



Property Management Powered by



Property Management Overview

Property management is the operation, control, maintenance, and oversight of real estate and physical property. This can include residential, commercial, and land real estate.

- Wikipedia -



Oversight of real estate by a third party



Day-to-day operations include screening, payments, maint and more



Owners pay property managers a fee or percentage of the rent generated by the property



Every state has its own laws regulating the activities of property management

Acumatica PM Now is Powered by Sprinterra

Sprinterra presents a revamped Acumatica Property Management solution - an adaptive cloud-based platform for managing properties of every size and type.

Manage Any Property at Anytime from Anywhere



Commercial



Professional



Residential



Industrial



Retail



Mixed-Use

Sprinterra engineers upgraded and improved the widely popular application to cover the entire real estate cycle: from project inception to hands-on property management



Benefits Enhanced by Sprinterra

- Easy to use
- All features in one application
- Adaptable
- Intuitive design
- Role-based access control
- Robust customization and third-party integrations
- Improved security



Manage Any Property Your Way

Solving Property Management Challenges

From automated lease management to tracking maintenance, Property Management suite frees its users from unnecessary complexity. Real-time insights and personalized dashboards empower users to make smarter, data-driven decisions today!

Key Features

Facility
Maintenance

Lease
Management

Financial
Reporting &
Property
Accounting

Tenant
Services

Business
Intelligence

Key Features by Properties

Residential

- ✓ Prospect Tracking and Traffic Analysis
- ✓ Flexible Tenant Billing Options
- ✓ Diversified Collection Management
- ✓ Lease Renewal and Vacancy Reporting
- ✓ Automated Late Fee Processing
- ✓ Maintenance Requests and Tracking

Commercial

- ✓ Prompt, Accurate Billing
- ✓ Fully Automated Escalation and Recoveries
- ✓ User Definable and Programmable Lease Abstracts
- ✓ Integration with Industry-Leading Operation Services

Types of Properties: Office Buildings

Class A



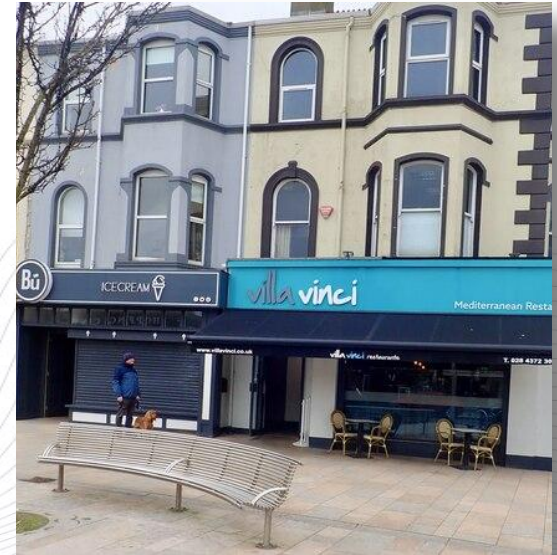
City Office Buildings

Class B



Central Business District
(CBD)

Class C



Suburban Office Buildings

Types of Properties: Industrial

Light Assembly



Bulk Warehouse



Heavy Manufacturing



Flex Warehouse



Types of Properties: Retail

Power Center



Regional Mall



Outparcel



Community Retail



Strip/Shopping Center



Current Acumatica PM Customer

The Atlantic Companies

Real Estate Developer & Management Company



Company Statistics

Founded: 1995
Headquarters: Atlanta, GA
Portfolio Diversity: Office, Life Science, Mixed Use, Residential, Retail, Industrial

Services

- Property Development
- Property Management
- Construction Management
- Acquisitions
- Leasing
- Brokerage

Sample Projects

- 8West, Atlanta, GA
- Reflection at 111 John Wesley Dobbs Ave, Atlanta, GA
- Centergy at Tech Square, Atlanta, GA
- SQ5, Atlanta, GA
- WestEdge, Charleston, SC
- Midtown Tampa, Tampa, FL

Company Values and Mission

At Atlantic, our reputation is built on the performance, relationships, integrity and diverse skill set of our principals and employees. While developing and acquiring complex office, mixed-use, life science and residential projects, Atlantic has employed a wide range of financing structures – from taxable and tax-exempt bond issues to opportunity zone funds to conventional financing with commercial banks, permanent lenders and limited partner investors.

