

FlexProperty

Drive efficiencies and cost savings with a cloud-based property management solution

An integrated property management solution

Drafting leases to calculating consumptions, managing maintenance resources to generating invoices – these are some of the time-consuming tasks that property management companies perform every day. Having a strong property management solution in place allows you to automate and streamline these processes while reducing the cost and time to manage your real estate and enhancing your profits.

To meet these industry-specific complex and dynamic business requirements, sa.global offers FlexProperty – the best-in-class Microsoft Dynamics 365 add-on and a comprehensive property management solution.



Manage your real estate portfolio with FlexProperty

Our multifaceted offering is an ideal solution for residential/commercial/specialty properties – whether owned and managed by you or owned by others and managed by you.

Commercial	Residential	Speciality
Office	Multi-family	Airports
Retail	Affordable	Ports
Malls	Senior living	Self-storage
Industrial	Student housing	Speciality

Types of properties that FlexProperty can manage

What does FlexProperty do

The combination of Microsoft Dynamics 365 and FlexProperty helps you streamline your operations to ensure effective and efficient processes.



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. FlexProperty allows you to automate these processes, which helps in significantly improving efficiency and reducing the risk of errors

Financial tracking:

Built on the modern Microsoft Dynamics 365 platform, the solution captures the full financial details of the business, and handles supporting processes like procurement, project accounting, etc

