

# Property & Asset Management Software

Deployed by the world's leading real estate solution provider



 **Intuit®**

***Real Estate Solutions***

FLEXIBILITY WITHOUT COMPROMISE



*On 5 continents and in 40 countries, Intuit MRI Real Estate Solutions is the premier global provider of IT solutions to the real estate industry. Our proven range of targeted software is at the forefront of a rapidly evolving property and asset management marketplace.*

*We provide robust, scalable IT solutions for the commercial, retail and residential real estate sectors, fulfilling the needs of a broad range of institutional investment funds, occupational investors, development companies and managing agents.*

*Ongoing product improvement and innovation; flexibility in software design; proven project management methodology and customer-driven support functions are hallmarks of Intuit Real Estate Solutions and have helped the organisation earn recognition as a leader in the property management software industry.*

*Our product, MRI™ is a modular solution, offering complete property management capabilities, and fully integrated accounting functionality.*

*From day-to-day lease management activities to high level investment analysis, MRI™ allows you to gain complete control over your real estate portfolio. A selection of tailoring tools allow our products to be personalised to meet individual business needs.*

*MRI™ provides the ease-of-use of a modular system with complete extensive reporting and analysis capabilities. All MRI reports include full drill down capability and the ability to export to print, email, HTML and other Microsoft products.*

*Intuit MRI Real Estate Solutions – providing flexibility without compromise in 40 countries, for over 30 years.*



## Commercial Management

A central database, which stores all data relating to a real estate portfolio. A fully-functional Accounts Receivable module is built into Commercial Management, to manage all rental, service charges, and associated accounting processes. Intuitive reporting and viewing tools enable you to track critical dates and events. Using the in-built document management system, related property information can be attached, whether this is in the form of scanned documentation, images or CAD drawings.

## General Ledger

Provides complete access and control of all financial information, allowing you to create accurate snapshots of your portfolio's past, present or future financial status. General Ledger's flexible design supports a variety of accounting methods, including simultaneous cash and accrual processing, to adapt to the way you do business. Manage an unlimited number of budgets, multi-level consolidations, multi-property comparisons and multi-company accounting. Complete multi-currency capabilities enable the management and analysis of local/global business operations.

## Accounts Payable

Accounts Payable streamlines procedures across your entire property portfolio, minimising manual intervention while improving control of supplier payments. Automated processes and validation ensures that errors are minimised: Accounts Payable automatically calculates discount and payment terms against suppliers, checks for duplicate invoices, and verifies whether funds are available before cheque processing begins. The results are fully realised discounts, improved cash flow and lower processing costs for your company.

## Enterprise Ledger™

The Enterprise Ledger application extends the capabilities of our General Ledger module to allow the management of the most sophisticated corporate and portfolio accounting requirements. The system provides all the tools you need to manage inter-entity ownership structures, supports accounting for joint ventures, and allows powerful portfolio-level reporting. All methods of accounting for real estate and non-real estate investments can be accommodated.



## Purchase Order

An efficient, systematic tool that controls all your purchasing activities. Fully integrated with our Accounts Payable and General Ledger applications, Purchase Order provides a comprehensive solution with one point of data entry. Track each order throughout the purchase process, and maintain data for items ordered on a repetitive basis. Access critical General Ledger information to confirm that funds are available to cover the purchase order expenditure.

## ViewPoint™

ViewPoint is an executive information summary and management reporting tool that brings together all of your real estate data to allow in-depth analysis of your portfolio's performance. Information can be accessed by fund, region, property type or other angles to highlight any problems or emerging opportunities. Viewpoint gives you the ability to "slice and dice" your real estate data from any angle with a simple click of a button.

## Advanced Retail Sales

Our specialised retail module allows you track and integrate information about store performance, leases, special events, locations, expenses and taxes or VAT. The system automatically calculates and bills turnover rents and calculates natural breakpoints on multiple income categories. Analysis of sales data can be processed by store, tenant, region, lease or other categories that you define. Each individual tenant can be evaluated against relevant benchmarks. Budgeting processes are fully automated, allowing you improve forecasting, tighten cost control, and increase staff productivity, as you gain superior control over your retail portfolio.

## ForeSight™

Brings together complete budgeting, re-forecasting and projections functionality in one high-performance system. ForeSight allows for short-term budgeting to long-range projections, and periodic re-forecasting to high-level what-if scenarios, enabling you to identify emerging trends and analyse all your options.

## LeaseFlow™

Control pre-leasing processes from start to finish. All parties' activities are controlled and managed, allowing complete visibility of ongoing processes. Automated tasks and seamlessly integrated email and documentation ensure that critical elements of workflow are never overlooked. With the ability to create your own workflow processes, even the most diverse business requirement is catered for.

## JobCost™

JobCost is a complete construction management tool, which allows you to manage real estate projects throughout the entire project life cycle. From small tenant works to large-scale commercial and residential developments, JobCost allows you to monitor and control job progress, change orders, budgets, costs-to-date and total commitments, giving you greater accuracy and improved budget control.

