



***The National Leader in
Occupancy Cost Recovery Audits***



Our Clients Have Trusted OAG For Over 25 Years to Ensure Their Real Estate Spend and Improve Processes.

The Occupancy Cost Audit Group (OAG) is America's largest and most experienced firm providing real estate lease recovery auditing and strategic real estate services. Unsurpassed service and proven results have placed OAG at the top of the cost recovery and strategic services provider lists for many of the nation's most prominent Fortune 1000 companies since 1990.

Today's economic climate can be punishing with rising costs and a weaker economy making the cost of doing business more difficult and expensive. Cost savings are found by identifying and recovering hidden overcharges, billing errors or neglected refunds which can directly benefit your bottom line. OAG also partners with clients to deliver occupancy savings, strategic reviews and portfolio evaluations. Real Estate costs often represent the third largest company expenditure behind payroll and inventory.

LEASE AUDIT SERVICES:

Leases are time consuming and complex to manage especially when administering hundreds or thousands of them. Hard-to-detect profit losses occur as a result of many small overpayments, and a few large ones, over time. OAG audits all areas of your real estate spend including: CAM, Insurance, Property Taxes, Utilities, Landlord Responsibility Costs, Percentage Rent, Minimum Rent, CPI Adjustments, Tenant Improvement Allowances and more. Our sole compensation is a percentage of actual refunds you receive and we only bill when you receive cash or apply the credit. We pay all of our own expenses so you're never out of pocket. You maintain complete control of the audit at all times and you may choose to drop any claim at your sole discretion.

LEASE AUDIT RECOVERY AREAS:

Common Area Maintenance (CAM)	Real Estate Taxes	Insurance	Percentage Rent	Minimum Rent	CPI Escalations	Landlord Responsibility Items	Subtenant Billings	Tenant Improvement Allowances	Utilities
Statement Credits	Caps	Repairs & Maintenance	Trash Removal	Capital Expenditures	Security Deposits	Closed Locations	Construction Costs	Operating Expenses	All Other Occupancy Costs



COMPUTERIZED AUDIT SUPPORT SYSTEM:

OAG has developed a powerful online software auditing platform called COMPASS which holds an extensive and secure database containing over 25 year's of claims data. It contains over 10,000 Landlords and allows us to run searches on properties, claim types, Landlords, etc. Clients can log in and see the status and progress of their audit in real time as well as audit reports, status reports, invoices, contracts, etc. Our database system tracks trends and statistics across all client and Landlord types. In addition to providing a portal or dashboard for its clients, its dual purpose is to share information and best practices among OAG Audit Associates, which allows us to perform a professional and comprehensive review. We may have already audited a center in which you have a location.

