



*Senior Housing*

# Yardi Voyager Senior Housing™

## A New Generation of Senior Housing Software

Yardi Voyager Senior Housing is a browser-based solution that combines a powerful accounting system with marketing, resident billing and census, assessment, and care plan management in a

single, fully integrated system. It also features intuitive “role-centric” dashboards designed to be fast, efficient, and cost-effective, enabling you to maximize productivity without increasing overhead costs.

Role-based dashboards maximize efficiency by enabling you to manage resident, marketing or operational tasks from a central dashboard.

## Work Smarter and Faster

Voyager Senior Housing offers a powerful, dynamic system for optimal administration of independent living, assisted living, and dementia care communities. Its fully integrated, intuitive design enables staff to manage residents, marketing leads, assessments, and care plans with remarkable speed and efficiency.

The system's browser-based technology provides secure, global access to real-time information across your entire portfolio. Global access to the system's centralized database also ensures faster processing and lets you run up-to-the-minute reports from anywhere, at any time.

Voyager Senior Housing streamlines key business processes by eliminating redundant data entry, accelerating the workflow cycle, and providing centralized management. It is a complete solution that provides innovative, easy-to-use tools designed to maximize performance and profitability.

## Key Features

- ▶ Resident census and service management
- ▶ Multiple payers per resident, with detailed ledgers and statements
- ▶ Strong audit trails track each activity performed on a resident record
- ▶ Easy contact management for additional parties
- ▶ Marketing and referral tracking system
- ▶ Complete assessment tracking with point scoring option
- ▶ Configurable care plans
- ▶ Complete general ledger functionality and financial reporting system
- ▶ Accounts payable and document management
- ▶ Comprehensive reporting with drill-down capability
- ▶ Centralized database for all communities
- ▶ Strong security system for software application
- ▶ Optional Web portals for residents and families

## Streamline Workflows and Eliminate Redundant Data Entry

Voyager Senior Housing integrates data from the marketing process all the way through resident billing and care management, eliminating redundant data entry and increasing data accuracy and employee productivity.

Intuitive, user-friendly workflows enable users to master the system quickly, while role-based dashboards logically organize data and functionality for each user's job function.

Because it is fully integrated, Voyager Senior Housing also provides executives and managers real-time reports and more accurate data, so they can make key operational decisions with greater speed and certainty. By eliminating redundant data entry and data transfer, operational analysis can be conducted more quickly and portfolio performance improved.

### Voyager Senior Housing is a single, fully integrated system that provides:

- ▶ Easy transfer of lead information from marketing to billing
- ▶ Flexible, robust billing detail
- ▶ Configurable Assessment and Care Plans

The image displays two screenshots of the Voyager Senior Housing software interface. The top-left screenshot shows the 'Care Plan Task Assignment' screen with fields for Community (sh11), Resident (jh81755), Discipline (AID), and Action (csparks). It includes a date range from 02/02/2007 to 02/09/2007 and a table of scheduled tasks. The bottom-right screenshot shows the 'Resident Census' screen, which includes a 'Resident Information' table and a 'Current Services' table.

| Property      | Blue Ridge Acres (sh11)  | Move In     | 01/22/2004 |
|---------------|--------------------------|-------------|------------|
| Name          | Bailey, Gary (jh81755)   | Rate End    | 06/06/2007 |
| Unit          | 532 - Single             | Notice      |            |
| Status        | Current                  | Move Out    |            |
| Contract      | Permanent                | Billing End |            |
| Primary Payer | Johnson, Roger (9000052) |             |            |

| Service Class   | Service                 | Payer                    | Rate        | Rate Type | Start Date | End Date | EFT                      |
|-----------------|-------------------------|--------------------------|-------------|-----------|------------|----------|--------------------------|
| Accommodation   | Dementia Monthly        | Johnson, Roger (9000052) | \$ 5,650.00 | Monthly   | 08/16/2006 |          | <input type="checkbox"/> |
| Ancillary       | Dementia Care Silver    | Johnson, Roger (9000052) | \$ 1,000.00 | Monthly   | 08/16/2006 |          | <input type="checkbox"/> |
| HDA             | HDA Silver              | Johnson, Roger (9000052) | \$ 200.00   | Monthly   | 01/22/2004 |          | <input type="checkbox"/> |
| Incontinence    | Incontinence 2 - Briefs | Johnson, Roger (9000052) | \$ 10.00    | Daily     | 08/16/2006 |          | <input type="checkbox"/> |
| Other Recurring | Wanderguard Rental      | Johnson, Roger (9000052) | \$ 35.00    | Monthly   | 08/16/2006 |          | <input type="checkbox"/> |

