

# ePropertyTax™

the eSOLUTION for property tax

ePropertyTax is the developer of **Property Tax Office®**, an Internet-based software system that is revolutionizing commercial property tax management



## INDUSTRY STANDARD:

- Property Tax Office® is being used by eight of the 16 largest real estate investment trusts to generate over \$150 million in annual tax savings and administrative cost reductions
- Property Tax Office® processes over \$50 billion in real estate assets and over \$2 billion in property tax payments
- ePropertyTax was recognized by Forbes magazine as “Best of the Web” for real estate
- ePropertyTax is a Computerworld Honors 21st Century Achievement Award finalist in the Finance, Insurance & Real Estate category

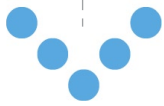
## PROBLEMS ADDRESSED:

- **Expensive**  
Property tax is the single largest expense associated with real estate
- **Complex**  
Over 9,000 collecting jurisdictions, each with different rules and processes
- **Subjective**  
Tax Assessments are based on an opinion of value
- **A Controllable Expense**  
Over 50% of all appeals are successful and the average annual tax savings from appeals for ePropertyTax customers is 10%

## VALUE PRODUCED:

- **Increases tax savings** by improving the quantity, quality and timeliness of property tax data, and by distributing that data to the best appeal providers
- **Improves cash management** with a software and services solution that ensures tighter controls over the amount and timing of property tax payments
- **Lowers administrative costs** by introducing more efficient information processing and Internet accessibility of information
- **Reduces risk** by eliminating lost data, late fees, interest, penalties or lost appeal rights

# PROPERTY TAX OFFICE® is REVOLUTIONIZING property tax management



## Data Integrity through Centralization

Property Tax Office® will reduce processing requirements, improve accuracy and increase efficiencies through a single point of data entry.

## Information Collaboration

Property Tax Office® will create a centralized database and a collaborative work environment. Users will be able to work in real-time, sharing the same data, resulting in the most effective use of valuable property tax data.

## Simplification of Data

Property Tax Office® will simplify complex property tax information so users can quickly access the data they need in a format that is easy to interpret. Property Tax Office® has over 40 menu-driven reports that can be produced in seconds and deliver all the information necessary to manage all property tax functions.

## Digital Document Management

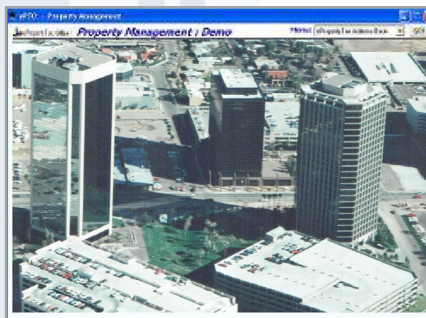
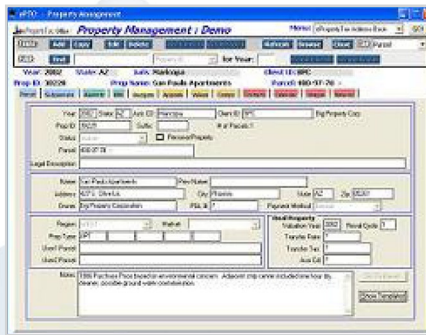
Property Tax Office® has full digital document management capability. Digital documents are attached to specific properties. Users can general real estate information about their properties, including photographs, leases, deeds, mortgages, appraisals and environmental studies.

## Anytime, Anywhere Web Access

Users can securely access and work with Property Tax Office® from their office, home, or hotel. It is the only fully Web-enabled property tax management software system.

## System Implementation in Minutes

Property Tax Office® can be implemented in minutes and eliminate the need for valuable IT resources and additional hardware and software. An Internet connection and a common browser are all that are needed to get started.



## Preservation of Data

Property Tax Office® provides a secure environment to preserve and protect a company's valuable property tax information. ePropertyTax will contractually guarantee ninety-nine percent year-round uptime and has a thorough recovery plan that ensures data security.

## Appeal Provider Independence

ePropertyTax is independent from any appeal provider or property tax service. Users have the power to grant secure access privileges to all or parts of its data to any appeal provider, anytime they choose.

## Data Input Efficiencies through Outsourcing

ePropertyTax provides professional data input services and will receive and input a client's property tax information, scan relevant documents, and E-mail images of documents directly to the client contacts.

## Ownership of Data

ePropertyTax guarantees a clients ownership of all data secured in Property Tax Office® and will download a user's database at any time in an electronically readable format.

