

PropertyView SOLUTIONS, INC.



Property Management & Accounting Software

PEAK[®]

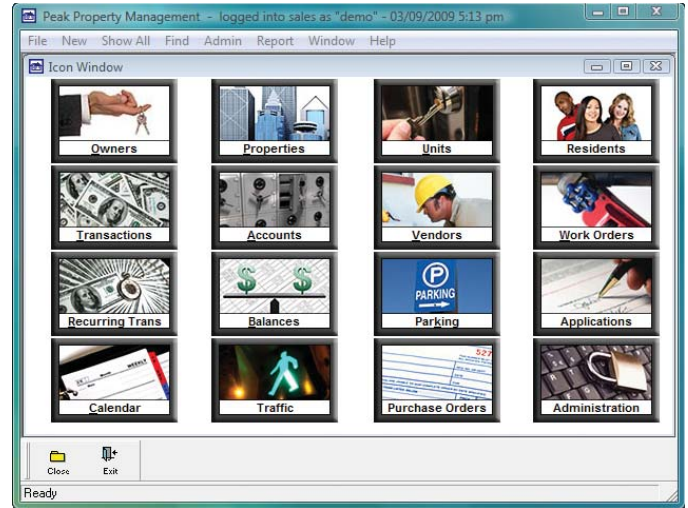
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Easy to Use

With **PropertyView's PEAK** software, your organization will be up and running quickly. Peak software has a linear workflow that makes the program easy to navigate and learn.

We also recognize that the greatest expense implementing a new property management system is not necessarily the cost of the software, but the time and training required to deploy it within your organization. Our Client Services Team is experienced in property management, property accounting, software implementation and technology management and support. You benefit from that experience the moment you view Peak for the first time. We help you minimize migration costs and maximize your return on investment.

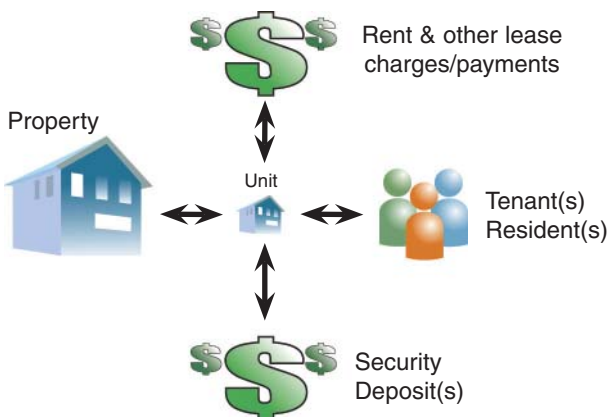


The flexibility of PEAK's unit-based system is perfect for:

- Multifamily – Maintain and access resident demographics, lease history, ledger activity, contact activity and more all from within the resident record.
- Commercial – Track and reconcile CAM charges for your tenants.
- Homeowners Associations – Track primary owners and/or lessees with reports and logic designed especially for HOA
- Single Family Homes – Flexible trust accounting logic and work order reserves help you better serve your owners as well as residents.

“ I would recommend this program over Yardi, AMSI, and Onsite – for its ease in use but more importantly for the customer service provided. ”

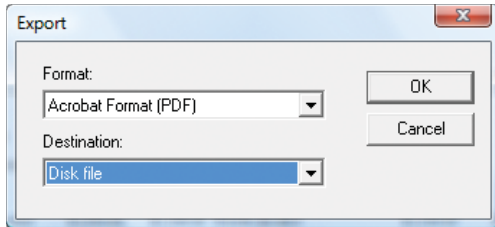
Unit Based



PropertyView's PEAK is a unit based system. Unit based logic has a proven track record to keep users organized and manage company policies. Peak does this using a combination of global and property settings. Once these settings are configured, they will guide your staff with daily data entry that supports your company's operational policies.



Export – and even email
– your reports with the click
of a button!



In order to maximize functionality, **PropertyView's PEAK** has integrated Business Objects' Crystal Reports software directly into our system. Users are able to view all of the standard PropertyView reports using one of the most flexible report writers available. Using our Crystal Reports package, you can:

- Export reports to a wide variety of formats, including MS Word, MS Excel, and many others.
- Email reports to an unlimited number of recipients directly from the software.
- Edit existing reports and/or create custom reports for your PropertyView software.

popular Reports

- Rent Roll
- Marketing Status
- Unit Availability
- Lease Expiration
- Activity Summary
- Resident Accounts
- Receivable Detail
- Security Deposit Audit
- Summary/Detail
- Income Statement
- Balance Sheet
- Cash Flow
- General Ledger
- Vendor Directory
- Make Ready
- Work Order Statistics
- Work Order Time & Detail
- and more...

