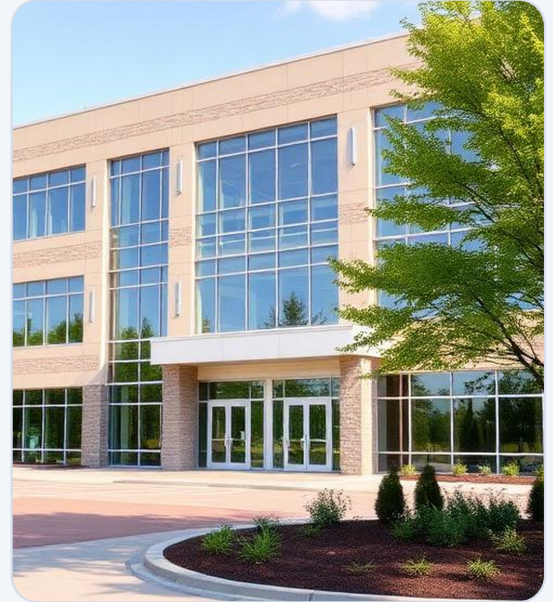


Know which tenants need attention - before rent is at risk.

PortfolioPulse continuously monitors the financial, legal, industry and reputation signals surrounding every tenant - then turns them into one clear, defensible view of portfolio risk.



01

SPOT

Spot risk across the whole portfolio.

02

PRIORITIZE

Rank what threatens rent first.

03

ACT

Move while options still exist.

SEE IT ON YOUR PORTFOLIO

Schedule a 30-minute portfolio review

Portfolio oversight for owners, asset managers, lenders and investors.

One portfolio. Every tenant. One risk language.

Move from fragmented checks and static reports to continuous, exposure-aware oversight.

1 INGEST

Nine monitored risk categories

Credit report - financial
statements - industry - public
records - UCC - news - regulatory -
bankruptcy - social

2 SCORE

Megalytics PortfolioPulse Score

Every tenant on a consistent
0-500 scale, recalculated as
inputs change.

3 ACT

Ranked alerts with evidence

See the change, the underlying
record and the rent exposure
together.

FROM PORTFOLIO TO PROOF

See the whole book. Then go one tenant deep.

PORTFOLIO PULSE

ILLUSTRATIVE EXAMPLE

Exposure-weighted risk

18

assets

247

tenants

\$9.8M

rent at risk

LOWER RISK



WATCH



ELEVATED



TENANT RISK VIEW

ILLUSTRATIVE EXAMPLE

One score, backed by the evidence.

412 /500

LOWER RISK - HIGHER SCORES MEAN LOWER RISK

- Credit report
- Industry risk
- Public records
- Lease exposure

Strong

Stable

Watch

Moderate

PORTFOLIO TO TENANT

Drill from the full book to a source
record in three clicks.

CONFIGURABLE

Set thresholds, weights, schedules and
coverage by client.

TRACEABLE

Every score change links to its source
and capture date.

Stop hunting for signals. Start protecting rent.

PortfolioPulse gives every stakeholder the same current picture - and a clear next move.

01

FINANCIAL AND COVENANT TRACKING

Automate monthly or quarterly financial uploads, scoring and lease-covenant tracking.

02

EARLY WARNING

Monitor early signs of possible rent delinquency, lease default, tenant move-outs and other lease-changing events.

03

PORTFOLIO CONCENTRATIONS

See concentrations by industry, rent exposure and lease timing across the portfolio.

04

COMPLETE TENANT RECORDS

Bring score history, leases, entities, financials and source evidence into one view.

05

PEER AND SPECIALIZED CONTEXT

Compare eligible tenants with relevant peers and add specialized colocation monitoring for data-center portfolios.

06

SECURE ROLE-BASED ACCESS

Protect confidential tenant financial information while each user sees the appropriate portfolio view.

YOUR RENT ROLL IS THE STARTING POINT.

**Give us 30 minutes. We'll show you where
PortfolioPulse can surface risk sooner.**

SCHEDULE A 30-MINUTE PORTFOLIO REVIEW

[See PortfolioPulse in action](#)