| Scheduled Date | Start Time | Duration (Min) | Unit | Resident     | Action               | Care Giver | Excluded                 | Cancelled                           | Cancelled Reason |
|----------------|------------|----------------|------|--------------|----------------------|------------|--------------------------|-------------------------------------|------------------|
| 02/02/2007     | 7:00AM     | 30             | 518  | Bailey, Gary | Full bath            | csparks    | <input type="checkbox"/> | <input type="checkbox"/>            |                  |
| 02/02/2007     | 7:30AM     | 15             | 518  | Bailey, Gary | Assist after attempt | csparks    | <input type="checkbox"/> | <input type="checkbox"/>            |                  |
| 02/03/2007     | 7:00AM     | 30             | 518  | Bailey, Gary | Full bath            | csparks    | <input type="checkbox"/> | <input type="checkbox"/>            |                  |
| 02/03/2007     | 7:30AM     | 15             | 518  | Bailey, Gary | Assist after attempt | csparks    | <input type="checkbox"/> | <input type="checkbox"/>            |                  |
| 02/04/2007     | 7:00AM     | 30             | 518  | Bailey, Gary | Full bath            | csparks    | <input type="checkbox"/> | <input type="checkbox"/>            |                  |
| 02/04/2007     | 7:30AM     | 15             | 518  | Bailey, Gary | Assist after attempt | csparks    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | No Need          |

## Integrated Assessments and Care

Voyager Senior Housing is the only fully integrated senior housing solution that combines a full general ledger accounting package with resident billing, marketing, and care functionality in a single, robust system.

The system's fully configurable assessment and care plan functionality makes it easy for providers to tailor these tools to their specific needs, including custom content.

Other features of the care system include:

- ▶ Configurable assessment types
- ▶ Optional assessment point scoring

- ▶ Care plan and service level recommendations from assessment scores
- ▶ Configurable care needs, goals, and actions
- ▶ Care giver scheduling

*"With Yardi Senior Housing, throughput time for billing and financial reporting has been greatly reduced. Centralized control of key financial processes for over 300 distributed facilities has also streamlined operations."*

—Kristin Dobak,  
Director, Resident Billing, Sunrise Senior Living

## Comprehensive Reporting

Voyager Senior Housing provides a wide variety of standard and configurable reports to help you manage your senior housing communities more effectively.

With its centralized database, Voyager Senior Housing generates timely, accurate financial and operational reports that include up-to-the-minute activity from all communities in your portfolio. This real-time analysis capability makes it easy to determine

your true cash position and to obtain accurate information for resource allocation.

Reports can be run for a single community, a group of communities, or your entire portfolio. Drill-down capability is provided from the highest-level analytical dashboard down to the transaction level and user audit trails.

### Senior Housing Aging Summary by Accounting Period

Month : 09/2006  
Minimum : 0.01

Page 1

| Community Name           | Total Due             | Current            | 1 Month Past Due | 2 Months Past Due | 3 Months Past Due | 4 Months Past Due | 5 + Months Past Due | Pre-Payment | Net Due       |
|--------------------------|-----------------------|--------------------|------------------|-------------------|-------------------|-------------------|---------------------|-------------|---------------|
| sh10 - Plano Commons     | \$(47,909.48)         | \$0.00             | \$(19,929.05)    | \$0.00            | \$(3,545.96)      | \$(3,509.66)      | \$(20,924.81)       | \$0.00      | \$(47,909.48) |
| sh11 - Blue Ridge Acres  | \$(27,514.74)         | \$0.00             | \$(428.05)       | \$0.00            | \$(3,618.34)      | \$(8,111.34)      | \$(15,357.01)       | \$0.00      | \$(27,514.74) |
| sh12 - Boulder Estates   | \$(33,040.10)         | \$0.00             |                  |                   |                   |                   |                     |             |               |
| sh3 - Autumnal Care      | \$(59,308.54)         | \$3,166.43         |                  |                   |                   |                   |                     |             |               |
| sh5 - Goleta Manor       | \$(71,706.71)         | \$7,037.55         |                  |                   |                   |                   |                     |             |               |
| sh6 - Green Acres        | \$38,263.58           | \$0.00             |                  |                   |                   |                   |                     |             |               |
| sh7 - Clover Grove       | \$(35,215.75)         | \$0.00             |                  |                   |                   |                   |                     |             |               |
| sh8 - Shady Palms        | \$(40,921.21)         | \$0.00             |                  |                   |                   |                   |                     |             |               |
| sh9 - Devonshire Estates | \$(42,344.08)         | \$0.00             |                  |                   |                   |                   |                     |             |               |
| <b>Grand Total</b>       | <b>\$(319,697.03)</b> | <b>\$10,203.98</b> |                  |                   |                   |                   |                     |             |               |

A wide variety of real-time reports lets you track financial and operational data with greater precision, so you can maximize the performance of your portfolio.