For :		Resident Accounts Receivable Detail				Prepared By :			
Autumn Lakes Apartments 5700 Autumn Lane Fort Worth, TX 77777		Receivable & Prepaid Balances Only For the Period 05/01/2007 to 05/31/2007				Peak Property Management 100 Occupancy Lane Dallas, TX 75400-			
Unit #	Resident Name	Status	Account Name	Prior Balance	Current Charges	Receipt Amount	Last Check #	Last Receipt Date	Ending Balance
108	Olfener, Martin	Occupant	Rental Income	\$0.00	\$1,400.00	\$1,500.00		05/03/07	(\$100.00)
Subtotal				\$0.00	\$1,400.00	\$1,500.00			(\$100.00)
117	Casey, Shawn	Occupant	Rental Income	\$0.00	\$1,133.00	\$1,133.00		05/03/07	(\$7.00)
Subtotal				\$0.00	\$1,133.00	\$1,133.00			(\$7.00)
120	Althaus, Charlie	Occupant	Rental Income	\$0.00	\$1,325.00	\$0.00			\$1,325.00
		Occupant	Late Fee Income	\$0.00	\$150.00	\$0.00			\$150.00
Subtotal				\$0.00	\$1,475.00	\$0.00			\$1,475.00
Total				\$0.00	\$4,008.00	\$2,633.00			\$1,375.00

Total Delinquencies by Account

Late Fee Income	\$1,500.00
Rental Income	\$1,375.00

Report Parameters : Sort Accounts By Account Number
Resident
Run Date: 11/27/07 1:49 PM

For :		Income Statement		Prepared By :	
Country Place Apartments 900 JFK Blvd. Dallas, TX 71009-		Revenue: Accrual; Expense: Accrual		Peak Property Management 100 Occupancy Lane Dallas, TX 75400-	
	05/01/2007 05/31/2007	% of Total Revenue	01/01/2007 05/31/2007	% of Total Revenue	
Revenue					
Rental Income	\$39,947.00	119.79%	\$200,385.83	125.56%	
Vacancy Loss	(\$6,925.00)	(20.77%)	(\$42,135.83)	(26.40%)	
Concessions	(\$650.00)	(1.95%)	(\$3,150.00)	(1.97%)	
Fee Fee Income	\$76.00	0.23%	\$380.00	0.24%	
Late Fee Income	\$150.00	0.45%	\$285.00	0.18%	
Return Check Income	\$0.00	0.00%	\$80.00	0.05%	
Short Term Lease Income	\$750.00	2.25%	\$3,750.00	2.35%	
Total Revenue	\$33,348.00	100.00%	\$159,695.00	100.00%	
Expenses					
Electricity Expense - Vacants	\$125.00	0.37%	\$625.00	0.39%	
Water and Sewer Expense	\$444.00	1.33%	\$2,220.00	1.39%	
Application Expense	\$225.00	0.67%	\$1,125.00	0.70%	
Parking Expense	\$100.00	0.30%	\$500.00	0.31%	
Advertising Expense	\$1,725.00	5.17%	\$8,625.00	5.40%	
Office Furniture Rental Expense	\$550.00	1.65%	\$2,750.00	1.72%	
Interest Expense	\$8,234.77	24.69%	\$41,173.85	25.80%	
Carpet Cleaning Expense	\$200.00	0.60%	\$1,000.00	0.63%	
Landscaping Services Expense	\$1,100.00	3.30%	\$5,500.00	3.45%	
Maintenance Supplies Expense	\$312.00	0.94%	\$1,560.00	0.98%	
Keys and Locks Expense	\$50.00	0.15%	\$250.00	0.16%	
Pest Control Supplies Expense	\$200.00	0.60%	\$1,000.00	0.63%	
Security Service Expense	\$130.00	0.39%	\$650.00	0.41%	
Insurance Hazard and Liability Expense	\$487.00	1.46%	\$2,435.00	1.52%	
Total Expenses	\$13,882.77	41.63%	\$69,413.85	43.49%	
Net Operating Income	\$19,465.23	58.37%	\$90,181.15	56.51%	

