

FlexProperty

YAVICA

A SINGLE, INTEGRATED SOLUTION FOR EFFICIENT MANAGEMENT OF PROPERTIES AND REAL ESTATE

A modern Real Estate organization should not rely on a multitude of different software solutions to run the business. A single, integrated solution reduces cost and time for maintenance and data management, as well as reduces challenges related to upgrades.

Yavica's FlexProperty for Microsoft Dynamics 365 is just that for real estate. It is a single, integrated, all-in-one system that covers all aspects of property management, automates manual processes and eliminates duplicate information.

MICROSOFT DYNAMICS 365 FINANCE & OPERATIONS

FlexProperty is built on Microsoft Dynamics 365 for Operations, an integrated, adaptable and performance business management platform. Microsoft Dynamics 365 for Operations (D365O) is a cloud-based enterprise resource planning (ERP) solution built for and on Azure – bringing together ERP, business intelligence, infrastructure, computing and database services. As a result, FlexProperty integrates seamlessly with other Microsoft technologies such as Microsoft Dynamics 365 for Sales (CRM), Microsoft Power BI and Office 365.



Commercial Real Estate

- Office
- Retail
- Malls
- Industrial



Residential Real Estate

- Multi family
- Affordable
- Senior living
- Student housing



Specialty Real Estate

- Airports
- Ports
- Self Storage

FLEXPROPERTY FOR EFFICIENT PROPERTY MANAGEMENT

FlexProperty is an end-to-end business solution that addresses the requirements of today's international property owners and property manager, and includes the following workloads:

- **Day-to-day property management:** FlexProperty manages the day-to-day property management processes, including lease administration for land and buildings, allocating expenses to tenants, as well as handling rental billing and changes to rental services and fees.



FACT SHEET KEY BENEFITS

FlexProperty is a single, integrated system that includes the following features and benefits:

- Ease of use, efficiency
- Localized functionality, foreign currency
- Flexible lease management
- Flexibility to manage CAM and retail rent
- Automated fee billing
- Master data management
- Financial consolidations
- Multiple companies in one database
- One data source for reporting
- Financial framework of Dynamics 365 Finance & Operations
- Customer experience Framework of Dynamics 365 CRM
- Microsoft cloud security framework
- Native integration with Microsoft cloud services like Power BI, IoT and AI

- **Financial tracking:** Built on the modern ERP solution of Dynamics 365 Finance & Operations, the solution captures the full financial details of the business, and handles supporting process like procurement, project accounting and much more.
- **Reporting and analysis:** As an integrated platform, FlexProperty provides full visibility into all property and lease portfolios, as well as comprehensive reporting and analysis tools. FlexProperty's Microsoft user interface allows for true self-service business intelligence capabilities, enabling management to make faster and better decisions.

REAL ESTATE PROCESSES IN FLEXPROPERTY

The combination of Microsoft Dynamics 365 and FlexProperty manages all real estate processes. Amongst these, FlexProperty manages the Acquire to Property and Lease-to-Cash processes, as supported by our industry best practice process libraries.



Land & Buildings	Units & Areas	Lease Contracts		
Land, lots, building rights	Leasable units & areas	Leasing process	Indexation	Dates & expirations
Buildings, properties	Parking spaces	Tenant contracts	Cost allocation	Alerts and warnings
Meter management	Common areas	Landlord contracts	Service charges	One-off fees
Facilities & equipment	Key management	Flexible charge management	Retail rent	Lease and break options
		Step rent	Utility billing	Deposits & collaterals

PROPERTIES

The property module holds information such as locations, floors, total building areas and individual unit areas (split into different area types), property taxes, value assessments, property managers, stakeholders, managers, facilities, history logs, etc. Property information can be utilized when compiling contracts/leases

CONTRACTS

The central component of the solution is the contract (lease) including the related lines. The contract holds the information about the lease agreement to which an unlimited number of units and charges can be associated.

FlexProperty provides you with a modern business solution capable of meeting the requirements an industry in transformation

FlexProperty is easily adapted to your individual needs and requirements

The contract also holds information about other lease terms, conditions, adjustments, periods etc. Based on all these details, the system automates the calculation of rent as well as the tenant billing process.

UTILITIES AND METER READINGS

Utilities can be both tracked and billed, either as flat rate payments or through billing based on actual consumption. Actual consumption billing is based on meter readings entered into the system or through integration with on-premise metering solutions. The solution also manages pre-payments for utilities and the subsequent reconciliation and settlement.

AUTOMATED FEE BILLING

Fee billing functionality handles management fees, franchises, commissions etc. Rules, such as percentage breakpoints, can be set up for calculating fees. Any table in the system can be used as the basis of fees (i.e. project balances, cash receipts, sales etc.), but external data can also be entered into the system as the basis of a fee. The calculation and billing (including intercompany accounting) is a fully automated process.

PERCENTAGE RENT

The percentage rent (turnover rent) functionality can be utilized for a number of functions, such as handling break point and percentage setup and percentage rent calculation, related to the lease line. It also offers flexible configuration of reporting and billing periods and centralized control over actual turnover reporting. Actual tenant sales (turnover) can be captured manually or by importing the data.

PRICING AND RATE ADJUSTMENT

Rent amounts and fees are calculated utilizing a flexible price/rate setup. There is an ability to set up billing frequency (e.g. monthly, quarterly, one-off etc.), starting period and collection cycle. Price adjustment for the leases, including step rent and indexation is also managed.

COST ALLOCATION / SERVICE CHARGES

Cost allocation includes support of different cost pools for different purposes (e.g. retail tenants or all tenants). The module also offers the option to manage multiple cost pools/allocation rules per property with individual agreements per tenant. Expense types such as cleaning, maintenance, security, marketing etc., can be setup as needed and vendor invoices, prepayments and reconciliation of expenses is managed through an automated process with full audit trail.

AUTOMATED BILLING

Based on the leases details, the system can automate the billing process and reduce the effort of tenant billing to a simple, centralized task, across multiple properties, companies and countries.

ABOUT YAVICA WE KNOW REAL ESTATE IT

We are passionate about Real Estate and the technology that fuels the industry.

We specialize in Microsoft Dynamics 365, and the solutions that make Dynamics 365 work for real estate organizations especially FlexProperty and other specialized add-on solutions for real estate.

Our team consists of proven experts in Microsoft technology and implementations within international and global real estate organizations, and is fast growing.

FEATURE HIGHLIGHTS

- Control and manage properties and leases
- Manage payment frequency
- Control fees for maintenance, heating, water supply, electricity
- Quick settlements through complete control of property, contracts, leases and services
- Automatically create invoice proposals
- Manage task and resources for inspections and maintenance etc.
- Price adjustment and alerts
- Easy follow up on cost, revenue and financials using built in reporting and Microsoft Power BI
- Control of inventory and warehousing
- Access control

FOR MORE INFORMATION

Please send us an email at sales@yavica.com.

For additional information about Yavica visit www.yavica.com.