Atlantic has dedicated their company to providing fully integrated services to their customers for property development and ownership. Acumatica can support a fully integrated feel by seamlessly taking Atlantic projects from inception to development and, finally, management with construction and property management components.

Property Management

A Preview

Property Features



Property



Unit



Lease



Generate
Monthly
Charges



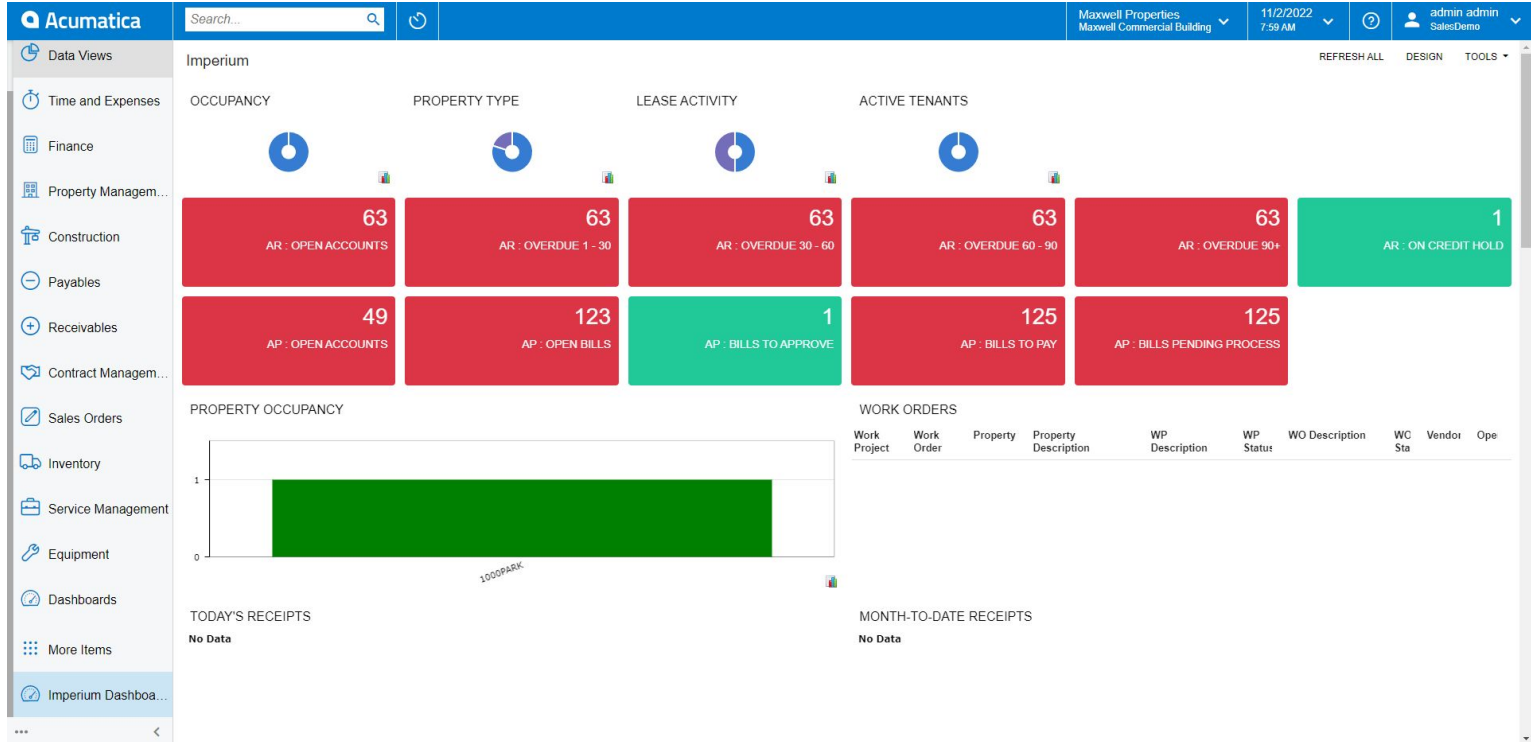
Reports



Dashboards



Dashboard



Property Form

Property Management > Property

Acumatica Maxwell Properties Maxwell Commercial Building 11/2/2022 7:06 AM admin admin SalesDemo

Property: 1000PARK - 1000 PARK - Building 102 Avenue Roof Top

Property: 1000PARK Parent Property: Status: Active

Description: 1000 PARK - Building 102 Avenue Roof Top

Property Commercial

INFORMATION PROPERTY SPACES EXPENSE POOL COMMERCIAL LEASE PROPERTY MANAGEMENT PARTNERSHIP HOLDING

Property Type: Commercial Construction Type: Sprinklers:

* Commercial Type: 15 Project ID: Date of Acquisition: SPRINKLER MAINTENANCE

PROPERTY INFORMATION

Year of Construction:	2003
Commercial Total Sqft:	15,000
Computed Commercial ...	2,000
Management Fee:	2.50
Management Fee Type:	Gross Revenue

ADDRESS

Street	City	County	*Country	State	*Postal Code	Is Print
1000 Park	Dallas		US	TX	75044	<input checked="" type="checkbox"/>

BUILDING HOURS

M-F Open Time: 8:00 AM Close Time: 5:00 PM

Sat Open Time: Close Time:

Sun Open Time: Close Time:

BUILDING HOLIDAYS

LOT INFORMATION

BLOCK	LOT	*Lot Size	AREA
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Property Form

Property Management >
Property

If you create a new piece of Property, enter the Property Information and the Address

Property
1000PARK - 1000 PARK - Building 102 Avenue Roof Top