Report Parameters : Sort Accounts By Account Number | Display Subtotals Through Rollup Account #3
Run Date: 12/03/07 6:49 AM Properties--Financial/ demo Page 1 of 1

Resident Management

Resident Entry for Roman Blinds

Type: Individual
 Prefix: Mr. First Name: Roman Last Name: Blinds
 Unit Address: 5700 Autumn Lane, #114
 Move In: 01/15/2007 Lease Start: 02/01/2008
 Move Out: Lease End: 03/31/2009
 Lease End Reminder

Trans Date	Type	Description	Check #	Charge Amt	Payment Amt	Balance Due	Deposit Bal
11/01/2008	Charge	Monthly Rent Charge		\$1,400.00	\$0.00	\$1,400.00	\$1,000.00
11/02/2008	Receipt			\$0.00	\$1,400.00	\$0.00	\$1,000.00
12/01/2008	Charge	Monthly Rent Charge		\$1,400.00	\$0.00	\$1,400.00	\$1,000.00
12/01/2008	Receipt			\$0.00	\$1,400.00	\$0.00	\$1,000.00
01/01/2009	Charge	Monthly Rent Charge		\$1,400.00	\$0.00	\$1,400.00	\$1,000.00
01/03/2009	Receipt			\$0.00	\$1,400.00	\$0.00	\$1,000.00
02/01/2009	Charge	Monthly Rent Charge		\$1,400.00	\$0.00	\$1,400.00	\$1,000.00
02/09/2009	Charge	Late Fee Charge		\$125.00	\$0.00	\$1,525.00	\$1,000.00
02/10/2009	Receipt		2737	\$0.00	\$1,400.00	\$125.00	\$1,000.00

PropertyView's PEAK is a robust property management tool as well as accounting software package. All information related to the resident can be accessed directly from within the resident record. Information such as ledger history, demographics, work orders, and contact history are available at the click of your mouse. Additionally, the processing of rent receipts, security deposits, renewals, and notices can all be done all in the resident record. The workflow is easy to learn!

Traffic & Applications

Using **PEAK's** Traffic module, leasing staff can track prospect contact by phone call or visit. The prospect's traffic record is converted to an application in one click and the applicant record can be moved in just as easily. Applicant screening integration is available with ResidentCheck which alleviates duplicate applicant entry to obtain screening results. Guarantors can also be tracked and screened for each applicant as needed.

Guest Card for Ruby Gemstone for Gemstone, Ruby

Date/Time: 2/15/2009 12:01 PM Lease Term Requested: 12 Date Needed: 02/28/2009
 Property: Autumn Lakes Apartm Unit Type Requested: 2 Bedroom, 2 Bath Source: Internet
 Prefix/First Name: Mr. Ruby Last Name/Middle Name: Gemstone
 Address 1: 123 Pearl Avenue City: Dallas State/Country/Zip: TX USA 75343-
 Day: (972) 555-4541 Evening: Cellular: E-Mail Address: rubyg@email.com
 Employer: Gems R Us Job Title: Gemologist Leasing Agent: Leasing, Lucy
 Units Shown: 101 Follow-Up Date: 02/16/2009 Status: New

In addition, Peak's Wait List feature provides you with the ability to manage prospects waiting to rent so you don't miss out on a single lease opportunity.

Resident Application for Gemstone, Ruby

Property Address: 5700 Autumn Lane Unit #: 122
 Prefix/First Name: Ms. Ruby Last Name/Middle Name: Gemstone
 Add to Wait List Sign Lease Cancel

Date	Time	Last Name	Screening Id	Status	User ID	Recommendations
02/26/2009	12:06 PM	Gemstone	2243497	Info Sent	demo	
02/26/2009	12:12 PM	Gemstone	2243497	Complete	demo	7.00 Applicant is accepted with 1 month's rent as deposit and approved guarantor or 2 month's rent as deposit

Resident Entry for Ruby Gemstone for Gemstone

Type: Individual
 Prefix: Ms. First Name: Ruby Last Name: Gemstone
 Unit Address: 5700 Autumn Lane, #122
 Move In: 02/26/2009 Lease Start: 02/26/2009
 Move Out: Lease End: 02/28/2010
 MO Notice Date: Lease End Reminder

