

# Property Management

for tower management companies



"Property Management definitely streamlined our billing and invoicing time. Without having to second guess our amounts every month, we were able to reduce our tenant billing times by over 90%. After we had the Property Management set up, we really just had to go through one batch process to finish everything accurately."

- Cherie Sanders, Property Manager



## Focus on Operational Excellence

As mobile markets mature, the number of tenants and towers that a tower management company has is no longer the sole indicator of success. Site-level profitability is the new measure of success, with operational excellence now being an essential skill for tower management companies. Leading tower companies focus on improving their ability to track site-level performance and profitability.

## Achieve Better Tower Management

Property Site Management for tower management companies, was developed to manage the tower industry's sophisticated leasing requirements. From managing owned towers, managed or leased towers, ground leases to roof-top leases, Property Site Management's Tower Manager Module is a complete and comprehensive solution for any tower management company. In-depth revenue recognition and revenue sharing options coincide with detailed contract/lease management functionality to provide even the largest tower management firms with tens of thousands of sites with a powerful financial management package. Extensive reporting capabilities also allow companies to analyze profit and loss by towers or by a portfolio of towers.



## Advantages of Using Property Management

### Tower Categories & Groups

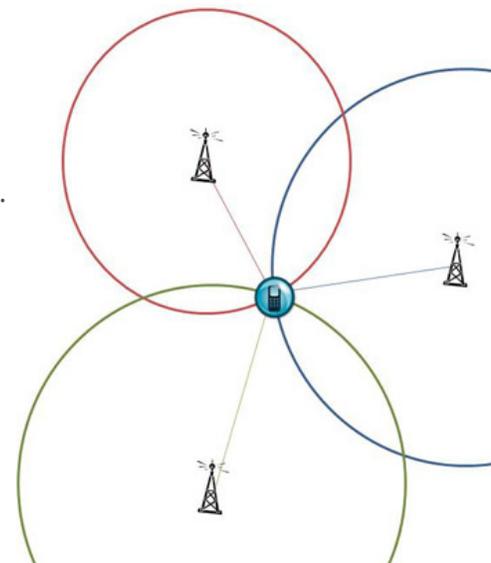
Group each tower by territory, state, region, portfolio, or site. Grouping towers into various categories helps with reporting and guides the right decisions to improve profits.

### Financial Reporting Capabilities & FAS 13

Users can assign GL account segments per category to generate reports from a transaction perspective for a profit and loss view. Straightline reports can be produced by leases or by specific lease terms to assess the amount of unrecognized revenue. Additional reporting dimensions can be added through integration with MDA.

### Details Tracking

Physical tower installation details such as measurements and contractors can be tracked.



## Contact Us

P. +1.604.522.6300 E. sales@binarystream.com [www.binarystream.com](http://www.binarystream.com)

## Lease Details & Terms

The Tower Manager Module captures a comprehensive list of data for the various types of leases. You can create many types of leases for enhanced reporting purposes and lease collocation information can be tracked as a part of the lease details. Multiple tenant leases and ground leases can be assigned per site.

## Flexible Invoicing & Billing Terms

From deferred revenue, termination fees, holdover fees, prior period revenue management to managing discount terms, the Tower Manager Module offers the invoicing flexibility required by the largest tower management firms. Users can also reconcile charges, process pre-payments, and also process charge escalations. Each charge can have multiple terms different from terms of the lease. Multiple tenants can also be invoiced per lease and the charges are based on flat fees or percentage allocations.

## Landlord Information & Revenue Sharing

Revenue sharing can be defined for each type of charge (lease, maintenance, etc.) and can be set to flat amounts, variable amounts, variable amounts with caps and more. Extensive reports are available to compare the ground lease costs between sites and multiple landlords can be paid through one lease.

## Tenant & General Contact Management

Utilizing Dynamics GP customer and customized contact records, you can keep track of all of your customer's and miscellaneous contact details. From maintenance staff to emergency contacts, The Tower Manager Module will let you manage the contacts that are important to your tower management activities.

## Insurance, Property, and Tax Records Storing

Insurance details along with property deeds, titles, easement details, and taxes are efficiently managed.

## FAA & FCC Tracking

All required FAA and FCC information are stored within the Telecommunications Module and can be reported on.

## Charge Escalations

You can use CPI data and various other rules or conditions to determine and adjust tenant charges.

### Property Management

Manage comprehensive tenant and landlord lease requirements

Unify property management and accounting needs

Take complexity out of property management contract administration

## Extra Utilities

Along with the comprehensive list of features, the Tower Manager Module also has a long list of utility features that help streamline tower management activities. Import utilities are available to bring in data from other sources to easily setup new tenants or sites. Users can also copy leases or site information to instantly create new records. Each site and lease can also have many statuses associated to them that affect different processes.