Property: Parent Property: Status: Active

Description:

Property Commercial

INFORMATION PROPERTY SPACES EXPENSE POOL COMMERCIAL LEASE PROPERTY MANAGEMENT PARTNERSHIP HOLDING

Property Type: Commercial

Commercial Type:

Project ID:

Date of Acquisition:

Construction Type:

Sprinklers:

BUILDING HOLIDAYS

SPRINKLER MAINTENANCE

HISTORY

PROPERTY INFORMATION

Year of Construction:

Commercial Total Sqft:

Computed Commercial ...:

Management Fee:

Management Fee Type:

ADDRESS

Street	City	County	*Country	State	*Postal Code	Is Print
<input type="text" value="1000 Park"/>	Dallas		US	TX	75044	<input checked="" type="checkbox"/>

LOT INFORMATION

BLOCK	LOT	*Lot Size	AREA
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IDENTIFIERS

Identifier Type	Value
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Units Form

Property Management > Unit

Acumatica Maxwell Properties Maxwell Commercial Building 10/31/2022 3:11 PM admin admin SalesDemo

Unit 1000PARK 101

Property: 1000PARK - 1000 PARK - Building Is Commercial Unit

Unit / Space: 101 Name: 101

SUMMARY SPACE DETAILS GENERAL SETTINGS WORK ORDERS UTILITY METERS

DESCRIPTION	LEASING SUMMARY
Occupancy Status: OCC	Tenants:
Availability Status: NO	Tenant Flags:
Actual Sqft: 2,000.00	Monthly Rent: 0.00
	Renewal Status: NONE
	Vacancy: NO
	Current Lease: LS00009
	VIEW LEASE

Units Form

Property Management > Unit

Unit
P00001 101

Property: P00001 - A Line Square Is Commercial Unit

* Unit / Space: 101

Name: 101

SUMMARY **SPACE DETAILS** GENERAL SETTINGS WORK ORDERS UTILITY METERS

DESCRIPTION

Description:

Floor:

Floor Description:

Actual Sqft:

* Start Date:

End Date:

If adding units to your demo data, on the SPACE DETAILS tab make sure to enter the Actual Sqft and Start Date on the Space Details Tab.