Address For Mail: Unit Address
 Address 1: 5700 Autumn Lane, #122 City: Fort Worth State/Country/Zip: TX 77777
 Day: (972) 555-4541 Evening: Cellular: E-Mail Address: rubyg@email.com
 Balance Due/Deposit Balance: \$163.39 \$0.00
 Print Format: First & Last Name Receipt Pop-Up Memo:
 Salutation: Ms. Gemstone Status: Occupant
 Times Late/Times Returned: 0 0 Owner Occupied: Confidential:

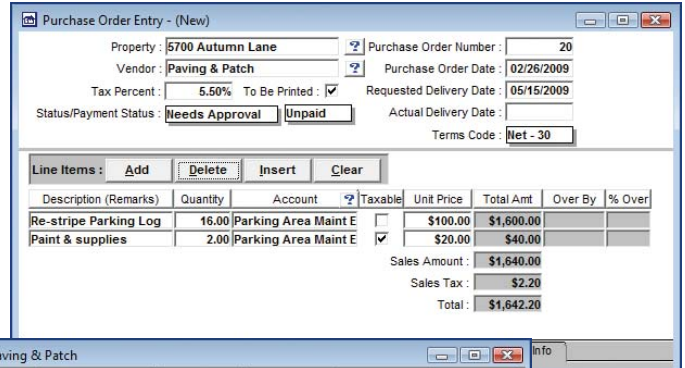
Complete Accounting

PropertyView's PEAK offers a fully integrated Accounts Receivable, Accounts Payable, and General Ledger accounting system. The software is designed to operate on a cash or accrual basis. Peak's unique transaction processing removes any difficulty associated with normal general ledger processing and adjustments.

Peak's Purchase Order module allows companies to set purchase order approval permissions at the user level accommodating a combination of percentage or dollar amounts as they relate to Month-to-Date or Year-to-Date budget activity. The Purchase Order module integrates with Accounts Payable, so users can easily convert purchase orders to invoices.

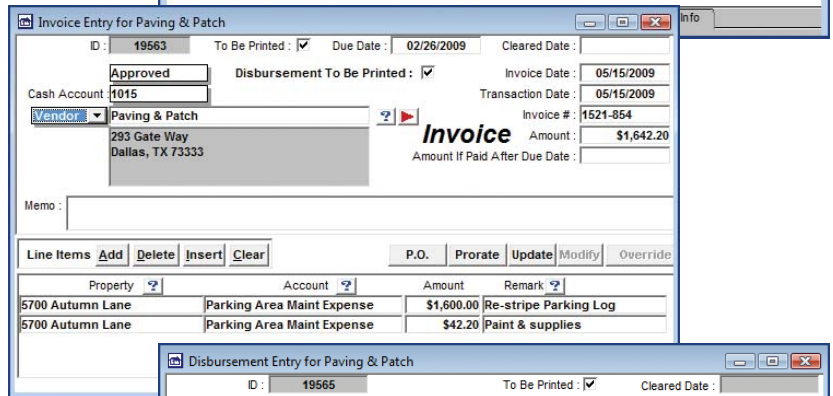
Let us show you how this logic works to better serve you, saving you time which equates to money.

“ **PEAK software is an extremely valuable business tool that has helped us grow our business and provide quality service to our clients.** ”

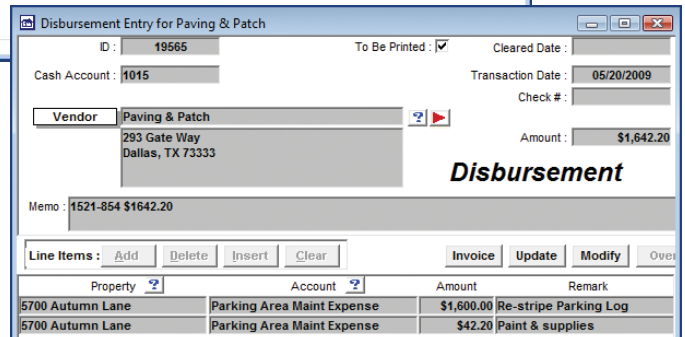


Description (Remarks)	Quantity	Account	Taxable	Unit Price	Total Amt	Over By	% Over
Re-stripe Parking Log	16.00	Parking Area Maint E	<input type="checkbox"/>	\$100.00	\$1,600.00		
Paint & supplies	2.00	Parking Area Maint E	<input checked="" type="checkbox"/>	\$20.00	\$40.00		

Sales Amount: \$1,640.00
Sales Tax: \$2.20
Total: \$1,642.20



Property	Account	Amount	Remark
5700 Autumn Lane	Parking Area Maint Expense	\$1,600.00	Re-stripe Parking Log
5700 Autumn Lane	Parking Area Maint Expense	\$42.20	Paint & supplies



Property	Account	Amount	Remark
5700 Autumn Lane	Parking Area Maint Expense	\$1,600.00	Re-stripe Parking Log
5700 Autumn Lane	Parking Area Maint Expense	\$42.20	Paint & supplies

Work Order System

Use **PropertyView's PEAK** to track service requests for all of your properties. The recurring work order feature can be used to maintain an on-going preventative maintenance schedule. Work Orders can be assigned to vendors or maintenance staff. A copy of the work order can be printed or emailed.

