SOFT4RealEstate -
for the world's rental, leasing and property management markets

Soft4RealEstate is a flexible solution for commercial real estate companies that own or manage retail, office or industrial properties. Based on the Microsoft Dynamics NAV platform, Soft4RealEstate allows you to enjoy all the advantages of a world-class ERP system: easy to master and work with; role-based experience; provides real estate companies with real-time data with integrated financial accounting, document management, reporting and business analysis tools; seamlessly integrated with other Microsoft Office products.

> Before we started using Soft4RealEstate, we kept everything in Excel spreadsheets. It worked fairly well, but it was really time consuming. Now when we're using Soft4RealEstate, things like calculating management fees are a snap. Now I can't imagine running our property management division without it.
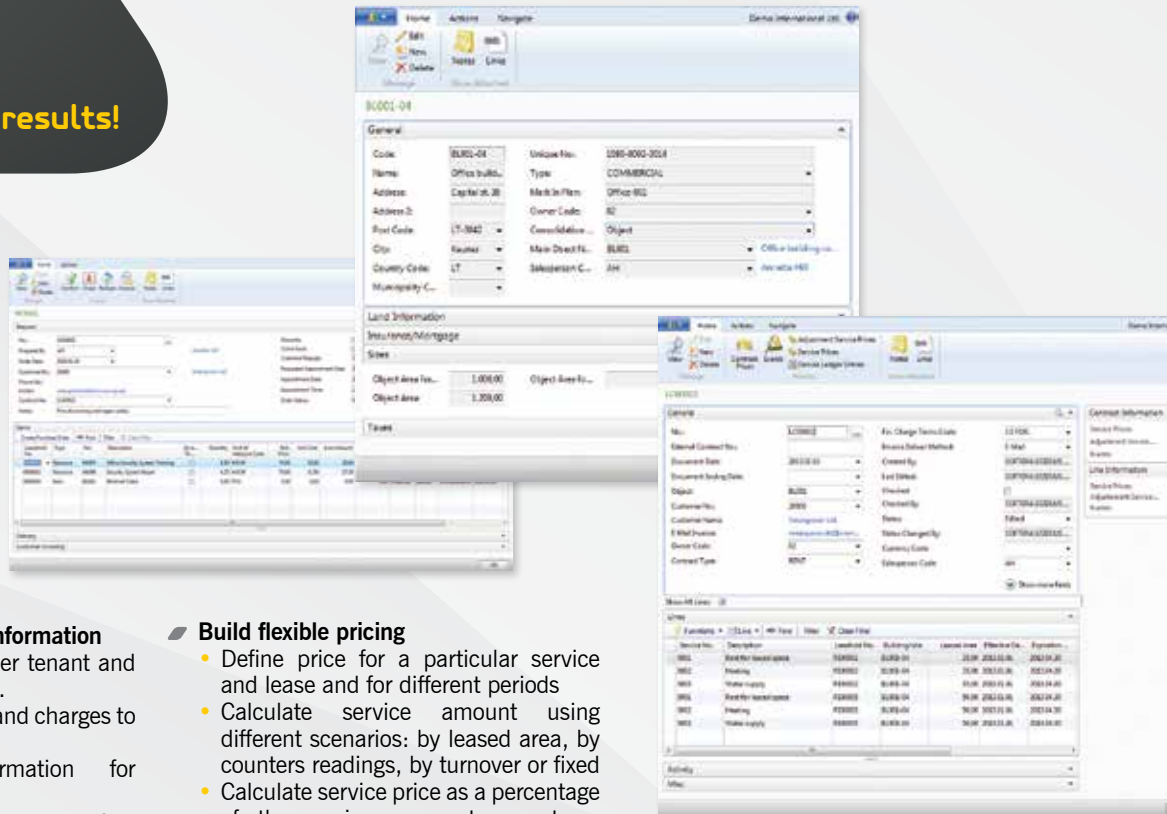
– Giedrius Zaronskis,
IT Manager of AKROPOLIS Group, a leading shopping center developer in Lithuania and one of the largest companies in this area of the Baltic countries.

soft4
Real Estate

Microsoft Dynamics NAV

SOFT4. Inspiring results!

KEY FEATURES

✎ **Track and manage lease information**
- Set up multiple leases per tenant and multiple units per leases.
- Assign numerous terms and charges to leases
- Track property information for buildings and units
- Create various types, categories, classes of detailed leases
- Manage lease contracts: special conditions and events; unlimited number of services and leases; multi-currency.
- Track meter and billing accordingly
- Use predefined templates in order to speed up new contract preparation
- Attach electronic documents to actual records

✎ **Manage your potential and existing customers**
- Capture and track all tenant details and communication history in one system
- Set up detailed invoicing and payment options
- Access posted and pending documents quickly

✎ **Control fees for maintenance, heating, water supply, electricity**
- Calculate and charge Common Area Maintenance (CAM)
- Maintain property maintenance history
- Use work orders for tracking and managing service calls
- Use flexible expense tracking and recoveries
- Track property taxes and insurance information
- View accurate service call costs

✎ **Build flexible pricing**
- Define price for a particular service and lease and for different periods
- Calculate service amount using different scenarios: by leased area, by counters readings, by turnover or fixed
- Calculate service price as a percentage of other services payment amounts
- Set upper price limit for services on a contract level
- Price indexing is supported

✎ **Enjoy easy to access real time reporting and statistics**
- Analytical and financial reporting by territory, building, sites or units
- Detailed rent, lease status and sales reports

✎ **Benefit from integrated financial accounting**
- Soft4RealEstate offers you a rich accounting functionality in addition to property management functionality. With highly efficient accounts receivables tracking, you can create complete building, unit, lease, and tenant records to invoice your clients
- Manage overdue debts: using debts aging report, specific reminders, calculate financial charges and fees

KEY BENEFITS

- Maximize occupancy levels and manage your tenants effectively
- Increase administrative productivity: by eliminating duplicate data entry in multiple systems; using a role-based interface and accessing the required functions with one single click
- Reduce operational costs: with comprehensive expense management; lease tracking; flexible and streamlined billing
- Minimize unexpected maintenance expenses
- Improve budget forecasts
- Enjoy the benefits of a single unified completely integrated solution

ABOUT SOFT4

Soft4 counts more than 15 years of business software design and development intended for the world's rental, leasing and property management markets.

Soft4RealEstate is distributed all over the world. Our business model is to find a reliable local Microsoft partner who speaks your language and to share our knowledge and competence with them, whilst working on your project. It is easy when you know that there are thousands of Microsoft Dynamics NAV partners around the globe – you will NEVER be left to face problems alone and for the very reason that there are so many partners that provide support worldwide, you can rest assured that your investments into the new system are safe in our hands.

We will be happy to hear from you about the challenges you face now and how we could collaborate going forward. Please take a look at www.soft4realestate.com or email us at ask4soft@soft4.eu (we'll get back to you within 8 working hours or faster).

soft4 Real Estate

For more on all Soft4 solutions visit
www.soft4.eu

For more information please visit our website www.soft4realestate.com and download the Soft4RealEstate Functional Overview Sheet which illustrates the user interface and describes the major functionalities of the solution.

We value live communication, therefore we'll be glad to arrange a demo online for you, just let us know – ask4soft@soft4.eu!