Property Tax Office® has a tab format, graphical interface that makes it easy to navigate and find data.

Property Tax Office® can store information that is invaluable for appeals such as pictures, site plans, financial statements, rent rolls, and environmental reports.

Property Tax Office® has over 40 menu-driven reports that provide comprehensive property tax analysis.

Status Report		Property Management																																					
<b>Property Mgmt Grp</b>		Printed: 5/5/2001 12:42:28M																																					
Arizona Apartments		By: 8/25/01 01:16:43:00PM																																					
		CONSOLIDATED PROPERTY																																					
<table border="1"> <tr> <th>Identification</th> <th>Region</th> <th>Market</th> <th>Year</th> </tr> <tr> <td>State: AZ</td> <td>Jurisdiction: Maricopa</td> <td>Assessment Tax Type: RE</td> <td>Year: 1999</td> </tr> <tr> <td>Prop Name: Arizona Apartments</td> <td>Parcel: PROPERTY</td> <td>Prop ID: 465007</td> <td></td> </tr> <tr> <td>Legal Owner: PMG</td> <td>Address: 1800 North Hayden Road</td> <td colspan="2">Total Parcels for Property: 1 RE</td> </tr> <tr> <td>City: Scottsdale</td> <td>Call letters: Maricopa County Treasurer</td> <td>Appraisal Deadline: 03/31/1999</td> <td></td> </tr> <tr> <td></td> <td></td> <td>Reval New Year: 2000</td> <td></td> </tr> <tr> <td></td> <td></td> <td>Reval Cycle: 1</td> <td></td> </tr> </table>		Identification	Region	Market	Year	State: AZ	Jurisdiction: Maricopa	Assessment Tax Type: RE	Year: 1999	Prop Name: Arizona Apartments	Parcel: PROPERTY	Prop ID: 465007		Legal Owner: PMG	Address: 1800 North Hayden Road	Total Parcels for Property: 1 RE		City: Scottsdale	Call letters: Maricopa County Treasurer	Appraisal Deadline: 03/31/1999				Reval New Year: 2000				Reval Cycle: 1											
Identification	Region	Market	Year																																				
State: AZ	Jurisdiction: Maricopa	Assessment Tax Type: RE	Year: 1999																																				
Prop Name: Arizona Apartments	Parcel: PROPERTY	Prop ID: 465007																																					
Legal Owner: PMG	Address: 1800 North Hayden Road	Total Parcels for Property: 1 RE																																					
City: Scottsdale	Call letters: Maricopa County Treasurer	Appraisal Deadline: 03/31/1999																																					
		Reval New Year: 2000																																					
		Reval Cycle: 1																																					
<table border="1"> <tr> <th colspan="4">Property</th> </tr> <tr> <td colspan="4">Consolidated</td> </tr> <tr> <td>Sq Feet Imps: 242,000</td> <td>GLA Imps: 240,000</td> <td>Year Built: 1993</td> <td></td> </tr> <tr> <td>Acres: 13.77</td> <td>Sq Foot Land: 638,000</td> <td>Units: 310</td> <td></td> </tr> </table>				Property				Consolidated				Sq Feet Imps: 242,000	GLA Imps: 240,000	Year Built: 1993		Acres: 13.77	Sq Foot Land: 638,000	Units: 310																					
Property																																							
Consolidated																																							
Sq Feet Imps: 242,000	GLA Imps: 240,000	Year Built: 1993																																					
Acres: 13.77	Sq Foot Land: 638,000	Units: 310																																					
<table border="1"> <tr> <th colspan="4">Assessment Tax Information</th> </tr> <tr> <th></th> <th>1999 Decision, % Chg</th> <th>1998 Decision, % Chg</th> <th>1997 Decision</th> </tr> <tr> <td>Full Cash Value:</td> <td>10,000,000 14.29</td> <td>14,000,000 7.69</td> <td>15,000,000</td> </tr> <tr> <td>Land:</td> <td>3,200,000 14.29</td> <td>2,800,000 7.69</td> <td>2,600,000</td> </tr> <tr> <td>Building:</td> <td>6,800,000 14.29</td> <td>11,200,000 7.69</td> <td>12,400,000</td> </tr> <tr> <td>Tax:</td> <td>209,000 14.29</td> <td>239,276 7.69</td> <td>276,000</td> </tr> <tr> <td>SR Tax Rate:</td> <td>1.69216 0.00</td> <td>1.69216 0.00</td> <td>1.69216</td> </tr> <tr> <td>Classification:</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Buildings Rate:</td> <td>10.00</td> <td>10.00</td> <td>10.00</td> </tr> </table>				Assessment Tax Information					1999 Decision, % Chg	1998 Decision, % Chg	1997 Decision	Full Cash Value:	10,000,000 14.29	14,000,000 7.69	15,000,000	Land:	3,200,000 14.29	2,800,000 7.69	2,600,000	Building:	6,800,000 14.29	11,200,000 7.69	12,400,000	Tax:	209,000 14.29	239,276 7.69	276,000	SR Tax Rate:	1.69216 0.00	1.69216 0.00	1.69216	Classification:				Buildings Rate:	10.00	10.00	10.00
