

Seaglex Departmental Web Information Management Solutions

Overview

Seaglex Web Information Management Solutions help companies to keep track of clients, competition, projects, deals, industry trends, and other information crucial for their decision-making process.

- 1** Our software automatically **collects** news articles, press releases, PDF market reports, and other data from a large number of business, financial, and industry-specific publications, and then **archives** them on a departmental or corporate server. Average hard disk space required is 5GB/year, which means that an any modern PC can hold years of data. Since all the content is stored inside your company, articles do not “disappear” even if they are removed from originating publications.
- 2** All data sources are industry-specific. Information source selection is driven by industry experts, which ensures **high relevancy** of collected data and **unmatched breadth of coverage**.
- 3** All incoming content is automatically **pre-classified** based on industry-specific subjects (for example, real estate content classification includes office/industrial, retail, hospitality, and residential topics) and geographical regions. Alternatively, your company’s analysts can review incoming content and **categorize** and **annotate** articles they liked.
- 4** Based on your requirements, our powerful query/reporting engine will automatically deliver periodic **e-mail updates** and **Web-based reports** on:
 - Most relevant regional/national developments as per automatic/analyst-driven content categorization
 - Industry trends and statistics, market and transactional data
 - Client, competition, project and property updates that can be driven by data stored in databases or spreadsheets
- 5** Besides getting scheduled updates as described above, you can also use a very intuitive yet powerful **Web-based search engine** to query your document archive. This feature allows you to research historical data on companies, prospective clients, industry statistics, and many other subjects from any computer connected to the Internet.

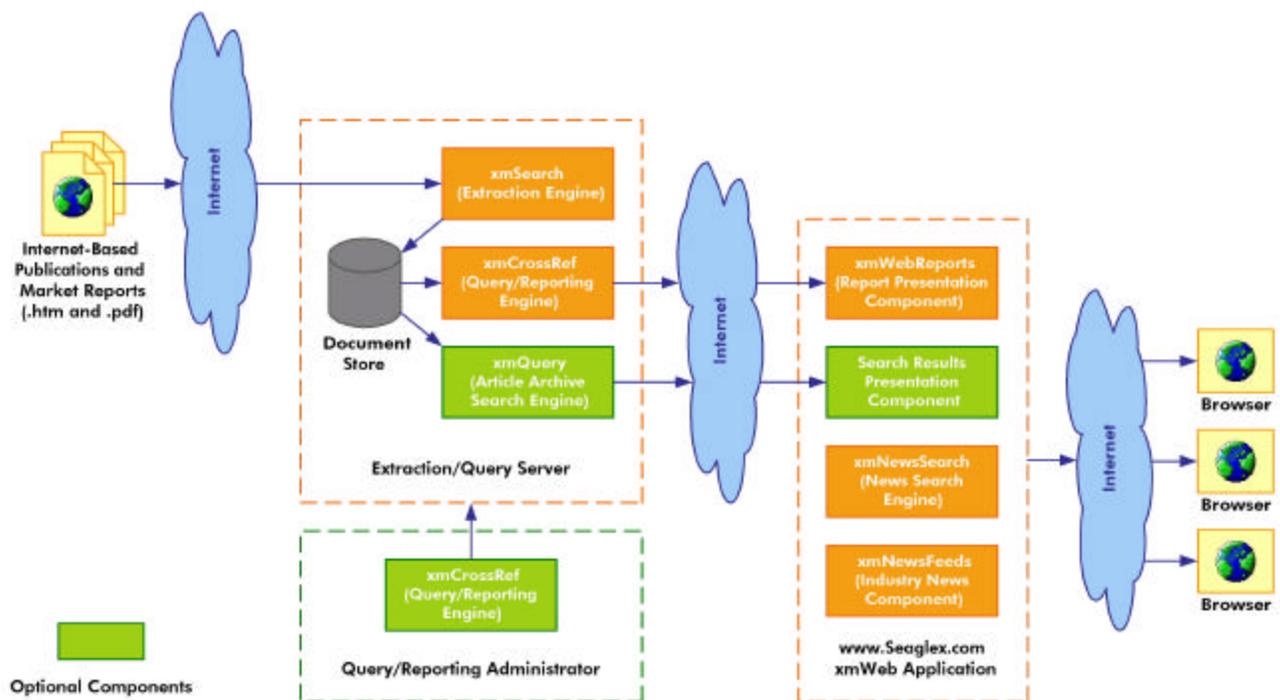
Based on the number of users and deployment options, Seaglex offers **Departmental** and **Enterprise** WebIM Solutions. Whereas both editions share backend Windows-based software, the frontend application, xmWeb, is hosted on Seaglex.com for the Departmental Edition and inside your corporate Intranet for the Enterprise edition. Here is an overview of available software configurations:

- 1** Departmental Edition, **base configuration**: all article links contained in e-mail updates, Web reports, and search engine results are “live,” that is, they lead to the actual originating publications. Live links will not work if originating publications remove content from the Web. Your product administrator will still be able to access the archived articles via the backend query engine, but other corporate users will not have convenient access to older articles. This least expensive option is ideal for companies that are mostly interested in current events and serves as a good introduction to our product.

- 2 Departmental Edition with **xmQuery**: for users *inside* your corporate Intranet, all article links will lead to archived content; as a result, these links will never expire. Corporate users accessing their e-mail updates and the search engine from *outside* the Intranet, such as people working from home offices or remote sites, will be served “live” links as in the first option. The number of users accessing the search engine cannot exceed **10** at any given time.
- 3 **Enterprise Edition** is hosted on a server inside your corporate Intranet and differs from the Departmental Editions in the following key areas:
 - All delivered links lead to archived content for users accessing the data from both inside and outside your corporate Intranet
 - Enterprise Edition provides powerful personalization features that enable delivery of highly customized content for user groups and corporate departments
 - There is no limitation on the number of concurrent search engine users

For more information on the Enterprise Edition, please see the Seaglex WebIM Solutions, Enterprise Edition White Paper available in PDF format from Seaglex.com.

The following diagram illustrates both configurations of the Departmental Edition:

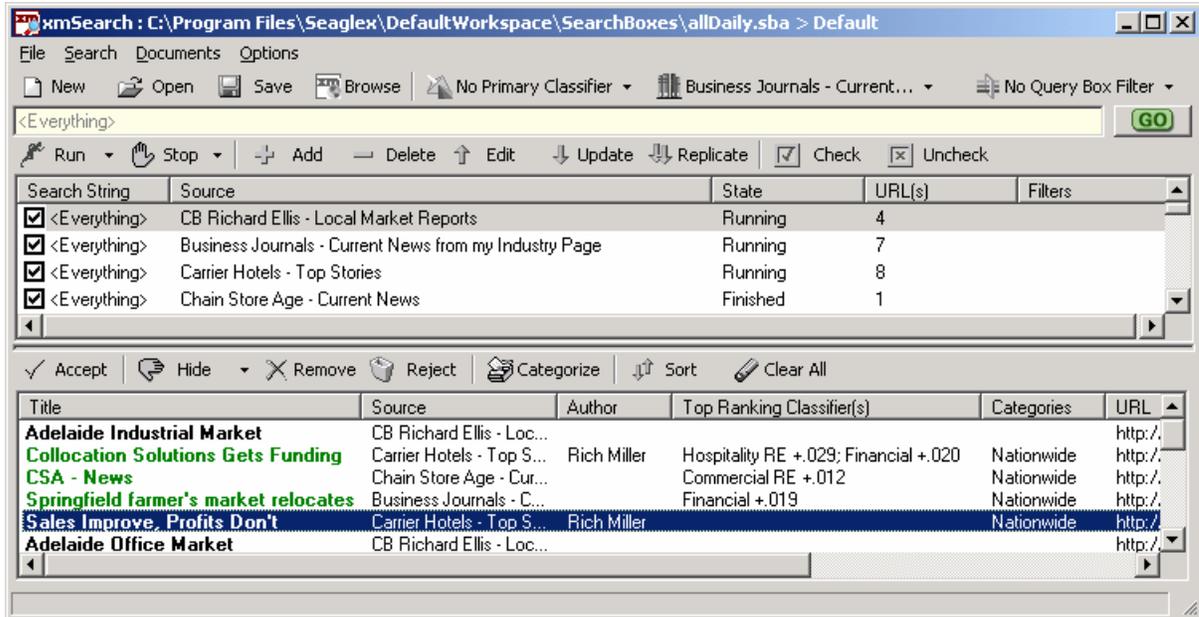


As shown above, “orange” components correspond to the base configuration and “green” components come with the xmQuery upgrade.