Track work order detail and compile the results using the Work Order Time & Detail report or the Work Order Statistics reports. The automatic work order receipt email feature will enhance communication with your residents. And, let's not forget Peak's work order survey which is valuable for evaluating and maintaining service quality.

Work Order Entry for #69

Resident Name: Cane, Candy Work Order #: 69 To Be Printed

Requested/Completed Date: 03/09/2009

Property: 900 JFK Blvd. Scheduled Date/Time: 03/10/2009

Unit #: 104 Payment Status/Priority: Unpaid

Vendor Name: Staff - Lead Maintenance Status: Assigned

Recurring WorkOrder: Frequency: _____

Job Description: Blinds fell off patio door.

Short Description/Type: repair Glass/Window

Authorized By: Candy; has small dog named Roger.

Entering Instructions: _____

Estimated Cost of Repairs: _____ Increase Total Reserve By This Amount Resident Email Confirmation

Description Repairs Additional Info Details Update Info Survey

“PEAK is the property management tool you have been searching for.”

For:		Work Order Statistics		Prepared By:	
Country Place Apartments 900 JFK Blvd. Dallas, TX 75209		08/01/2007 to 08/31/2007		Peak Property Management 100 Occupancy Lane Dallas, TX 75400	
Work Order by Status			Work Orders by Category		
Current Status	Total	% Total	Category	Total	% Complete
Completed	1	100.00 %	Glass/Window	1	100.00 %
Total WO for Period	1	100.00 %	Total WO for period	1	100.00 %
Aging Open Work Orders			Aging Closed Work Orders		
Period	Total	Percent	Period	Total	Percent
Less Than 24 Hours	0	0.00 %	Less Than 24 Hours	1	100.00 %
24 - 48 Hours	0	0.00 %	24 - 48 Hours	0	0.00 %
48 - 72 Hours	0	0.00 %	48 - 72 Hours	0	0.00 %
Over 72 Hours	0	0.00 %	Over 72 Hours	0	0.00 %
Total	0	0.00 %	Total	1	100.00 %
Work Orders by Vendor					
Vendor Name	# WO in Period	# WO Completed	% Completed	Total Time of WO	Avg Time per WO
Staff - Lead Maintenance	1	1	100.00 %	00:00:00	00:00:00
	1	1	100.00 %	00:00:00	00:00:00
Work Order Survey Results					
Survey Topic	% Yes	% No	% Unknown		
Timely Completion	100.00 %	0.00 %	0.00 %		
Satisfied with work	100.00 %	0.00 %	0.00 %		
Cleanliness	100.00 %	0.00 %	0.00 %		

Run Date: 12/03/07 6:30 AM Work Order --> demo Page 1 of 1

Work Order Entry for #69

Resident Name: Cane, Candy Work Order #: 69 To Be Printed

Requested/Completed Date: 03/09/2009 03/10/2009

Property: 900 JFK Blvd. Scheduled Date/Time: 03/10/2009

Unit #: 104 Payment Status/Priority: Unpaid

Vendor Name: Staff - Lead Maintenance Status: Completed

Recurring WorkOrder: Frequency: _____

Email Address: _____ Was your service request completed in a timely manner? Yes No

Day: _____ Was the work area left clean? Yes No

Evening: _____ Are you satisfied with the work completed? Yes No

Comments: Maintenance personnel even cleaned the window!