### Senior Resident Care Plan

Resident: Booth, Wes (sh73807)      Community: Clover Grove (sh7) Unit: 520  
 Assessment Reason: 30 Day      Assessment Type: Needs Appraisal  
 Plan Start Date: 11/22/06      Plan Review Date: 12/22/06  
 Plan Status: Active

#### Need: Dressing Assistance

##### Goal: Proper Dress

- Assist with buttoning shirt and zipping pants after resident has attempted.

#### Need: Hygiene Assistance

##### Goal: Clean and Groom

- Allow and encourage resident to perform bathing and grooming as independently as possible
- Assess and monitor need for assistance, and provide as determined
- Assist with shaving after resident has attempted.

#### Need: Medication Assistance

##### Goal: Medications

- Provide standard med pass with setup and distribution. (4 time(s) per DAY, Every Day.)

## Executive Dashboard and Analytics

To supplement its comprehensive reporting, Voyager Senior Housing provides true business intelligence with configurable Executive Dashboards and Analytics. The breadth and depth of information that can be accessed from the Executive Dashboard enables you to view your entire financial and operational picture from a single screen.

The flexibility of the Executive Dashboard lets you define key performance indicators (KPIs) for your organization. These KPIs can be displayed as links on the dashboard, enabling CFOs, Controllers, Executive Directors, Asset Managers, and other executives to easily mine financial and operational data for any period and any entity, using a variety of layout options.

Key features of the system's Executive Dashboard and Analytics include:

- ▶ Definable key performance indicators (KPIs)
- ▶ Definable frames for dashboard layout
- ▶ Ability to link any underlying report or data set to a dashboard frame
- ▶ Analysis of asset performance by user-definable category or attribute
- ▶ Analysis of financial or operational data
- ▶ Analysis by prior or future accounting period
- ▶ Configurable financial row layout and report view
- ▶ Simple change from single community to multiple community analysis and consolidations
- ▶ One-click push to Excel® or PDF

# Yardi Systems

Yardi Systems is the global leader in the design, development, and support of integrated investment and property management software for organizations of all sizes. For 25 years, Yardi Systems has led the industry through responsiveness and innovation, becoming the premiere application for real estate software solutions.

## Our Clients

Yardi software serves more than 15,000 businesses, corporations, and government agencies representing more than 2 billion square feet of commercial space and 5 million residential units in markets such as:

- ▶ Investment Management
- ▶ REIT
- ▶ Commercial
- ▶ Multifamily
- ▶ Affordable Housing
- ▶ Tax Credit
- ▶ Public Housing
- ▶ Condo/Co-op and Homeowners Association
- ▶ Senior Housing
- ▶ Student Housing
- ▶ Military Housing
- ▶ Construction/Development

## Our Products

Yardi provides an integrated, browser-based software suite designed to support a wide variety of investment and property management business functions. Based on a centralized database, our innovative, client-driven technology and services enhance workflow by combining investment and property management functions (such as leasing, occupancy, and maintenance) with accounting and financial reporting capabilities that are essential to every level of real estate management.

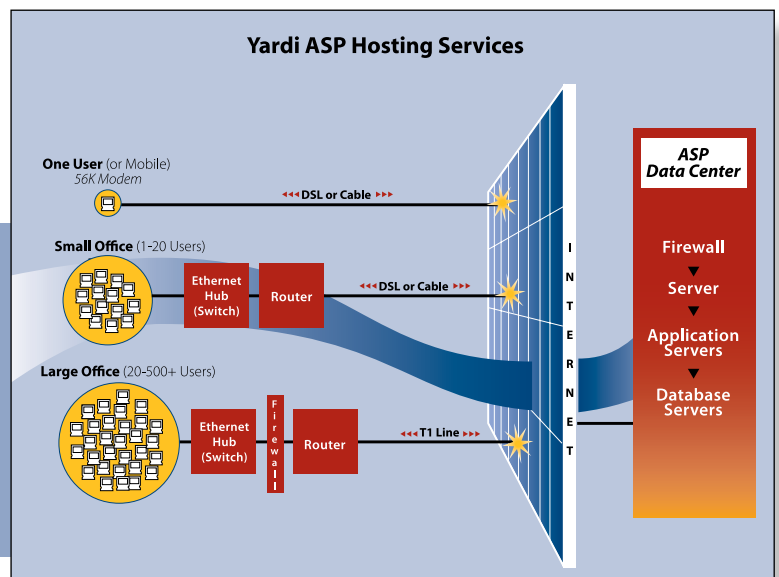
### Application Service Provider (ASP)

