



Measure Up Corp.

BUILDING MEASUREMENT SERVICES

NATIONAL PRESENCE WITH FIELD TECHNICIANS' IN MAJOR MARKETS

1 200 + BUILDINGS MEASURED FOR THE NATION'S LEADING FIRMS

650 MILLION SQUARE FEET OF COMMERCIAL, RESIDENTIAL & HOSPITALITY

www.measureupcorp.com

BUILDING MEASUREMENT SERVICES

Measure UP is a leading provider of space measurement solutions for real estate companies throughout the United States. Our professionals specialize in building measurement services, as-built floor plans and area analysis of existing real estate in accordance with REBNY and BOMA measurement guidelines.

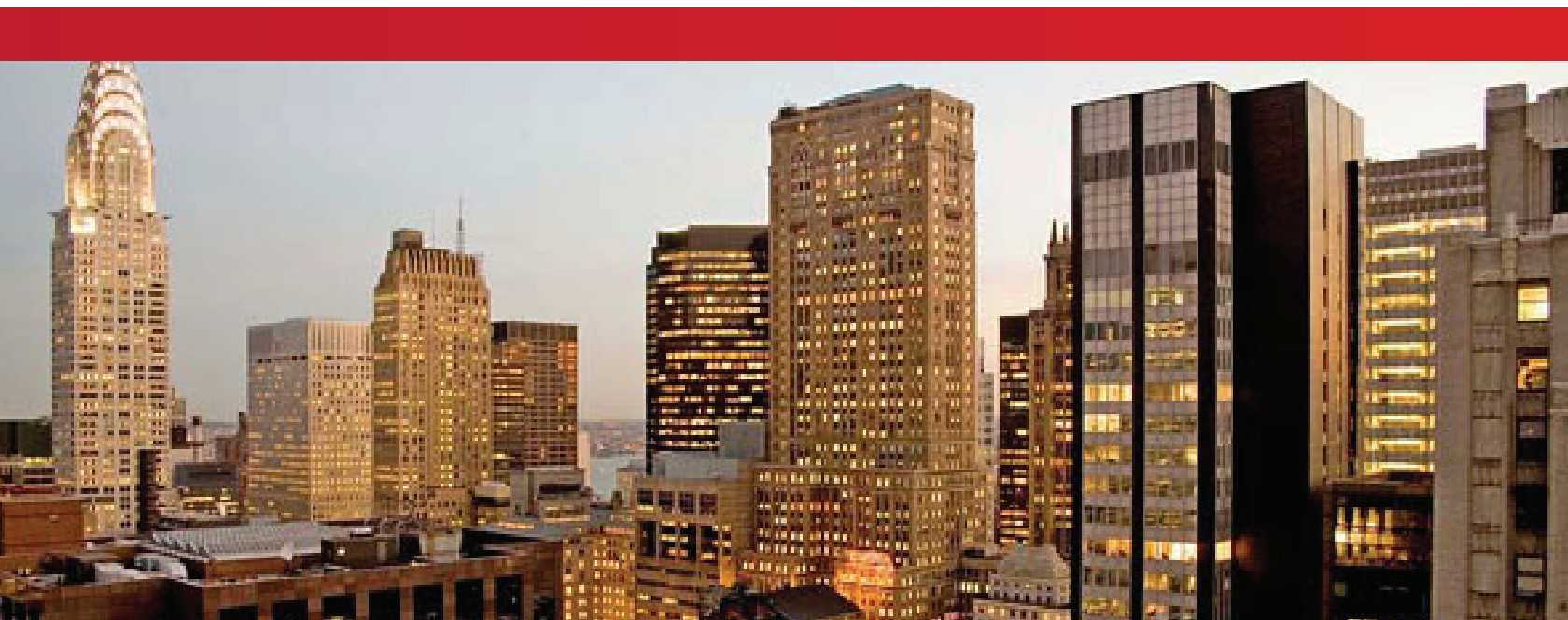
Our goal is to provide property owners with cost effective tools to enhance and organize their space planning requirements, ultimately resulting in greater revenues, efficiency and overall asset value. Measure UP is dedicated to giving your organization the tools to get the most out of your property's square footage.

National presence with field technicians' in major markets

1200 + buildings measured for the nation's leading firms

650 million square feet of commercial, residential & hospitality

Our success is based on partnering with our clients and understanding their unique space measurement requirements. That's why we are proud to call some of the nations leading real estate owners, REITS, property management companies, architecture and brokerage firms our valued clients.



