

## PFA Advisor Directory Seminars

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### Five Do's and Don'ts of a Property System



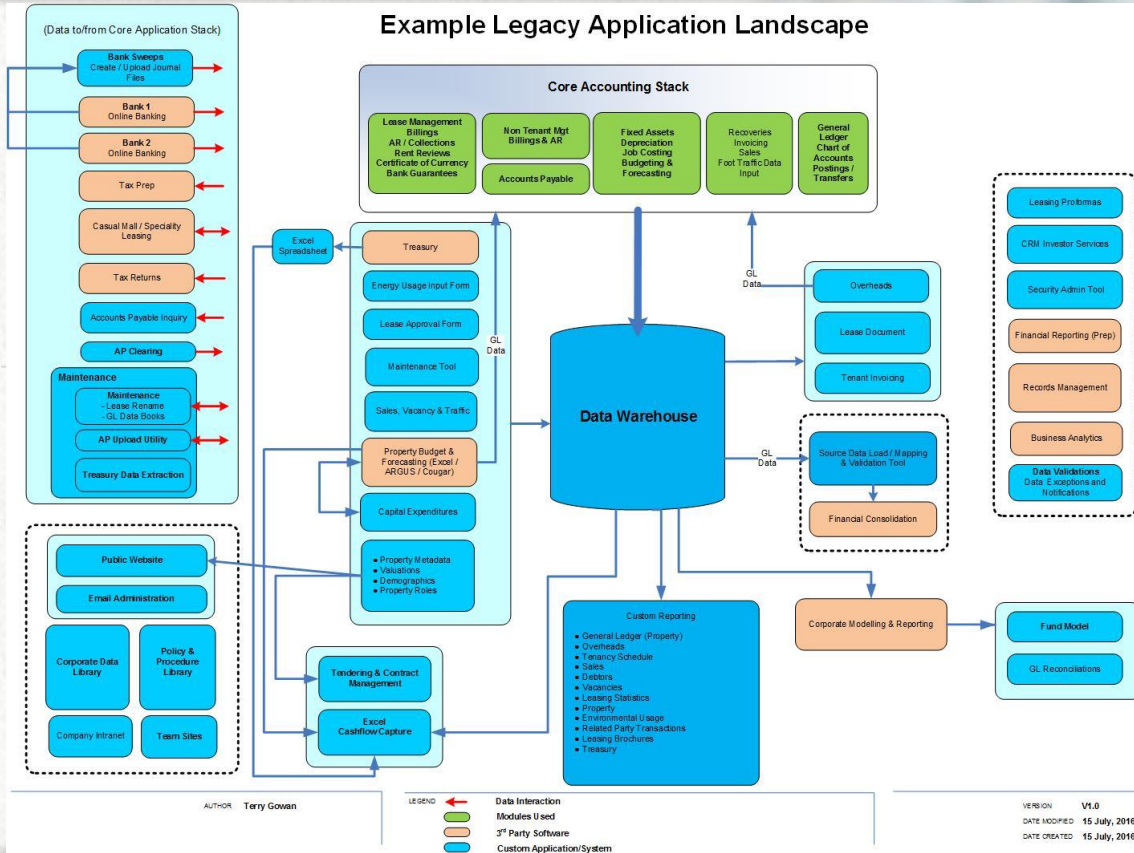
## What not to do - Fund Management Requirements

- Do not settle for a generic accounting system
  - These low end options do not cater well for intercompany transactions, fees, ownership structures, consolidated financials, investors, properties!! etc
- Do not “rebuild” your property financial data
  - Ensure you are capturing low level transactional data that ties out each month
- Do not start building systems in Excel, Word, Outlook
  - Use MS Office for communication and as a presentation layer, not your “system”
- Do not accept a 3<sup>rd</sup> party to run property management and accounting outside your system
  - Manage internally, or provide logins for 3<sup>rd</sup> parties – source detail transactions are key
- Do not customise
  - Choose a software vendor that has “staying power” in your vertical, leverage what others have already done

