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Business Software for Serious Business

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Thesis.net
Property Management

The only comprehensive application for full and immediate management of large portfolios of property, with built-in business intelligence and contact & operations management modules.

Find out now all the answers to questions concerning your properties. Without special training, obtain any kind of information you want, move from aggregate to detailed accounts and transactions and vice versa, find market trends by type of property, area, etc., see every last detail, file each contract, legal document, drawing, photograph, assign actions, set deadlines, predict outcomes.

Thesis.net Property Management is a powerful management and business intelligence tool covering all activities related to property management, perfectly tailored to the specific needs and demands of the Greek real estate market. The possibility of combining dynamic and multidimensional information highlights every aspect of the property portfolio of each company and ensures excellent traceability. Thesis.net Property Management includes automatic alerts, task assignments, automations supporting a host of chart types, KPIs, access rights, etc.

Thesis.net Property Management uses the latest technologies to support the management in making immediate and correct decisions, which will be based on documented business intelligence drawn from the property dataset of each company or organization. The system offers ready business intelligence in real time, without the user worrying about the method of calculation and illustrates it in various ways (tables, graphs, etc.).

Thesis.net Property Management provides information in virtually unlimited ways and combinations for a specific period and critical key business performance indicators, vacant properties, LTV, etc. starting from the level of the entire portfolio and going down to the level of property type, area and/or individual owners or properties.

Thesis.net Property Management provides alternative means of direct access to information, based strictly on business data and concepts (e.g. properties, facilities, owners, tenants, managers, etc.) without requiring any special knowledge of the way it works.

Thesis.net Property Management is a completely open system that interacts, exchanges information with all known programs, and utilizes information from third-party databases (e.g. Land Registry etc.), ensuring maximum productivity and free choice of tools, while minimizing data entry time.

KEY MODULES Thesis.net Property Management

Properties: Full and immediate recording of all the data of each property – even the pre-acquired ones – and its distinct spaces, starting from the bare **Basics**, such as code, description, land register data, previous property from which it came, address – the application has built-in automatic addressing, the latest administrative division of Greece (Kalikratis plan) and its correspondence to the older (Kapodistrias plan) for the convenience of users – to a host of specific or not information, depending on each user's requirements, such as the following: ***Geolocation*** according to any known coordinate system (WGS 84, EGSA 87, ED 50 etc.) and visualization in the geographical background of your choice (Bing maps, Google maps etc.), ***Categorization*** depending on the property type (residential, commercial, land etc.), property use (e.g. leased, owner-occupied, vacant etc.), the allowed land use and/or whichever characteristic the user needs, ***Contracts*** or administrative acts, partial or total, transfer/change of the property area or the lien holders, ***Legal data*** regarding the property, ***Surface Area data***, real, based on contracts, based on permits etc., ***Active contracts*** (leasing in or leasing out), ***Financial data*** (purchase or sale information, undepreciated value, estimated market value, replacement value, etc) and their utilization in a number of prints and reports for a specific period of time, per property, owner, region etc., as well as the creation of automatic alerts in cases of deviation, the generation of property ratios (performance, LTV etc.), automatic creation of tax forms and changes (e.g. E2) etc., the ***Income/Expenses*** for operation, maintenance, exceptionals etc. for each property/building, ***Technical and construction elements***, active insurance contracts per insurance risk and corresponding claims, ***Other data*** that the user may wish and ***Comments***, both for the specific property and for neighbouring properties of the wider area.

At a detail level, the property module manages, maintaining full history, ***Owners*** and generally those who have proprietary rights on the property, ***Problems and Actions*** relative to each property per category and action type, operator or external partner etc. with the possibility to set a reminder or follow-up activity, to insert a mandatory previous approval process and so on, ***Property spaces*** per level, use or any other feature the user wishes, ***Managers/Parties*** – managers, internal or external partners, technicians, facility managers etc., ***Documents*** public, private with protocol number, connected or not with specific actions, problems etc., *Technical* ***Drawings*** per type and attachment capability (common feature of all applications) either by entering them as files of any format (doc, excel, pdf, jpeg, avi, cad, dwg etc.), or directly from a scanner, and their printout if they do not exist in soft copy. It is also possible to run searches by content of file attachments (e.g. a word in a contract, etc.), ***Accounts*** and meters per category (e.g. water supply, telephony, electricity) and holder, ***Notes*** (user's briefings on the property) etc.

