soft4 Real Estate

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 365 Business Central (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.

> *We are very happy with the SOFT4 team and have never had a problem in working with them and discussing our needs in depth. As our business grows, I believe we will need some more development and support in future – and I feel confident that the SOFT4 team will be able to meet all the requirements we might have. Their know-how in both the property management business and technology is a strong side of SOFT4.*

– Thomas Graffman
Chief Financial Officer, StaySthlm, Sweden

www.Soft4RealEstate.com

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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 a certified Microsoft Dynamics 365 Business Central (Microsoft Dynamics NAV) add-on and is distributed all over the world. Your investments are safe because:

- The software code of SOFT4RealEstate is protected by Microsoft and escrowed by HanseEscrow Management GmbH in Germany.
- There are thousands of Microsoft Dynamics 365 Business Central (Microsoft Dynamics NAV) partners around the globe – you will never be left to face problems alone as any of them can understand and develop the SOFT4RealEstate code.
- SOFT4's Partner Network is ready to provide local support and further development of the solution according to your needs.

For more on all SOFT4 solutions visit:

www.soft4.eu

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).

Microsoft Dynamics 365