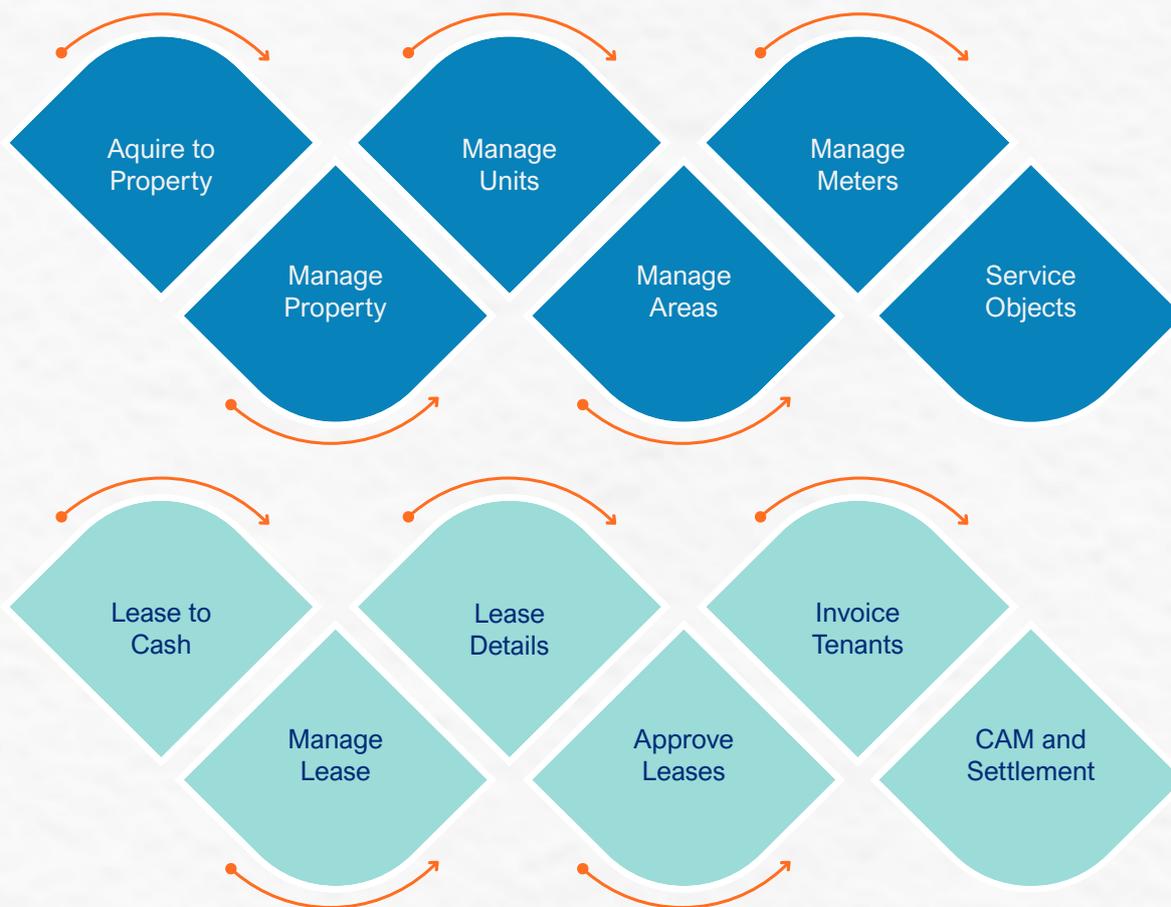


Reporting and analysis:

As an integrated solution, FlexProperty provides full visibility into all property and lease portfolios, as well as comprehensive reporting and analysis tools. The Microsoft user interface allows for self-service business intelligence capabilities, empowering you to make faster and better decisions

Automate your property management workflows

An end-to-end business solution, FlexProperty manages your real estate processes such as:

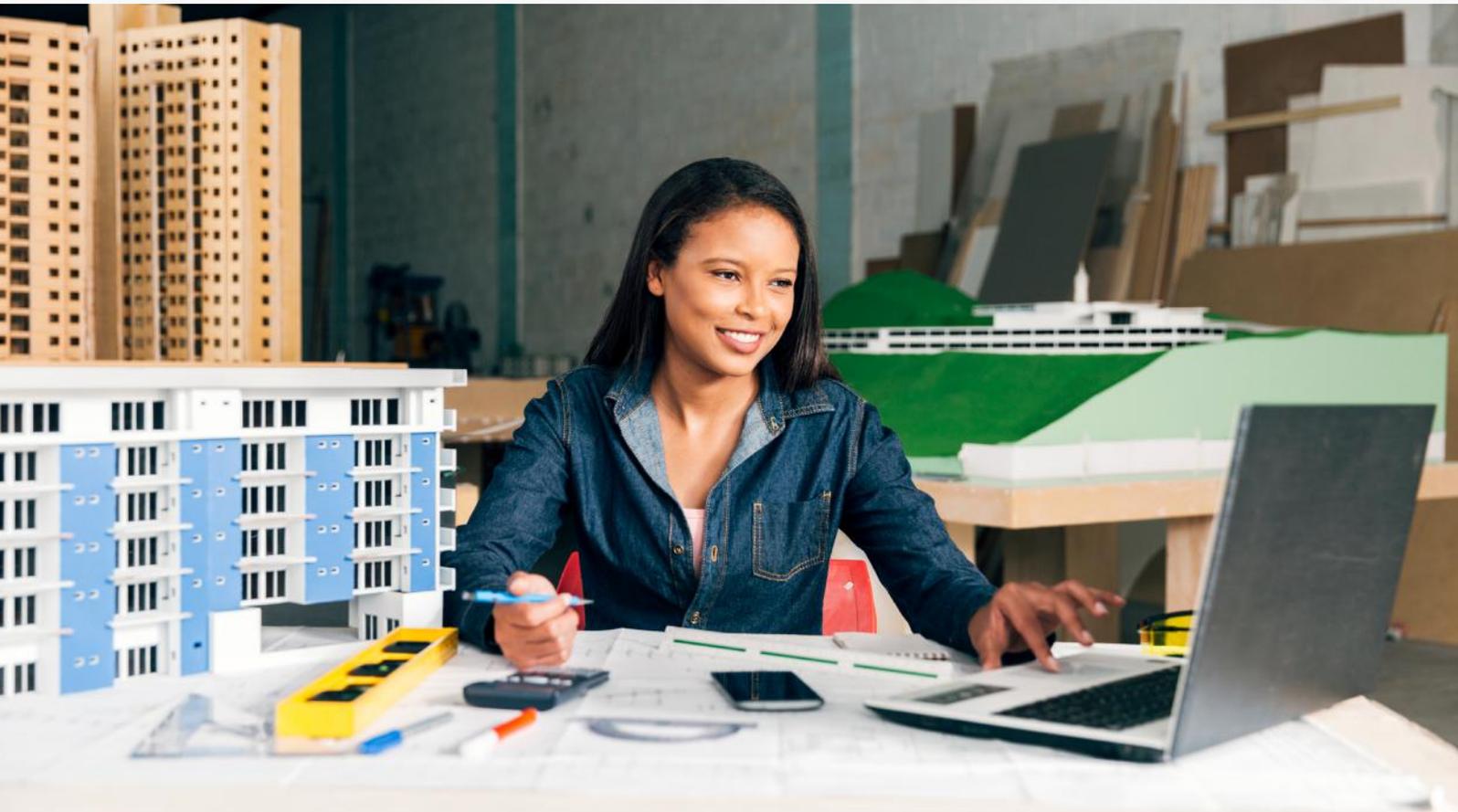


Land and Buildings	Units and Areas	Lease Contracts		
Land, lots, and building rights	Leasable units and areas	Leasing process	Indexation	Dates and expirations
Buildings and properties	Parking spaces	Tenant contracts	Cost allocation	Alerts and warnings
Meter management	Common areas	Landlord contracts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

FlexProperty functionalities related to specific processes

FlexProperty: Functional modules

FlexProperty allows you to manage various processes using eight functional modules.



- 1. Properties:**
Allows you to store information (locations, floors, total building and individual unit areas, property taxes, etc.) that can be utilized when compiling contracts/leases
- 2. Contracts:**
This central component of the solution holds information about the lease agreement to which an unlimited number of units and charges can be associated
- 3. Utilities and meter readings:**
This module allows you to track and bill utilities. It also helps manage pre-payments for utilities and the subsequent reconciliation and settlement
- 4. Automated fee billing:**
Leverage this function to efficiently handle management fees, franchises, commissions, etc. You can setup rules (for calculating fees), tables (for project balances, cash receipts, etc.), and enter external data as the basis of a fee
- 5. Percentage rent:**
This 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
- 6. Pricing and rate adjustment:**
Use this to calculate rent and fees through a flexible price/rate setup, set up billing frequency, and make price adjustment for the leases, including step rent and indexation
- 7. Cost allocation/Service charges:**
Support and manage different cost pools for different purposes (for example: retail tenants or all tenants) and expense type (cleaning, maintenance, etc.) using this function
- 8. Automated billing:**
This function empowers you to automate the billing process and reduce the effort of tenant billing across multiple properties, companies, and countries

Benefits of using FlexProperty

- Ease of use and enhanced efficiency
- Functionality to suit local geographies with the ability to use different foreign currencies
- Flexibility for lease management and to manage Common Area Maintenance (CAM) and retail rent
- Financial consolidation and automated fee billing
- Faster and better decisions via business intelligence capabilities
- Multiple companies on one database enabling a single data source for reporting
- Built on proven Microsoft products and technologies, leveraging the financial and security frameworks of Microsoft Dynamics 365 Finance and Operations

Why sa.global

We are one of the largest Microsoft Dynamics 365 partners in the world, and the leading provider of Microsoft Dynamics 365 solutions to professional services organizations. We have won 11 Microsoft global and industry Partner of the Year awards, and are a proud member of Microsoft's Inner Circle, representing the top 1% of Microsoft partners worldwide.



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AGILE, CAPABLE AND COMMITTED

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**Member of
Microsoft's Inner Circle**
for ten years in a row

11-time Winner
of the Microsoft Dynamics
Partner of the Year Award

Let's **talk**

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