

The National Leader in Occupancy Cost Recovery Audits



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:

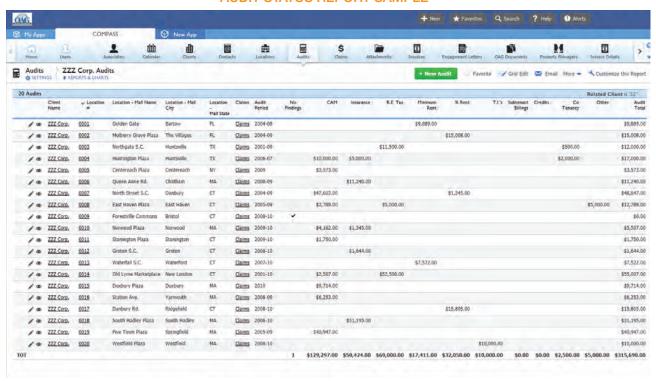
Common Area Maintenance (CAM)	Real Estate Taxes	Insurance	Percentage Rent	Minimum Rent	CPI Escalations	Landlord Responsibility Items	Subtenant Billings	Tenant Improvement Allowances	Utilities
Statement Credits	Caps	Repairs & Maintenance	Trash Removal	Capital Expenditures	Security Deposits	Closed Locations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



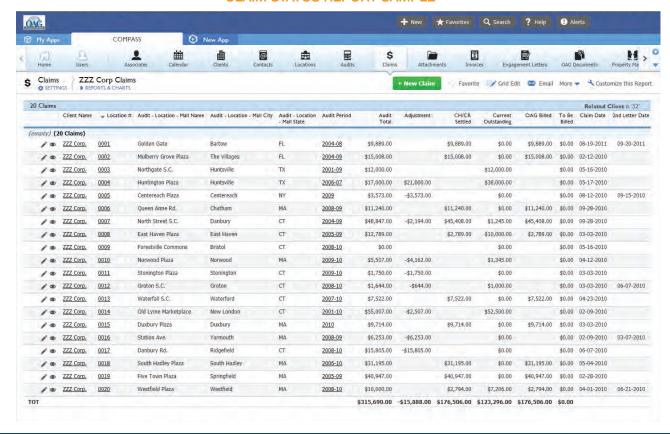
COMPUTERIZED AUDIT SUPPORT SYSTEM:

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



CLAIM STATUS REPORT SAMPLE



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

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

INDUSTRY EXPERIENCE



OAG IS A FULL SERVICE PROFESSIONAL PROVIDER



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