Lease Form

Property Management > Lease

Acumatica 🔄

Maxwell Properties
Maxwell Commercial Building

10/31/2022
3:13 PM

admin admin
Sales:Demo

NOTES ACTIVITIES FILES NOTIFICATIONS CUSTOMIZATION TOOLS

Lease
LS00009

PRE BILLING

Property:	1000PARK - 1000 PARK - Buildr	Branch ID:	1000 PARK	Status:	Active	Lease Balance:	-10,000.00
	<input type="checkbox"/> Commercial	Customer:	ALBERTSON - John Albertson	Renewal Status:	No	Customer Balance:	-10,000.00
Unit / Space:	101 - 101		<input type="checkbox"/> Is Parent	CPI Code:		Deposit Balance:	0.00
* Lease ID:	<input type="text" value="LS00009"/>	* Lease Template:	COMMERCIAL - Commercial	<input type="checkbox"/> Create Separate Invoices			
		Location:	MAIN - Primary Location				
		* Description:	Commercial Tenant				

SUMMARY RETAIL SALES NOTES AND LEGAL CONTACTS DATES SECURITY LEASE SPACES CHARGES EXPENSE RECOVERY LATE CHARGES UTILITY METERS WORK ORDERS LEASE HISTORY

CONTACTS	LEASE TERMS	RENEWAL STATUS
Tenants:	Unit / Space: 101	Renewal Offer Date:
	* Signing Date: 8/1/2022	Date of Notice:
	Imperium Activation Date: 8/1/2022	Renewal Bill End ...
	Bill End Date: 7/31/2023	Renewal Lease E...
	Next Lease Billing Date: 9/1/2022	Renewal Base Rent: 0.00
	Move In: 8/1/2022	Renewal Addition... 0.00
	Reason For Moving:	Renewal Recover... 0.00
	Lease Start: 8/1/2022	STATUS
	Lease End: 7/31/2023	Month to Month Status: No
	Base Rent: 0.00	# Times Late: 0
	Additional Charges: 0.00	LEASE TYPE
	Recovery Charges: 0.00	Late Charge Calc...
	Exp. Recovery Charges: 0.00	MTM Lease Amount: 0.00
	ADMINISTRATIVE	
	Admin: <input type="text"/>	
	SIC Code: <input type="text"/>	
	Lease Type: <input type="text"/>	


Assigned Flags: No Flags Selected EDIT FLAG


Lease Form


Property Management > Lease


Lease
New Record



← ↻ + 🗑️ ⏪ ⏩ ⋮

Property:  Commercial



Unit / Space: 



* Lease ID: 

Branch ID: 

* Customer:  

Is Parent

* Lease Template:  

Location:  

* Description:

SUMMARY NOTES AND LEGAL CONTACTS DATES SECURITY CHARGES LATE CHARGES

CONTACTS LEASE TERMS

Tenants: //

Unit / Space:

* Signing Date:

Impenium Activation Date:

* Bill End Date:

Next Lease Billing Date:

Move In:

Assigned Flags: No Flags Selected

Required fields

Also Required Fields

Reports - Lease Statement

Property Management > Print Lease Statements

Acumatica Search... Maxwell Properties Maxwell Commercial Building 11/2/2022 7:13 AM admin admin SalesDemo

Print Lease Statement TOOLS

Account Statement

Account No: LS00009
Unit No: 101
Date: 11/2/2022
Reflects payments through 11/2/2022

To: John Albertson
From: 7927 Jones Branch Drive Suite 3100 McLean VA 22102 (1) 777 7 Maxwell Commercial Building

Date	Doc. Type	Ref. Nbr.	Description	Orig. Amount	Amount Due
10/24/2022	Credit Memo	AR0006512		(10,000.00)	(10,000.00)

Thank You For Your Business!