Description Repairs Additional Info Details Update Info Survey

For:		Work Order Time Detail		Prepared By:	
Country Place Apartments 900 JFK Blvd. Dallas, TX 75209		07/01/2007 to 08/31/2007		Peak Property Management 100 Occupancy Lane Dallas, TX 75400	
Vendor Name	Unit #	Work Order Number	Work Order Description	Status	Start Date
Blue Desert Air Conditioning	201	54	air cooling	Completed	7/11/2007
Staff - Lead Maintenance	104	55	blinds	Completed	8/23/2007
				Total Work Orders:	2
				Total Reported Time:	01:00:00

Run Date: 12/03/07 8:13 AM Work Order --> demo Page 1 of 1

Portal

PROPERTYVIEW'S Portal puts information at the fingertips of your Prospects, Owners and Residents. Accessing information has never been easier. The portal is designed to synchronize with your property database, so information entered on the portal displays in Peak. Dashboard navigation makes it easy for your customers to locate information on the Portal.

Prospects will enjoy the ease of viewing property information including property photos, a site map and neighborhood demographics. A simple or advanced search is available for locating unit availability. From the search results page, a prospect can immediately submit a guest card for the unit of their choice.

Owners will enjoy viewing their financial reports on line. Their dashboard will display a list of properties with quick statistics.

Residents will enjoy the ability to submit a service request at their convenience in just a few clicks and even monitor the status of the request. Ledger balances are displayed along with the latest receipt transaction amount and a link can be available directing them to your on line payment processing service.

No.	WO #	Property Name	Issue Title	Date	Unit No.	Status
1	9	Highland Park Properties	To test if this work order is ...	12/1/2008	H-01-0103	InProgress
2	5	Highland Park Properties	Bathroom sink issues; Remanage...	11/17/2008	H-01-0103	InProgress
3	4	Highland Park Properties	Kitchen sink not draining and ...	11/11/2008	H-01-0103	InProgress

Your Portal Administrator maintains features such as the property descriptions and property photos updating the information as often as is you like. The administrator also has the ability to change the portal template at the click of a button.

feature list: Overview

Easy to Use	Reports	Resident/Tenant & Lease Management
<ul style="list-style-type: none"> ■ Premier training and installation support ■ Import/export data to a variety of formats, including MS Word and MS Excel ■ Automated tenant move-in/ move-out process ■ Unit based system ■ Comprehensive documentation and online help system ■ Downloadable video demonstrations for key functions 	<ul style="list-style-type: none"> ■ Integrates with Crystal reports ■ Export and/or email any report ■ Hundreds of standard reports included ■ Consolidated financials ■ Complete tenant and receivables tracking ■ Maintenance reporting ■ Vendor history and payables tracking 	<ul style="list-style-type: none"> ■ Multiple applicants per Resident record ■ Unlimited recurring charges ■ Flexible charge frequency ■ Automatically calculates late fees ■ Track an unlimited number of security deposits per unit ■ Prospective/past tenants
Accounting	Platform	Work Orders
<ul style="list-style-type: none"> ■ Integrated Accounts Receivable, Accounts Payable, and General Ledger ■ Integrated Purchase Order Module ■ Easy transaction adjustment logic ■ Unlimited budgets per property ■ Chart of Account filtering by User Security Group ■ Cash and Accrual accounting 	<ul style="list-style-type: none"> ■ Sybase Adaptive Server Anywhere ■ Inherently web-enabled ■ Seamless upgrade path 	<ul style="list-style-type: none"> ■ Easy to enter and track ■ Print, export and email work orders ■ Maintain a complete maintenance history ■ Work Order Survey option ■ Recurring Work Orders for Preventive Maintenance scheduling
Traffic	Check Writing	Additional Modules & Software Integration
<ul style="list-style-type: none"> ■ Wait List logic ■ Take prospect to applicant to a new move in at the click of a button ■ Marketing status, Leasing Summary, Box Score and other favorite traffic reports 	<ul style="list-style-type: none"> ■ Check writing/printing ■ MICR check encoding ■ Unlimited bank accounts ■ Automated bank reconciliation function ■ Custom checks available 	<ul style="list-style-type: none"> ■ Electronic Fund Transfer of owner disbursements ■ Utility Billing Module ■ CAM charges and reconciliation ■ ResidentCheck Applicant Screening Integration ■ PropertyBridge (ACH/EFT) Integration

about PropertyView Solutions, Inc.

PROPERTYVIEW SOLUTIONS INC. is a leading provider of financial software and services to the Real Estate Industry. Our staff is comprised of experienced professionals who have been developing, selling, and implementing Real Estate software for over 20 years.

PropertyView Solutions is headquartered in Dallas, Texas. Our mission is to provide the most advanced, easy to use, property management software in the market. The satisfaction of our clients is our number one priority. We look forward to serving you as a customer.