## Fixed Assets

Allows the complete and flexible management of Fixed Assets of any type. Select different types of depreciation methods (e.g. linear, declining), define the depreciation term, the depreciation start date, and how the depreciation costs need to be accounted for, taking into account all local and global accounting regulations, including IFRS. The calculation of the depreciation cost is completely automated, and corresponding Journal Entries are created. Specific management processes, such as extraordinary depreciations, impairments, revaluations, and full or partial disposals are supported and integrated within our General Ledger module.



## Corporate Accounts Receivable

Corporate AR allows you to bill directly for contract services, management fees or other charges not related to your normal tenant billings. Corporate AR also maintains a full transactional history for each of the non-tenant account billings, allowing comprehensive analysis.

## Facility Management

Combines complete preventive maintenance functionality and work order processing, allowing you to track the progress of jobs from start to finish. Track tenants' requests and automatically generate preventive maintenance work orders. An extensive task library stores frequency, trade type, estimated time and safety codes. All work orders can track time and materials; complete libraries of internal and external contractors are held, allowing complete analysis of time and cost management.

## Residential Management

Allows the effective management of residential real estate portfolios, with the ability to track the entire process from applicant through to tenant. Up-to-the minute reporting and analysis capabilities result in a quick, consistent leasing process, lower vacancy rates and improved profitability. User-friendly processes fully integrate leasing, marketing, accounting and management into one system. Comprehensive data on property and tenant demographics linked with an extensive range of reports and documents templates allow complete marketing and analysis capability. An electronic diary ensures that the user is in full control of their daily schedule and critical dates and tasks are not missed.

## Application ToolKit

This unique tailoring tool gives you the ability to tailor and create any field, table, view or menu to exactly fit your business need. Define required fields, default values, validation rules and ranges. All items can be cosmetically changed and you can even create your own error messages, should a user input the data incorrectly. Application ToolKit allows you to personalise menus and determine the way users navigate through the system, maximising productivity and streamlining procedures. All changes made using Application ToolKit are retained when system upgrades take place.

## ReportDesign™

ReportDesign™ allows you tailor reports to your unique requirements. Collect, sort, view and analyse data from all Intuit Real Estate applications in any combination. This intuitive design tool includes built-in pre-defined functions and variables specific to property and asset management, a distinct advantage over non-industry specific reporting solutions. You control the look and feel of every report, allowing virtually limitless options.

## Plato™

Plato is an intuitive and accurate report-writing tool, which allows you to access your real estate data and provide the information you want, in the format you need it. Using standard Windows drag-and-drop facilities, personalised reporting is made easy. Simply use your mouse to select data and reporting options with drop-down menus, and then Plato does the work for you. Even the novice user can quickly and easily generate reports tailored specifically to their individual business needs. Plato can be used in conjunction with our more sophisticated Report Design tool for high level calculation and graphical reports.

## Audit Trail

Allows for the auditing of changes made to data throughout all MRI modules, without the need for any third party software. Auditing can be carried out by table or field level, and can be easily viewed or reported on within MRI.

## Software deployment options

In addition to providing the most innovative and functionally-rich software in the real estate industry, we are able to offer a comprehensive array of services and software deployment methods. This ensures that you are able build your property and asset management system around the way you do business, allowing you to capitalise on your resources and maximise your IT investment.

### Windows-based

MRI Windows® is a client/server-based real estate and asset management system, providing the functionality and flexibility you need to run your business efficiently. Operating in a Windows environment provides an easy-to-use interface to all of Intuit Real Estate Solutions' modules.

Our Windows-based solution fully integrates with our Web-enabled software applications, and is available for users of all sizes, from a global organisation to a single site, for every phase of property and asset management.

### Web-based

Our Web-based solutions allow access to your real estate data anywhere, anytime. With just an Internet connection and Web browser, even the most remote user can access their property management data and applications with the ability to run reports and handle transactions in an instant.

Intuit Real Estate Solutions' web-enabled product provides complete integration with the core MRI modules. Workflow technology ensures every user can tailor the functionality they see and the features they need, to meet their individual business requirement. Links to favourite outside websites can be created, showing relevant information to the user. Daily tasks & schedules, all with full drill-down capability, provide the user with the exact functionality of the Windows-based solution. The Web-based product can be fully integrated with the Windows-based solution

Using our unique WebDesign module, the Web-based solution can be easily personalised. You don't need any knowledge of Web programming languages, such as HTML or Active Server Pages, to design a solution that reflects the unique needs of your organisation.

### Application Hosting (ASP) - NetSource

Intuit Real Estate Solutions is the oldest and largest Application Service Provider (ASP) to the real estate industry. Our application hosting solution, NetSource, provides you with online, real-time, reliable access to your real estate data and our complete product suite.

We host the applications, communications network, hardware and your highly secured data on the powerful servers at our data centre. All data processing activities are managed by our experts, allowing you to have quick and easy access to your data via the Internet. Extensive data back-up and disaster recovery programs ensure that data is safe & secure.

We provide a dedicated NetSource support team with consultative solutions tailored to your specific business needs. Extensive training and support is provided by our experts, with technical emergency support available 24 hours a day, seven days a week.

By allowing Intuit Real Estate Solutions to handle your day-to-day I.T. needs, you can focus on what you do best - building your real estate management business. The complete NetSource service is available for a monthly fee.



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