PLEASE RETURN WITH PAYMENT

Reports – Lease Abstract

Property Management > Lease Abstract

Acumatica
Maxwell Properties
Maxwell Commercial Building
11/2/2022
7:16 AM
admin admin
SalesDemo

Lease Abstract
TOOLS ▾

SEARCH... 🔍
🔄

✎ 🔄 🗑️ SEND EXPORT ▾

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- ☆ Favorites
- 📊 Data Views
- 🕒 Time and Expenses
- 📄 Finance
- 🏠 Property Managem...
- 🏗️ Construction
- ⊖ Payables
- ⊕ Receivables
- 📁 Contract Managem...
- 📄 Sales Orders
- 📦 Inventory
- 📁 Service Management
- 🔧 Equipment
- 📊 Dashboards
- ⋮ More Items

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Lease Abstract

Lease: L500009
Commercial

Property	Lease Summary	Lease Dates
1000 PARK - Building 102 Avenue Roof Top 1000 Park Dallas, TX 75044	Branch: 1000 PARK Template: COMMERCIAL Status: Active	Commence: 8/1/2022 Lease End: 7/31/2023 Move-In: 8/1/2022 Move-Out:
Customer John Abertson (ALBERTSON) 1 West Way New York, NY 32433	Renewal Status: No Description: Commercial Tenant Administrator: Lease Type: SIC Code:	Signing: 8/1/2022 Activation: 8/1/2022
Customer Class: COMMERCIAL Terms: 30D	AR Balance -12,000.00	Renewal Dates Status: No Offer Date: Notice: Bill End: Lease End: Base Rent:

Spaces						
Space	Usable Area	Rentable Area	Start Date	End Date	Primary	Address
101	2,000 sqft	2,000 sqft	1/1/2000	7/31/2023	True	

Charges						
Item Code	Description	Type	Amount	Applies to Late	From Date	To Date
COMRENT	Commercial Rent	Rent	10,000.00	Yes		
OE BILL	Operating Expenses	Recoveries	0.00	Yes		

Security Deposits						
Item Code	Description	Amount	Type	Reason	Bank	Account
DEPOSIT	Security Deposit	5,000.00				RFD
						Interest: 0.000000 Sec. Date: 9/1/2022

Late Charges		Flags	
		Attributes Assigned Parking Available # of Renewals Preferred HVAC Contracts Preferred Roofing Contractor Rent Review - Date of Last Reviewed Increase Total # of Renewals Per Lease	

Reports - Rent Roll

Property Management > Rent Roll

Acumatica

Maxwell Properties
Maxwell Commercial Building
10/31/2022
3:19 PM
admin admin
SalesDemo

- ★ Favorites
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Rent Roll

User: admin admin

Property: 1000PARK 1000 PARK - Building 102 Avenue Roof

Report Date: 11/1/2022

Summary Totals On Property

Active Properties Only

Active Lease Only

Suppress Options

Page: 1 of 1

Date: 10/31/2022

COMMERCIAL

Primary Space	Addtl Space	Tenant	Lease	Cmcmnt Dt	End Date	Status	Sqft	Charge	Amount	Taxes	Security	Balance	Increase Date	Increase Amt
101		John Albertson	LS00009		7/31/2023	C	2,000	Commercial Rent	0.00	0.00	5,000.00	-12,000.00		
								Operating Expenses	0.00	0.00				
									0.00					

COMMERCIAL - Totals & Summaries

Totals & Summaries	Sqft	Charges	Security	# Units	Occupancy %	Charge Summary
Current & On Notice		0.00	5,000.00			Commercial Rent 0.00
Occupied Units	2,000			1	100.00%	Operating Expenses 0.00
Vacant Units	0			0	0.00%	
Out Of Service Units	0			0		
Totals	2,000	0.00	5,000.00	1	100.00%	