Save time, resources, and up-front costs by letting Yardi host Voyager for you. Yardi ASP Hosting enables you to benefit from the power and performance of Voyager without having to maintain the IT infrastructure, support services, and security necessary to keep your system operating at peak efficiency. Designed to help fulfill Sarbanes-Oxley and SAS 70 requirements, this turnkey solution lets you focus your energy where it counts—on your business.

## Our Services

Yardi Systems is more than just a software company – we are a solutions provider. Our mission is to provide high-performance, cost-effective solutions that maximize efficiency and profitability for our clients. We regard every client association as a long-term relationship, and we nurture these relationships by listening to clients and addressing their needs with our products and with a variety of support services. Among the services we offer are:

- ▶ *Yardi Implementation Services* – Works with you to develop and execute an implementation plan.
- ▶ *Yardi Data Conversion* – Moves the data from your existing system to your new Yardi system.
- ▶ *Yardi Custom Programming* – Creates unique reports, tables, triggers, buttons, and stored procedures to meet special requirements.
- ▶ *Yardi Training* – Trains your entire staff on-site, by telephone, or through a variety of online courses.
- ▶ *Yardi Professional Services* – Offers full-service project management and implementation consulting, as well as business process integration, technical consulting, and end-user training.
- ▶ *Yardi ASP Hosting Services* – Provides the security, dependability, and scalability of a state-of-the-art ASP system while saving you time and money.



# Products and Services

## Integrated Systems and Optional Modules

- ▶ Investment Management
- ▶ Property Management
- ▶ Integrated Accounting and Financials
- ▶ Performance
- ▶ Budgeting and Forecasting
- ▶ RealDCF
- ▶ Executive Dashboard / Business Intelligence
- ▶ Portal
- ▶ Construction Management
- ▶ Maintenance Management
- ▶ Fixed Assets and Inventory Control
- ▶ Document Manager
- ▶ Legal

## Yardi Services

- ▶ ASP Hosting Services
- ▶ Professional Services
- ▶ Project Management
- ▶ Implementation and Training
- ▶ Custom Programming
- ▶ Data Conversion
- ▶ Technical Support and Help Desk
- ▶ Report Writing

## Markets Served

- ▶ Investment Management
- ▶ REIT
- ▶ Retail
- ▶ Office
- ▶ Industrial
- ▶ Multifamily
- ▶ Affordable Housing
- ▶ Tax Credit
- ▶ Rural Development
- ▶ HOME
- ▶ Public Housing
- ▶ Condo/Co-op and Homeowners Association
- ▶ Senior Housing
- ▶ Student Housing
- ▶ Military Housing
- ▶ Construction/Development

## Industry Compliance Memberships



Yardi, Yardi Systems, Inc., the Yardi Logo, Yardi Voyager, Yardi Enterprise, Property Management, Yardi Utilities for Property Management, Yardi Maintenance, Yardi Utilities for Maintenance, Yardi Construction Management, Yardi Payroll, Yardi Affordable Housing are trademarks or registered trademarks of Yardi Systems, Inc. in the United States and may be protected as trademarks in other countries. Microsoft Windows, Microsoft Windows NT, Microsoft Word, Microsoft Excel are registered trademarks of Microsoft Corporation. All other product, service, or company names mentioned herein are claimed as trademarks and trade names by their respective companies.



## The Global Leader in Asset and Property Management Software

### Yardi Headquarters

Yardi Systems, Inc.  
430 South Fairview Avenue  
Santa Barbara, CA 93117  
Phone: +1 800 866 1144  
sales@yardi.com  
www.yardi.com

### Global Locations

- ▶ United States
- ▶ Canada
- ▶ Europe
- ▶ Asia
- ▶ Australia

### Award Winning Software

#### Best Provider of Property Management Software

Apartment Finance Today – 2007, 2006, 2005, 2004, 2003, 2002  
Multi-Housing News – 2008, 2007, 2006, 2005, 2004

#### Most Innovative Technology, Building Automation Technology

RealComm "Digie" Award – 2008, 2005, 2004