# Common example “systems” across various layers – Dont’s



# YARDI Example Landscape – What it can turn into





## What to do - Fund Management Requirements

- Do - start as you intend to proceed
  - Get the fundamental accounting, your processes and procedures correct from the start
  - Even if not utilising from day one, make sure your system of choice can deal with intercompany transactions, fees, ownership structures, foreign exchange, properties!! - future proof
- Do – make sure you have an audit trail for all your financials
  - Ensuring you are capturing low level transactional data that ties out each month, makes for an auditable system for compliance purposes
- Do – put everything into a database that you possibly can
  - Excel, Word, & Outlook may seem like an easy option when you start, but trying to “tie out” an investor’s distribution spreadsheet, Word invoices and multiple emails from a year, two, five years from now is tricky at best

## What to do - Fund Management Requirements

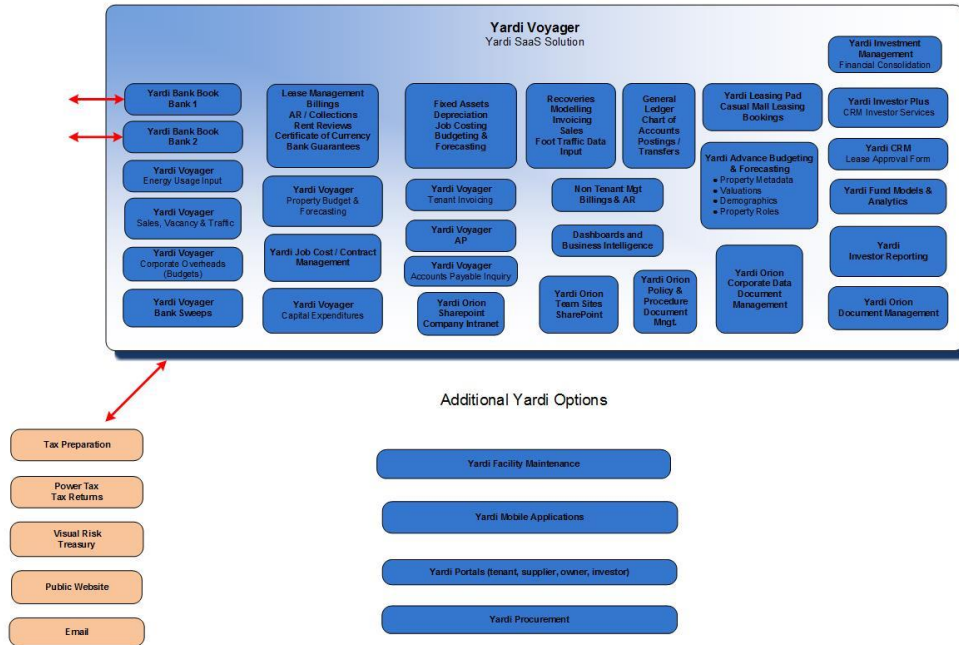
- Do – invest in an industry specific system
  - Invest in a system that is “off the shelf” made for your industry. Custom made systems are never cheaper. Leverage what your peers have built with a professional software house that can stand the test of time. Software is a people business, choose a “partner” with staying power, support...
- Do – limit the number of disparate systems
  - Interfacing multiple systems together usually means you will require interfaces and/or some kind of data warehouse or multiple custom reports to “put everything back together” for a holistic view.
  - If the central source of truth for your data resides in a single database, you will have visibility from the fund through to the tenant, at any given moment.
  - Avoid risk, plan compliance!!

# Example Do's



# YARDI Example Landscape – What it can look like

## Example Yardi Core Application Stack



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LEGEND  
Red double-headed arrow: Interface  
Blue box: Yardi Voyager Application  
Orange box: 3rd Party Application

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# Get it right – gain full visibility in real time

## Visibility...

- Investors
- Funds
- Investments
- Properties – Managed in same platform (internally or externally)
- Opportunities
- Clients

Drill from investor  
through to the tenant



# YARDI - THANK YOU



**4000+**  
Employees  
around  
the world



**70+**  
Countries  
in the world  
served



**36**  
Offices  
around  
the globe



**10**  
Data  
centres



**1**  
Application  
Stack

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