AUDIT STATUS REPORT SAMPLE

COMPASS																			
My Apps																			
Home Users Associates Calendar Clients Contacts Locations Audits Claims Attachments Invoices Engagement Letters OAG Documents Property Managers Invoice Details																			
Audits ZZZ Corp. Audits																			
20 Audits																			
Client Name	Location #	Location - Mail Name	Location - Mail City	Location - Mail State	Claims	Audit Period	No Findings	CAM	Insurance	R.E. Tax	Minimum Rent	% Rest	T.I.V.	Subsequent Billings	Credits	Co Tenancy	Other	Related Client is '32'	Audit Total
ZZZ Corp.	0001	Golden Gate	Bartow	FL	Claims	2004-08					\$9,889.00								\$9,889.00
ZZZ Corp.	0002	Mulberry Grove Plaza	The Villages	FL	Claims	2004-09						\$15,008.00							\$15,008.00
ZZZ Corp.	0003	Northgate S.C.	Huntsville	TX	Claims	2001-09				\$11,500.00						\$500.00			\$12,000.00
ZZZ Corp.	0004	Huntington Plaza	Huntsville	TX	Claims	2006-07		\$10,000.00	\$5,000.00							\$2,000.00			\$17,000.00
ZZZ Corp.	0005	Centereach Plaza	Centereach	NY	Claims	2009		\$3,573.00											\$3,573.00
ZZZ Corp.	0006	Queen Anne Rd.	Chatham	MA	Claims	2008-09			\$11,240.00										\$11,240.00
ZZZ Corp.	0007	North Street S.C.	Danbury	CT	Claims	2004-09		\$47,602.00				\$1,245.00							\$48,847.00
ZZZ Corp.	0008	East Haven Plaza	East Haven	CT	Claims	2005-09		\$2,789.00		\$5,000.00							\$5,000.00		\$12,789.00
ZZZ Corp.	0009	Forestville Commons	Bristol	CT	Claims	2008-10	✓												\$0.00
ZZZ Corp.	0010	Norwood Plaza	Norwood	MA	Claims	2009-10		\$4,162.00	\$1,345.00										\$5,507.00
ZZZ Corp.	0011	Stonington Plaza	Stonington	CT	Claims	2009-10		\$1,750.00											\$1,750.00
ZZZ Corp.	0012	Groton S.C.	Groton	CT	Claims	2008-10			\$1,644.00										\$1,644.00
ZZZ Corp.	0013	Waterfall S.C.	Waterford	CT	Claims	2007-10					\$7,522.00								\$7,522.00
ZZZ Corp.	0014	Old Lyme Marketplace	New London	CT	Claims	2001-10		\$2,507.00	\$52,500.00										\$55,007.00
ZZZ Corp.	0015	Duxbury Plaza	Duxbury	MA	Claims	2010			\$9,714.00										\$9,714.00
ZZZ Corp.	0016	Station Ave.	Yarmouth	MA	Claims	2008-09		\$6,253.00											\$6,253.00
ZZZ Corp.	0017	Danbury Rd.	Ridgefield	CT	Claims	2008-10					\$15,805.00								\$15,805.00
ZZZ Corp.	0018	South Hadley Plaza	South Hadley	MA	Claims	2006-10			\$31,195.00										\$31,195.00
ZZZ Corp.	0019	Five Town Plaza	Springfield	MA	Claims	2005-09		\$40,947.00											\$40,947.00
ZZZ Corp.	0020	Westfield Plaza	Westfield	MA	Claims	2008-10							\$10,000.00						\$10,000.00
TOT							1	\$129,297.00	\$50,424.00	\$69,000.00	\$17,411.00	\$32,058.00	\$10,000.00	\$0.00	\$0.00	\$2,500.00	\$5,000.00		\$315,690.00

CLAIM STATUS REPORT SAMPLE

COMPASS

COMPASS

New App

Home

Users

Associates

Calendar

Clients

Contacts

Locations

Audits

Claims

Attachments

Invoices

Engagement Letters

OAG Documents

Property Ma

Claims

SETTINGS

ZZZ Corp Claims

REPORTS & CHARTS

+ New Claim

Favorite

Grid Edit

Email

More

Customize this Report

20 Claims

Related Client is '52'

Client Name

Location #

Audit - Location - Mail Name

Audit - Location - Mail City

Audit - Location - Mail State

Audit Period

Audit Total

Adjustment

CH/CR Settled

Current Outstanding

OAG Billed

To Be Billed

Claim Date

2nd Letter Date

(empty) (20 Claims)

ZZZ Corp.

0001

Golden Gate

Bartow

FL

2004-08

\$9,889.00

\$9,889.00

\$0.00

\$9,889.00

\$0.00

08-19-2011

09-20-2011

ZZZ Corp.

0002

Mulberry Grove Plaza

The Villages

FL

2004-09

\$15,008.00

\$15,008.00

\$0.00

\$15,008.00

\$0.00

02-12-2010

ZZZ Corp.

0003

Northgate S.C.

Huntsville

TX

2001-09

\$12,000.00

\$12,000.00

\$0.00

05-16-2010

ZZZ Corp.

0004

Huntington Plaza

Huntsville

TX

2006-07

\$17,000.00

\$21,000.00

\$38,000.00

\$0.00

05-17-2010

ZZZ Corp.

0005

Centereach Plaza

Centereach

NY

2009

\$3,573.00

-\$3,573.00

\$0.00

\$0.00

08-12-2010

09-15-2010

ZZZ Corp.

