



The Standard in **Commercial**
Real Estate Management



MRI Software's commercial property management software enables you to maximize profitability on your real estate investments and operations. The solid and meaningful data derived from MRI Commercial facilitates the improved management of your assets.

Forget about location, location, location. The success of today's commercial real estate organizations depends on precise information that provides deep visibility into past and future performance. Every day you make decisions that affect the value of your real estate investments; without precise information, you run the risk of lowering your net operating income and ultimately reducing the overall return on your investments.

Clearly, when making multi-million dollar investment decisions, it is critical to have access to accurate, real-time data.

Despite this, too many real estate organizations manage millions of square feet using the same tools they've always relied on: spreadsheets, out-of-date software and stand-alone applications. By doing so, these organizations have found themselves at a disadvantage. Spreadsheets and stand-alone programs not only provide little to no support for cross-departmental, enterprise-wide business processes, but also burden companies with multiple, disparate data repositories that limit access to information and ultimately result in data discrepancies. Rather than having a single version of the truth, organizations often have multiple versions, and have little idea which one is correct. Additionally, these tools' primitive reporting capabilities limit visibility into operational and financial data, making oversight of current performance difficult to achieve. In the end, planning becomes compromised, potentially leading to problematic and expensive decisions.

Clearly, when making multi-million dollar investment decisions, it is critical to have access to accurate, real-time data. But it doesn't stop there. The same information you use as the basis for your decisions will become a measuring stick against which you can compare your actual performance. Not only will this allow you to evaluate and refine your decisions, but it also will help you exercise greater control over your day-to-day management activities.

Choose a Solution
Specifically Designed to

MEET YOUR NEEDS

MRI's commercial management solution is a fully integrated set of offerings designed to support the management of office, retail and industrial properties.

It lets you effectively manage the entire real estate cycle from investment assessment to property management and performance measurement. The cost-effective, integrated solution can answer the strategic questions—Should I acquire this property for my investors? Did our investment pay off?—as well as the tactical ones—Did we respond to that maintenance request? All applications work together to provide you with a consistent and accurate view of performance, allowing for more timely decisions. The MRI commercial management solution also lets you establish and automate workflow processes that cross organizational boundaries and even extend outside the enterprise to your vendors and partners.

With the MRI commercial management solution, you benefit from a completely integrated system that will seamlessly connect your strategic planning activities to daily management tasks and beyond to performance measurement:

Operational Management

The MRI commercial management solution offers support for nearly all of your management real estate functions, such as accounting, lease administration and billing, reporting, project management and facility maintenance, with all of the application modules working together as part of a cohesive end-to-end solution. The system can grow with your business, making it easier for your staff to keep up as you acquire more properties. Automated processes and more efficient workflows mean you can expand your holdings without having to significantly increase headcount to manage the new properties. The result: you can increase your revenue opportunities without incurring additional costs.

Cash-Flow Budgeting

The MRI commercial management solution offers cash-flow budgeting capabilities that will streamline the budgeting process and support collaboration that can result in more realistic budgets that also can be used as the baseline for your strategic planning activities. You'll have real-time visibility into actuals, budgets, re-forecasts and proformas. In addition, the easy-to-use collaborative solution offers pre-built dashboards that can help you identify trends as well as risks to your business.

Strategic Planning

With the MRI commercial management solution, you can create and model multiple investment scenarios, easily change critical investment assumptions and estimate the short- and long-term financial impact of alternative decisions on your real estate portfolio. This information can flow to your operating and financial systems so that you can easily measure actual performance against your plans and continually improve your forecasting capabilities, helping you maximize your return on investment.

Performance Measurement

As you manage your properties with the MRI commercial management solution, the data you capture along the way, such as information associated with costs and revenues, can then be used to measure performance against projections. This will allow you to easily determine the true return on your investments, while providing you with information that can help increase the accuracy of assumptions that support decisions you make in the future. The solution also offers a robust waterfall engine that not only can model different investment scenarios, but also can calculate waterfall returns and determine contributions and distributions.

Work the Way You Want To

The MRI commercial management solution is designed to be flexible, so that it is better able to meet each client's unique needs. It will support your business processes rather than the other way around, allowing you to establish workflows that make the most sense for your organization. In addition, it can automatically make important calculations, such as rent changes, late charges, discounted cash flows and consumer price index increases, freeing your staff from busy work while increasing system data accuracy.

Solve The Most Complex Problems

MRI prides itself on providing extensive support for a wide variety of real estate management activities and has developed a solution that goes into more depth than other types of commercial real estate management software products. From portfolio-level return calculations to waterfall calculations to complex common area maintenance reconciliations, the MRI solution goes deeper to help you resolve more complex situations.

Easily Access Important Information

The MRI commercial management solution helps eliminate data silos and makes information accessible throughout the organization to give you greater visibility into how your properties are performing at all times. The solution also offers strong reporting capabilities that present information as you need it. You can easily configure client-specific reports that let you quickly make informed decisions. Along with providing valuable reports, it also has customizable executive dashboards that can keep you informed of real-time business performance through easy-to-understand key performance indicators.

Take A Global Perspective

Whether you're thinking of going global or you already own properties around the world, MRI can help. Because the MRI commercial management solution supports multiple currencies, multiple languages and metric and U.S. measurement systems out of the box, you can manage both local and international operations with a single system.

Services and Support That Make a Difference

When you need support implementing or customizing your MRI solution, what better resource is there than MRI itself? The MRI Global Professional Services (GPS) team offers a consistent delivery experience, standardized work plans and templates and a streamlined approach to help speed implementation and improve your time to value. Because of this, the team is able to consistently deliver projects on budget and on time. In addition, all members of the GPS team have extensive experience with real estate software implementations. And if you want to learn more about how to use your MRI solution, GPS provides a variety of standardized and customizable training opportunities that include both classroom sessions and self-paced virtual learning .

Manage From Lead to Lease and Beyond

Your financial well-being depends on having tenants in your buildings. The longer it takes you to fill vacancies, the less money you make. The MRI commercial management solution helps shorten the closing cycle by supporting you from contact to contract. It lets you store detailed information about potential tenants and use that information to create lease records once a deal has been made.

By flowing information from one process to the next, the system eliminates redundant data entry and reduces the chances of errors occurring. Information on leasing activities is also shared with other parts of the solution, making it easier to report and forecast planning requirements. In addition, you can establish workflows based on your pre-defined limits, approval and escalation routing specifications, and task reassignment parameters to ensure the lease negotiation and approval process moves quickly so that your tenants are able to move in as soon as possible.

An Unparalleled Commitment
to Real Estate—and a
**Lower Total Cost
of Ownership**

■ We're proud to say that MRI stands alone as the market leader in the real estate software industry. With more than 38 years of experience developing software solutions, we're able to leverage our extensive knowledge to deliver products that set the standard for real estate management. And because we've made it more affordable to implement our solution compared to other enterprise systems—and we don't charge for upgrades—our cost of ownership is the lowest in the industry. It is for these reasons that our software is used by more than 2,000 real estate companies at 5,000 sites by 50,000 users in 41 countries on five continents.

About
MRI
Software

As a provider of solutions for commercial, corporate and multi-family real estate management organizations, MRI is the global leader in real estate management software.

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