Contracts/Transfers: Follow-up is provided on all contracts, administrative or judicial actions and other legal documents or otherwise associated directly with the property with complete information on the author, dates and details for each document, changes it brings about (e.g. with regard to the surface area of the property) and automatic recalculation, etc.; significant support is also provided through a number of auxiliary tables with complete land registry information, types of documents, etc.

Permits: All details of all manner of permits or certificates are recorded relating to each property and apparently, it is possible to attach relevant documents, photographs, drawings, etc. The information entered in the Permits form is the number of file, property and/or space to which each permit corresponds, the type of permit, the surface area it refers to, whether it is active or not, the permit subject, the issuing authority, dates of issue/expiration, protocol information for both the original application and the permit, the officer responsible, the agent, comments, etc. Depending on the type of permit, additional data are completed in the corresponding data tab (e.g. building permit, notice, etc.). Similarly, a special data tab entitled Renewal receives information on renewal, if any (date of application, protocol number, etc.).

Valuations: Data entered in the property Valuations form are file number, property and/or space appraised, purpose of valuation, the party assigning the valuation and the date of assignment, the valuator and the date of valuation, valuation methods and scope, cost, date of receipt, check boxes, if the international valuation standards (IVS) have been followed, as well any steps to follow and of course all the values displayed in each valuation (e.g. commercial, rental, sale fair value, replacement cost, etc.).

Technical inspections/Autopsies: All details of all manner of scheduled or unscheduled technical inspections and autopsies are recorded relating to each property and apparently, it is possible to attach relevant documents, photographs, drawings, etc. Information recorded include the file number, property and/or space inspected, the purpose of the inspection, the party assigning the inspection and the date of inspection, the scope and result of inspection, cost, date of receipt, date anticipated re-inspection (if applicable), as well as any steps to follow and of course detail of all the costs listed in each inspection.

Legal cases: This module fully manages all the legal cases relating to a specific property, owner – current and/or previous – (maintaining history), such as the following: previous owner's or tenant's eviction, land

acquisition etc. At the same time, it manages all the relative documents, actions etc. with built-in capabilities to create personalized documents (e.g. extrajudicial for bailiffs), automatic or not reminders, follow-ups etc.

Income-Expenses (rents, insurance, bills etc.): Automatic creation of entries for future income, expenses per property based on existing contracts, with fields for anticipated and actual payments, possibility of tracking multiple meters for the same property, connectivity with other third-party applications (e.g. ERP), entry of each new or contingency amount, automatic alerts for delays in payments, income-expenses allocation using joint ownership rates, calculation of service charges, automatic creation of tax forms, etc.

Insurance contracts: Active and inactive contracts per property and space, with full recording of terms and the capability to automatically import and export data from and to Excel files, to record and monitor possible addendums, appendices, declaration of claims, to monitor their partial or full coverage etc.

Rental/Leasing/Subleasing contracts etc.: It covers active and inactive contracts of individual and group properties – and spaces – with full recording of each contract's data, contractors, terms and guarantees. It can also support complicated agreements (e.g. based on CPI and company turnover) and/or restrictions, record regular or extraordinary adjustments in detail, create income/expense plan, monitor it and automatically alert in case of departure, record actions related to the specific contract and/or contractor maintaining full history, modify what-if scenarios (e.g. depending on CPI average for the next year) etc.