0006

Queen Anne Rd.

Chatham

MA

2008-09

\$11,240.00

\$11,240.00

\$0.00

\$11,240.00

\$0.00

09-28-2010

ZZZ Corp.

0007

North Street S.C.

Danbury

CT

2004-09

\$48,847.00

-\$2,194.00

\$45,408.00

\$1,245.00

\$45,408.00

\$0.00

09-28-2010

ZZZ Corp.

0008

East Haven Plaza

East Haven

CT

2005-09

\$12,789.00

\$2,789.00

\$10,000.00

\$2,789.00

\$0.00

03-03-2010

ZZZ Corp.

0009

Forestville Commons

Bristol

CT

2008-10

\$0.00

\$0.00

\$0.00

\$0.00

05-16-2010

ZZZ Corp.

0010

Norwood Plaza

Norwood

MA

2009-10

\$5,507.00

-\$4,162.00

\$1,345.00

\$0.00

04-12-2010

ZZZ Corp.

0011

Stonington Plaza

Stonington

CT

2009-10

\$1,750.00

-\$1,750.00

\$0.00

\$0.00

03-03-2010

ZZZ Corp.

0012

Groton S.C.

Groton

CT

2008-10

\$1,644.00

-\$644.00

\$1,000.00

\$0.00

03-03-2010

06-07-2010

ZZZ Corp.

0013

Waterfall S.C.

Waterford

CT

2007-10

\$7,522.00

\$7,522.00

\$0.00

\$7,522.00

\$0.00

04-23-2010

ZZZ Corp.

0014

Old Lyme Marketplace

New London

CT

2001-10

\$55,007.00

-\$2,507.00

\$52,500.00

\$0.00

02-09-2010

ZZZ Corp.

0015

Duxbury Plaza

Duxbury

MA

2010

\$9,714.00

\$9,714.00

\$0.00

\$9,714.00

\$0.00

03-03-2010

ZZZ Corp.

0016

Station Ave.

Yarmouth

MA

2008-09

\$6,253.00

-\$6,253.00

\$0.00

\$0.00

02-09-2010

03-07-2010

ZZZ Corp.

0017

Danbury Rd.

Ridgefield

CT

2008-10

\$15,805.00

-\$15,805.00

\$0.00

\$0.00

06-07-2010

ZZZ Corp.

0018

South Hadley Plaza

South Hadley

MA

2006-10

\$31,195.00

\$31,195.00

\$0.00

\$31,195.00

\$0.00

05-04-2010

ZZZ Corp.

0019

Five Town Plaza

Springfield

MA

2005-09

\$40,947.00

\$40,947.00

\$0.00

\$40,947.00

\$0.00

02-28-2010

ZZZ Corp.

0020

Westfield Plaza

Westfield

MA

2008-10

\$10,000.00

\$2,794.00

\$7,206.00

\$2,794.00

\$0.00

04-01-2010

06-21-2010

TOT

\$315,690.00

-\$15,888.00

\$176,506.00

\$123,296.00

\$176,506.00

\$0.00

MARKET AND INDUSTRY EXPERIENCE:

OAG has worked with retailers of all size in all industries. It doesn't matter if its 10 locations or 10,000 locations. OAG has the resources to deliver a professional review of your occupancy costs.

MARKET EXPERIENCE

Retail	• Regional Malls • Lifestyle Centers • Power Centers • Community & Neighborhood Centers • Entertainment Complexes • Specialty & Multi-Use Centers
Commercial	• Office Buildings • Office Complexes • Mixed-Use Centers • Distribution Centers
Other	• Surplus Properties • Stand Alone / Free Standing • REO's (Real Estate Owned)

INDUSTRY EXPERIENCE

Big Box Retailers	Grocery Stores	Restaurants
Financial Services	Banks	Discount Stores
Drug and Convenience Stores	Auto Parts Stores	Specialty Stores
Fitness Centers	Theaters	Retailers of All Sizes

OAG IS A FULL SERVICE PROFESSIONAL PROVIDER



*OAG is North America's Largest,
Most Experienced Lease Audit Firm.*