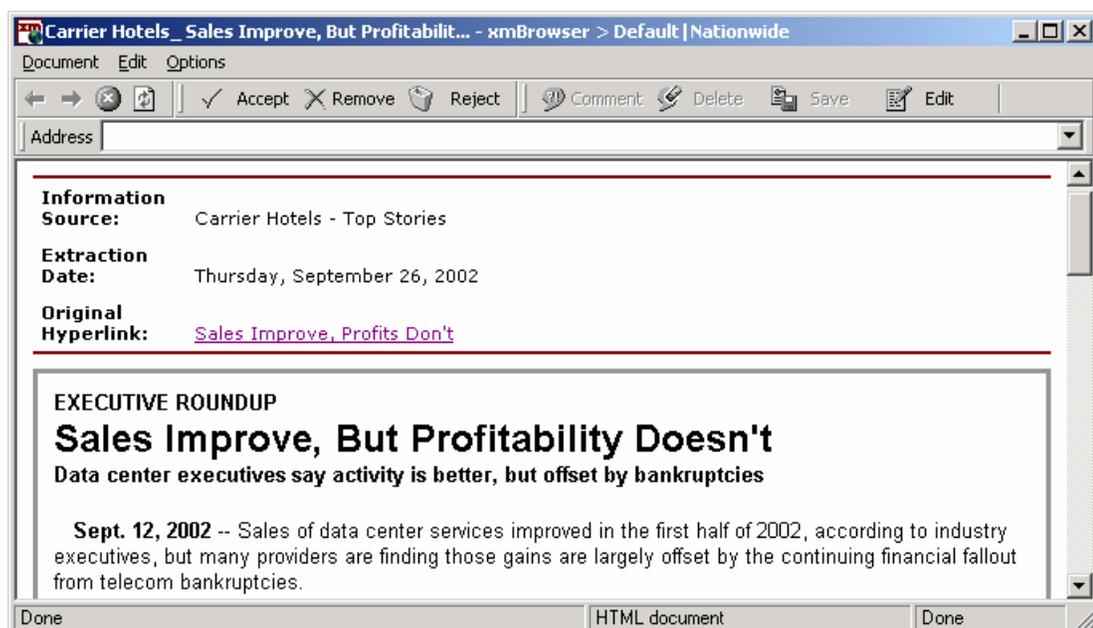
Backend Components

As mentioned above, our software includes backend components (hosted on a computer inside your Intranet) and xmWeb, our frontend Web-based application that, for the Departmental Edition, is hosted on Seaglex.com. Backend components include:

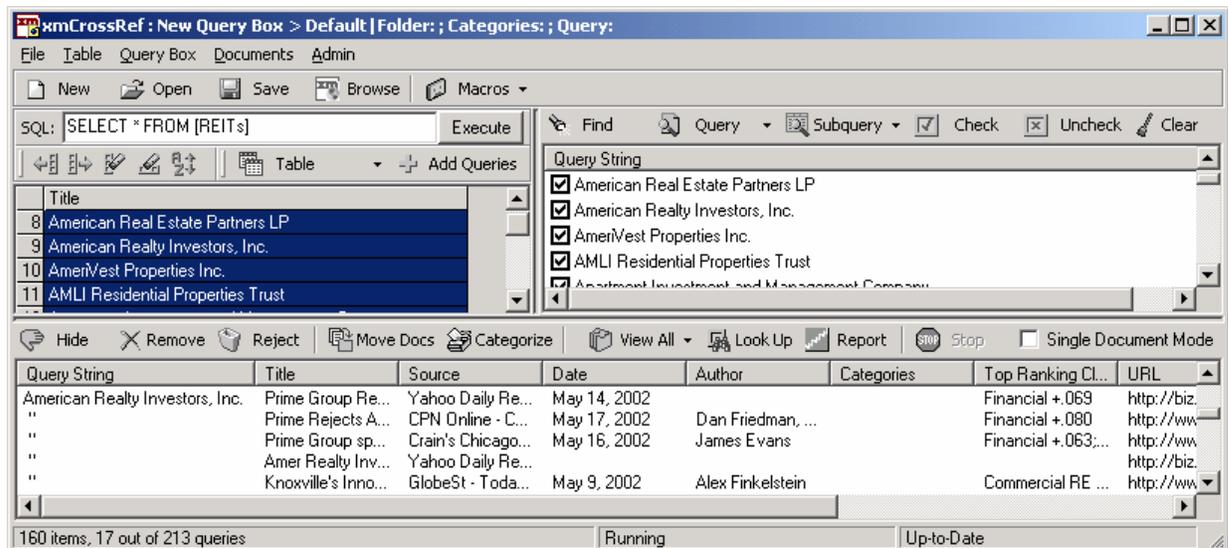
- xmSearch:** extraction, archiving, and filtering engine. On a daily basis, this component *automatically* accesses business, financial, and industry-specific publications and then archives and categorizes all incoming content:



In order to minimize required disk space and ensure that subsequent queries will only apply to the actual articles and not to their peripheral content, the software stores only the relevant text and graphics:



- 2 xmCrossRef:** query and reporting engine. This component queries content extracted and archived by xmSearch and delivers periodic or ad hoc e-mail and Web-based reports on companies, people, places, industry events, and any other subjects you may be interested in. Periodic updates are delivered *automatically* on a pre-defined schedule.



REIT Updates — New Articles for September 26, 2002

Author: Seaglex Software

Comments: REIT Updates for May 2002

Seaglex Software

To access your full Web report, click [here](#).

[Prime Group Realty rejects American Realty offer](#) (*Yahoo Daily Real Estate News*)

...) on Tuesday rejected as "inadequate" an unsolicited buyout offer from **American Realty Investors Inc.** (NYSE:...

[Prime Rejects Acquisition Bid](#) (*CPN Online - Current Headlines*)

... Prime Group **Realty** Trust voted unanimously on May 14 to reject an acquisition offer by **American Realty Investors Inc.** Three weeks ago, **American Realty** offered to pay \$7.50 in cash and two-tenths of a share of ...

[Prime Group spurns takeover bid](#) (*Crain's Chicago Business - Today's Headlines*)

...Embattled Prime Group **Realty** Trust said its board of directors has unanimously rejected an unsolicited takeover offer from Dallas-based **American Realty Investors Inc.** ...

- 3 xmQuery:** optional Web interface to the document collection. xmQuery is deployed on the same computer that hosts xmSearch and xmCrossRef and is accessible via the Search Results Presentation Component of xmWeb, our frontend Web-based application. As illustrated below, xmQuery delivers links to archived content that never expire:

xmQuery

Please enter your search string:

query

To restrict your search to certain real estate categories, check them below:

Any Category Commercial Hospitality Residential Retail

You can also restrict your search to a geographical region: No restriction

Click on column headings to sort results; second click reverses the sort order.

Article	Information Source	Article Date	Article Author	Top Ranking Classifier(s)	Rank
New Hotel Construction Near Copley Square...	Cityfeet News - Boston	8/31/2002		Commercial RE +.042	*** 0.415
...In the past 4 quarters, vacancy rates in the Greater Boston office market have climbed very high, very quickly and are likely to stay in the ...					
Newsbriefs	Worcester Business Journal - Current Issue	8/26/2002		Commercial RE +.006	** 0.333
... MD-based real estate tracking firm CoStar Group Inc. By comparison, Greater Boston recorded a 10.8 percent vacancy rate , while the Interstate 495 south area, including Milford, Franklin and Bellingham, was ...					



Information Source: Cityfeet News - Boston

Extraction Date: Saturday, August 31, 2002

Original Hyperlink: [New Hotel Construction Near Copley Square...](#)

Mid-Year Market Assessment

In the past 4 quarters, **vacancy rates** in the Greater **Boston** office market have climbed very high, very quickly and are likely to stay in the stratosphere throughout 2002. In 2000, **vacancy rates** around the region were in the 5 percent range and lower; today they're in the 20 to 25 percent range and higher with negative absorption the rule. Rents, meanwhile, have fallen 30 to 50 percent and more in some submarkets, said James Nicoletti, Sr. Managing Director of Insignia/ESG's **Boston** office.

