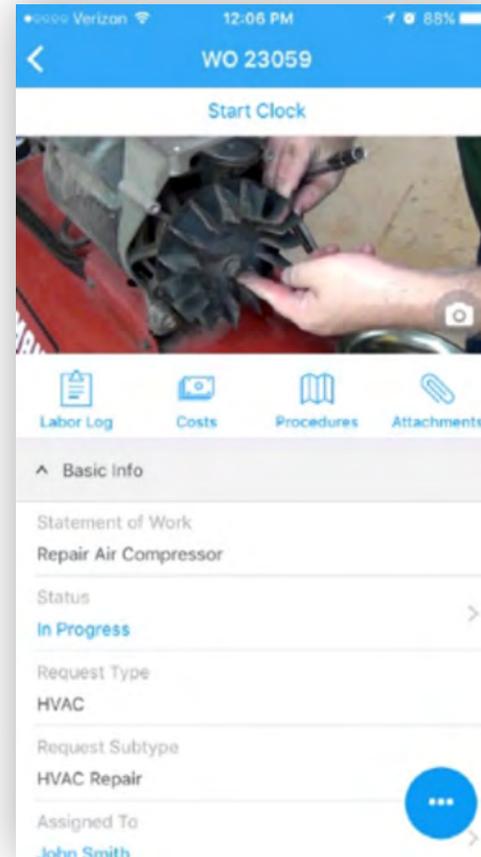
- Refine capital planning by managing and prioritizing future facility repairs
- Create a secure repository of policies, procedures, and industry best practices
- Provide real-time view of vendor activity

Transaction Management

Complete with inspired end-user functionality to follow critical path milestones, track location alternatives, and establish location-based approval processes by aligning corporate and portfolio strategies during negotiations. Project managers and lease administrators can now effectively manage all project or lease based activities.

Corporate Alignment

- Track performance on an acquisition, disposition, purchase, sale, or renewal
- Present data in a consistent format to achieve organizational clarity
- Negotiate reduced rent
- Collaborate with brokers, vendors, and colleagues



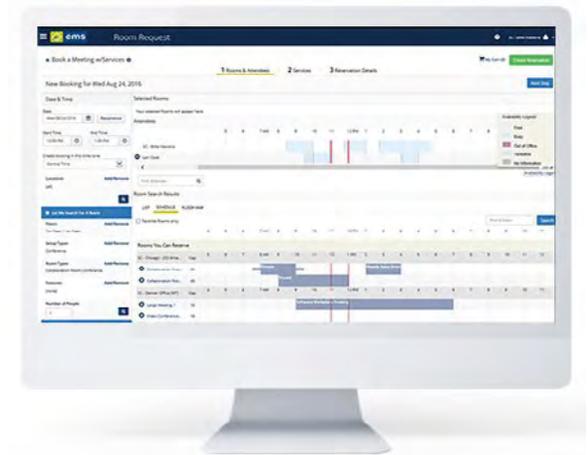
Provide real-time view of vendor activity with the 360Facility organizational management dashboards.

Space Management

Optimizing your workspace operations has become a critical need for managing and creating efficiencies for multi-use spaces, hoteling, and open floor plans.

Make Your Workspace Vision a Reality

- Increase productivity by connecting the right people with the right spaces, resources, and technology
- Attract and retain employees who are looking for the best office experience
- Reduce costs and drive value by using modern tools and processes
- Differentiate your brand by making your workplace a physical representation of your company's culture



Capital Planning & Assessment Services

Objectively model multi-year capital budgets, and get defensible data to understand current facility conditions and secure funding.

Benefits

- Model spending scenarios and forecast long-term costs
- Prioritize and direct spending to where it is needed most
- Ensure alignment between facility spending and the overall mission

Assessment Services

- Facility Condition Assessments: Comprehensive, objective, and defensible data compiled by an Accruent team
- Systems Lifecycle Assessments: Aggregate system-level information for deferred maintenance and capital renewal
- Statistical Modeling: Insight into building conditions for a focused assessment program
- Self-Service Assessments: Ability to capture facility condition data on-the-go using our mobile solution

Mobile Surveying & Inspections

Ensure consistency and compliance with safety standards, brand guidelines, and space utilization to ensure you're getting the most out of your properties.

Key Features

- Mobile application
- Configurable forms
- Automatic data uploads
- Dashboards and reports

Benefits

- Increased speed, quality and accuracy of data collection and reporting
- Maintain asset value, meet lease and statutory obligations
- Consistent brand and safety standards



Contact Accruent Today to Get a Demo and Learn More

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SHAPE

DECADES → YEARS



DRIVE

ANNUAL → QUARTERLY GOALS



MANAGE

MONTHLY → WEEKLY → DAILY



CONTROL

HOURS → MINUTES → SECONDS

<p>Our Solutions</p>	<p>Capital Planning Market Planning Resource Planning</p>	<p>Lease Accounting Project Management Space Planning Site Selection</p>	<p>Lease Administration Facility & Asset Management Space Management Energy & Sustainability</p>	<p>Field Service Management Industrial IoT</p>
<p>What We Deliver</p>	<p>SHAPE physical resources strategies that ensure delivery of the company's mission</p>	<p>DRIVE procurement and construction activities that bring the strategy to life</p>	<p>MANAGE service delivery through operations, maintenance and compliance</p>	<p>CONTROL activities for occupants, mobile workers and IoT devices in real time</p>
<p>Smart Integration Integration across the full lifecycle</p>		<p>Business Analytics Insights across the full lifecycle</p>		<p>Deep Domain Expertise Capabilities across the full lifecycle</p>

About Accruent

Accruent is a global software company that helps organizations achieve superior performance by transforming how they manage their physical resources. Its innovative, industry-leading cloud-based software and services enable organizations to optimize all stages of real estate, facilities and asset management, from capital planning through to IoT-based monitoring and control. With a proven track record across two decades, Accruent has created the only integrated SaaS-based framework and reporting platform for full lifecycle physical resource management. More than 10,000 global customers depend on Accruent solutions to drive out hidden costs, extend asset lifecycles, protect their brands, ensure compliance and deliver on the missions of their organization. Headquartered in Austin, Texas, Accruent serves a wide range of industries in more than 150 countries around the world.