Assessment Tax Information																																							
	1999 Decision, % Chg	1998 Decision, % Chg	1997 Decision																																				
Full Cash Value:	10,000,000 14.29	14,000,000 7.69	15,000,000																																				
Land:	3,200,000 14.29	2,800,000 7.69	2,600,000																																				
Building:	6,800,000 14.29	11,200,000 7.69	12,400,000																																				
Tax:	209,000 14.29	239,276 7.69	276,000																																				
SR Tax Rate:	1.69216 0.00	1.69216 0.00	1.69216																																				
Classification:																																							
Buildings Rate:	10.00	10.00	10.00																																				
<table border="1"> <tr> <th colspan="4">Analysis</th> </tr> <tr> <th></th> <th>Value/GLA</th> <th>Value/Unit</th> <th>Sq. Feet Ratio</th> </tr> <tr> <td>Full Cash Value:</td> <td>41.67</td> <td>63.21</td> <td>Build/Land Rate: .49</td> </tr> <tr> <td>Land:</td> <td>13.13</td> <td>92.87</td> <td>Land/Land Rate: 1.47</td> </tr> <tr> <td>Building:</td> <td>31.33</td> <td>42.87</td> <td></td> </tr> <tr> <td>Tax:</td> <td>1.12</td> <td>69.67</td> <td></td> </tr> </table>				Analysis					Value/GLA	Value/Unit	Sq. Feet Ratio	Full Cash Value:	41.67	63.21	Build/Land Rate: .49	Land:	13.13	92.87	Land/Land Rate: 1.47	Building:	31.33	42.87		Tax:	1.12	69.67													
Analysis																																							
	Value/GLA	Value/Unit	Sq. Feet Ratio																																				
Full Cash Value:	41.67	63.21	Build/Land Rate: .49																																				
Land:	13.13	92.87	Land/Land Rate: 1.47																																				
Building:	31.33	42.87																																					
Tax:	1.12	69.67																																					
<table border="1"> <tr> <th colspan="4">Appraisal Results</th> </tr> <tr> <th></th> <th>1999</th> <th>1998</th> <th>1997</th> </tr> <tr> <td>Value Assessed - Investor</td> <td>19,000,000</td> <td>17,000,000</td> <td>14,000,000</td> </tr> <tr> <td>Assessor</td> <td>16,000,000</td> <td>14,000,000</td> <td>13,000,000</td> </tr> <tr> <td>Tax Savings:</td> <td>634.89</td> <td>1,048.89</td> <td>38,476</td> </tr> <tr> <td>Value/Assessed:</td> <td>0.84211</td> <td>0.82353</td> <td>0.92857</td> </tr> <tr> <td>Appral Status:</td> <td>Active</td> <td>Closed</td> <td>Closed</td> </tr> </table>				Appraisal Results					1999	1998	1997	Value Assessed - Investor	19,000,000	17,000,000	14,000,000	Assessor	16,000,000	14,000,000	13,000,000	Tax Savings:	634.89	1,048.89	38,476	Value/Assessed:	0.84211	0.82353	0.92857	Appral Status:	Active	Closed	Closed								
Appraisal Results																																							
	1999	1998	1997																																				
Value Assessed - Investor	19,000,000	17,000,000	14,000,000																																				
Assessor	16,000,000	14,000,000	13,000,000																																				
Tax Savings:	634.89	1,048.89	38,476																																				
Value/Assessed:	0.84211	0.82353	0.92857																																				
Appral Status:	Active	Closed	Closed																																				
<small>Property Classification and Strategy if no other record present only.                  Multiple Unit Property (SR) Code Value 100                  Landlord owned by entity (C) to be used base tax assessment only.</small>																																							
		Property Tax Office® Page 1 of 1																																					