OUR SERVICES



Property Plan Book Creation

- o REBNY & BOMA Calculations
- o Remeasurement Studies
- o Detailed Loss Factor Reports & Calculations
- o Interactive Property Stacking Plans
- o Visual Portal for Leasing & Marketing
- o Potential & Target Square Footage Growth



Architectural Support

- o Laser Measured Floor Plans
- o Core / Shell / Demising Plans
- o Existing Conditions Surveys / As-Built
- o CAD Services / Floor Plan Creation
- o Building Elevations & Sections
- o Renderings
- o MEP / Site Survey



Fire / Life Safety

- o Fire Protection Plans
- o Emergency Action Plans / Local Law Compliance
- o Fire Safety Plans / Local Law Compliance
- o Egress Plans
- o Riser Diagrams
- o Building Information Card (BIC)



Due Diligence

- o Acquisition / Disposition Measurement Study
- o Potential Square Footage Growth & Analysis
- o Floor Plan Efficiency Evaluations
- o Multi Tenant Configuration Scenarios
- o FAR Studies



SPACE MANAGEMENT SOFTWARE

MEASURE UP PRO™

Measure UP PRO is a powerful space management software designed to provide real estate organizations visual tools to manage critical property data. Our dedicated portal makes it easy to locate tenants on a floor plan, drill down in lease details, identify vacancy and provide data your team needs to make quick and accurate decisions.

Provide access to your entire portfolio using color coded floor plans, stacking plans, measurement charts, reports and other decision support tools. Key features:

- o Interactive color coded floor plans
- o Detailed stacking plans with lease expiration / tenant data
- o Leasing opportunities for new and renewing tenants
- o Calculate square footages with BOMA & REBNY measurement standards
- o Visual collaboration for tenants, asset managers & leasing professionals
- o Multi measurement capabilities
- o Access and view historical, current and future drawings
- o Integrate with wide array of CAD formats that export to PDF & Excel
- o Integration with major accounting systems like Yardi & MRI

A POWERFUL WAY TO MANAGE, MARKET AND LEASE YOUR SPACE.

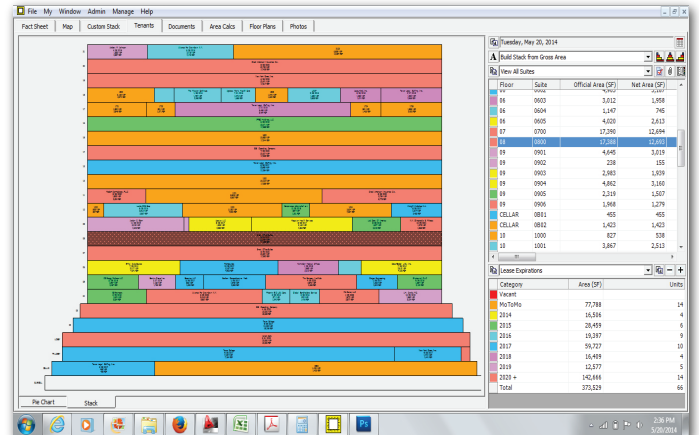


MEASURE UP PRO™

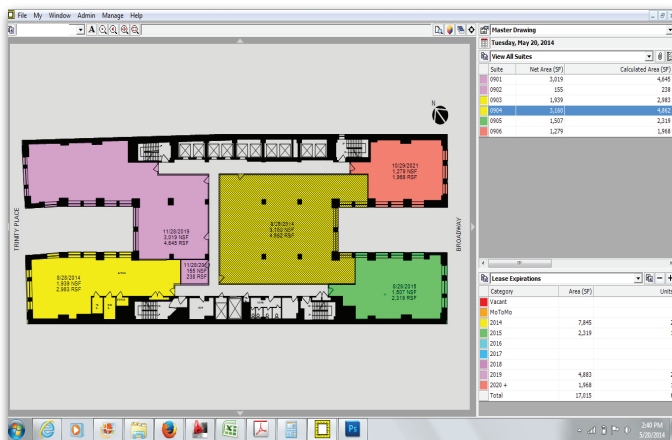
1. BOMA / REBNY CALCULATIONS

Floor	Gross Area	Non-Usable Core Area	Parking Area	Store Area	Office Area	Floor Common Area	Single Tenant Usable Area	Calculated Usable Factor	Calculated Loss Factor	Calculated Rentable Area
02	13,310	2,249					11,061	1.53846	35.000%	17,016
03							3,617		4,641	
04							3,187		4,903	
05							1,958		3,612	
06							745		1,147	
07							2,413		4,020	
08	13,836	2,316					11,520	1.53846	35.000%	17,723
09							12,694		17,390	
10	14,938	2,244					12,694	1.36986	27.000%	17,388
11	14,938	2,245					12,693	1.36986	27.000%	17,388
12							3,619		4,645	
13							3,187		4,903	
14							1,958		3,612	
15							745		1,147	
16							2,413		4,020	
17	13,299	2,239					11,060	1.53846	35.000%	17,015
18							538		627	
19							2,513		3,867	
20							3,188		4,902	
21							1,964		3,611	
22							745		1,147	
23							2,424		4,037	
24							1,614		2,483	
25	13,689	2,246					11,399	1.53846	35.000%	17,376
26							1,636		2,424	
27							5,549		8,537	
28							3,754		5,775	

2. INTERACTIVE STACKING PLAN



3. INTERACTIVE FLOOR PLAN



OUR PRINCIPALS

Jorge ("JJ") Acosta Jr. & Carmel Kashani



Measure Up was founded by Jorge ("JJ") Acosta Jr. and Carmel Kashani. Each brings an extensive background in commercial real estate and understanding how space measurement plays a vital role in ownership, operations and leasing. The company's mission is to help real estate organizations efficiently manage and market their portfolios - and ultimately realize the full potential of every asset they own.

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