SOFT4PropertyManagement - for the world's rental, property management and leasing markets

SOFT4PropertyManagement is a flexible solution for commercial property management companies that own or manage the retail, office, or industrial properties.

SOFT4PropertyManagement is based on the Microsoft Dynamics 365 Business Central platform and allows you to enjoy all the advantages of a world-class business management system. Easy to master and work with role-based experience, provide property management 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 SOFT4team and havenever 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 the 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

ABOUT SOFT4

SOFT4 counts more than 15 years of business software design and development intended for the world's rental, property management, and leasing markets.

SOFT4PropertyManagement is a certified Microsoft Dynamics 365 Business Central app and is distributed all over the world. Your investments are safe because:

- The software code of SOFT4PropertyManagement is protected by Microsoft.
- There are thousands of Microsoft Dynamics 365 Business Central partners around the globe – you will never be left to face problems alone as any of them can understand and develop the SOFT4PropertyManagement solution further.
- SOFT4's PartnerNetwork is ready to provide local support and further development of the solution according to your needs.

KEY FEATURES

Track and manage lease information

- Set up multiple leases per tenant and multiple units per leases.
- Assign numerous terms and charges 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 to speed up new rental contract preparation.
- Attach electronic documents to actual records.

Manage your potential and existing tenants

- 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 for different periods.
- Calculate service amount using different scenarios: by leased area, by counter readings, by sales or fixed.
- Calculate service price as a percentage of other services' payment amounts.
- Set an 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 lease status and sales reports.
- Powered by Microsoft Power BI.

Benefit from integrated financial accounting

- SOFT4PropertyManagement 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.

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- 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.