Frontend Components

For Departmental solutions, our frontend application, xmWeb, is hosted on Seaglex.com:



xmWeb consists of the following integral parts:

- 1 **xmWebReports**: reports presentation component. This feature enables easy access to automatic and ad hoc reports produced by xmCrossRef as previously described:

xmWebReports

Welcome to Seaglex xmWebReports!

This section contains custom query reports posted by your company's research team. Whenever you request information on companies, people, prospective clients, addresses and property names, legislation, and other topics, your custom Web report can be accessed by clicking on its title in the table below.

Click on column headings to sort results; second click reverses the sort order.

Report	Author	Date	Comments
REIT Updates	Seaglex Software	09/26/2002	REIT Updates for May 2002
Millennium Pharmaceuticals	Seaglex Software	09/24/2002	Real estate news on Millennium



REIT UPDATES

Author: Seaglex Software

Date: 9/26/2002

Comments: REIT Updates for May 2002

Click on column headings to sort results; second click reverses the sort order.

Document	Information Source	Document Date	Document Author	Top Ranking Classifier(s)
Prime Group Realty rejects American Realty offer	Yahoo Daily Real Estate News	May 14, 2002		Financial +.069
... on Tuesday rejected as "inadequate" an unsolicited buyout offer from American Realty Investors Inc. (NYSE:...				
Prime Rejects Acquisition Bid	CPN Online - Current Headlines	May 17, 2002	Dan Friedman, Senior Editor	Financial +.080
... Prime Group Realty Trust voted unanimously on May 14 to reject an acquisition offer by American Realty Investors Inc. Three weeks ago, American Realty offered to pay \$7.50 in cash and two-tenths of a share of ...				

- 2 xmNewsFeeds:** industry news component. xmNewsFeeds presents latest news on various industry topics:

xmNewsFeeds

Welcome to Seaglex xmNewsFeeds!

Top current real estate news are arranged into several commercial and residential categories below. Please click on the news feed title to navigate to it, and then click on article titles to view them.

Since **xmNewsFeeds** provides live article links, some of them may expire or you may not have the appropriate cookies established to access the article content. To locate these, or any other articles in your company's article archive, use [Seaglex xmQuery](#).

Commercial News:

- Top Commercial Real Estate News**
- Top Retail Real Estate News**
- Top Hospitality Real Estate News**
- News on REITs**
- News on Commercial Brokerages**
- News on Mortgage Financing - Commercial**
- News on Auctions - Commercial**



Top Retail Real Estate News

- [Safeway Center Sells for \\$9.1M](#) (CoStar Group)
- [JEMB Sells Major Stake in Herald Center](#) (GlobeSt)
- [rentv - October 15, 2002 - Colliers' McManus Completes 346k sf of Deals in September](#) (RENTV Northern California)
- [Inland pays \\$21.48 million for two shopping centers](#) (Minnesota Real Estate Journal)
- [Thirteenth Consecutive Increase in Annual Dividend Declared by Commercial Net Lease Realty, Inc.](#) (Yahoo Daily Real Estate News)
- [REIT buys retail center](#) (Inman)

- 3 xmNewsSearch:** news search engine. This component comes with the base Departmental solution and is very similar in functionality to xmQuery except it is not linked to your article collection and delivers “live” links to Web content that may be no longer available. Since links to older content are often invalid, xmNewsSearch delivers results from the last 60 days only; xmQuery has unlimited search depth.

Even if your Departmental solution has the xmQuery option, users accessing xmWeb from outside the corporate Intranet will have to use xmNewsSearch for article lookup. Enterprise Edition does not have this limitation.

Installation Requirements

The following minimum hardware and software configuration is required to run Departmental WebIM Solutions:

- Intel Pentium III processor or equivalent, running Windows 2000 Professional (Service Pack 2 or higher) or XP
- 256MB of RAM
- 10GB+ of free disk space
- Version 6.0 of Microsoft Internet Explorer
- Adobe PDF IFilter version 5.0, free downloadable application available at Adobe.com. For more information, please visit <http://www.adobe.com/support/salesdocs/fa82.htm>.

Additionally, Departmental WebIM Solutions with xmQuery option require Internet Information Services (IIS) 5.0 or above.