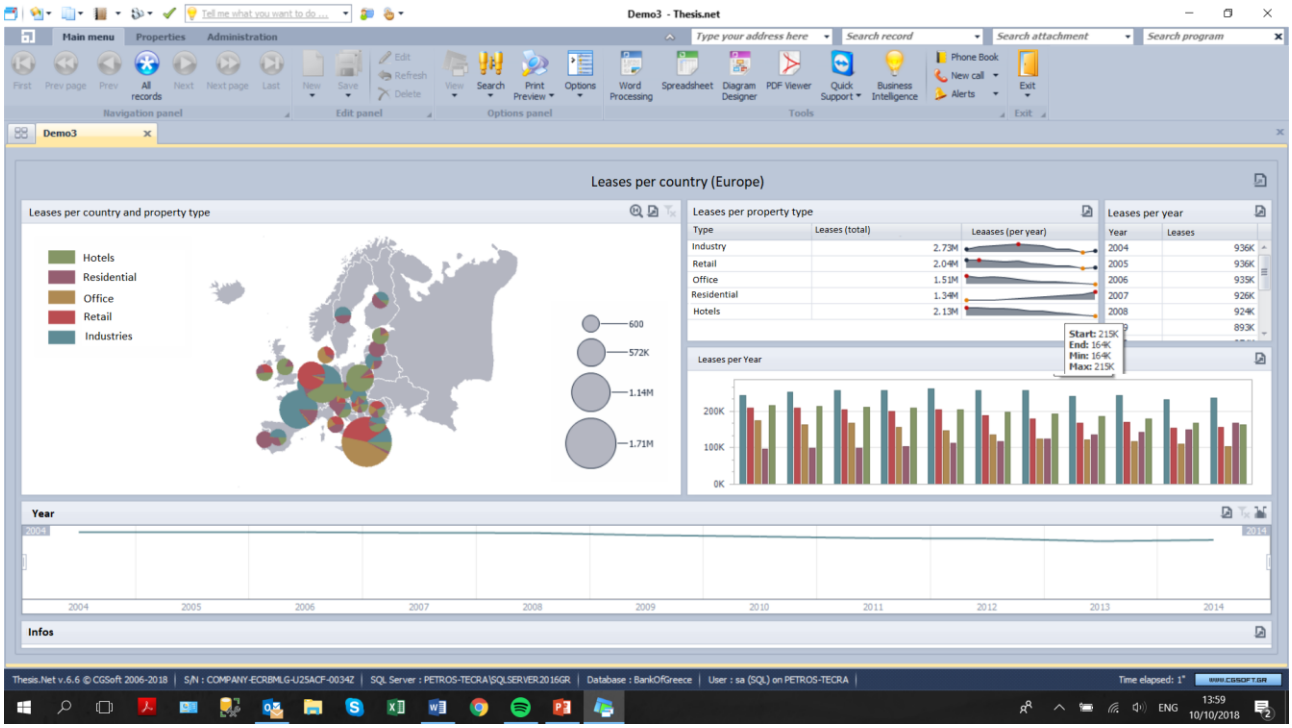
Facility Management: The Facility Management module calculates and manages fully and securely all shared expenses per property, space, owner, tenant, expense category etc, as well as the regular or emergency maintenance of building and related equipment (e.g. air-conditioning units, elevators etc.). It also monitors relative payments and collections, creates automatic alerts in case of divergence etc.

Contacts/Activities/Calendar: The product comes with a built-in module for entering information on all contacts and their relationships or properties, full information on the assignment and execution of actions per user, costs involved, follow up, etc., and personal calendar (daily, weekly, etc.) for each user. Lastly, Thesis.net Property Management, like all Thesis.net products, includes connectivity to IP PBXs and draws on the opportunities they offer to serve users faster.

Legislation/Case law: The product includes a module for recording and searching, in multiple ways, real estate, land use, urban planning, protection of the structured and natural environment of national and European legislation and jurisprudence, categorized per type (e.g. Law, Ministerial Decision, European Directive), content, year etc.

Business Alerts: Thesis.net Property Management supports a system of automatic alerts and task assignments to a particular user group or individual user, which are activated automatically once or periodically, and occur when triggered by specific business conditions. The alerts are automatically sent to selected recipients using electronic messages (emails, SMS) and contain full details of the business conditions that caused them. This ensures direct and efficient information to appropriate recipients for business events that can happen and either require additional handling to deal with them, or are adverse events, and immediate action should be taken to resolve them.

Business Intelligence: Built-in Thesis.net BI searches for, correlates and distributes business intelligence based solely on business units (e.g. owner, property class, income, etc.). The user starting at a business unit can be automatically informed for each related concept. This business intelligence tool is fully integrated with office automation tools and gives the possibility of generating special reports. It supplies the company's strategy makers and financial managers with critical quantitative data, performance information for each property and information on the fluctuations of key indicators of the real estate market over time, providing essential information on the trends of indicators and changes in their behaviour.



The application comes with many prints and reports, and of course offers the opportunity to develop new ones to meet the needs of each company. Such applications include but are not limited to the following:

Anticipated and Actual Income-Expenses per property per month, Vacated properties by area, category, owner, type, etc. Adjustments of lease, Technical inspection assignments, Budget for the period, Plot data, Table of approval of the feasibility of actions, Damage entry record, Announcement of Events, Valuations and Technical inspections per property, valuator etc., Geographical display of certain properties depending on the type, category etc., what-if prints of income and expenses estimates depending on inflation (CPI), etc.

Technology:

Microsoft SQL Server | Microsoft .NET | Visual Studio | DevExpress