

## Visual ACE Real-Estate

### Main Software Specifications:

**Main Modules:** Real-Estate, General Ledger, Tenants (Accounts Receivables), Accounts Payables, Masters, Transactions, PDC, Analysis, Enquiries, Utilities, Help (All the modules integrated)

**Options :** Online Documents Printing

**Users :** Single or Multi-User options

**Front-End :** Microsoft Visual Basic, Seagate Crystal Reports, Microsoft Graph, Active-X Controls and other Utilities

**Back-End :** Microsoft Access or Microsoft SQL Server

**Training & Support :** Free Training & initial support included, followed by annual maintenance facilities & online modem support

**Operating System :** Microsoft Windows 95/98/ME/2000/NT

**Hardware Requirements :** Any Pentium PC running above operating system and compatible Laser or Inkjet Printer

**Installation :** By self-installing CD or Floppy Disk, as requested

**Please fill & fax this slip if you want more details**

Name :

Company :

Designation :

Tel : Fax :

Mobile : Email :

City :

Remarks :

**Details ? Demos ?? Deals ??? Call Now!**

**Emirates Business Management**

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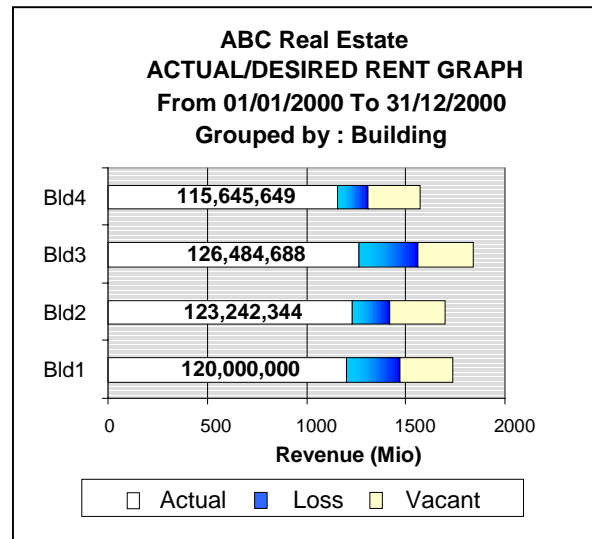
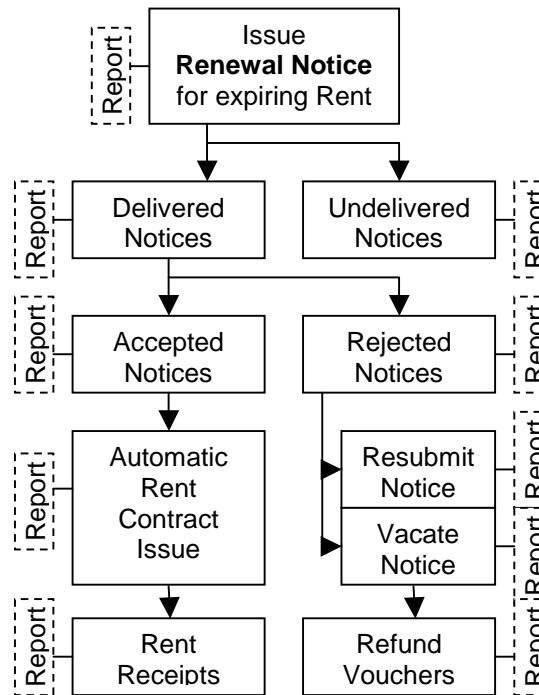
Email: realestate@ebmanage.com

Home Page: <http://ebmanage.com>

Location: Al Ghurair City, Office Tower, Gate (4)

Al Riqa Street, Deira

### Automatic Rent Contract Renewal Flow Chart



VISUAL ACE REAL-ESTATE

V I S U A L  
A C E  
R E A L - E S T A T E

a complete  
real-estate management  
software

### Highlights

#### Main Features

- **Complete Real-Estate Management**, including **daily reports & management analysis**
- Complete **integrated Accounts** (General Ledger, Accounts Receivables, Accounts Payables)
- Integrated **Post-dated Cheques Module**
- **Powerful and easy-to-use front-end** in Microsoft Visual Basic Graphical-User-Interface, with Seagate Crystal Reports
- **Most popular back-end** database in Microsoft Access or Microsoft SQL Server
- **Multi-User, Multi-Location, Multi-Buildings**
- Complete **User Training & Online Modem Support**
- Locally **developed** for local requirements
- **Supported by qualified Accountants & Auditors**
- **Graphical Analysis**
- For **any size** of business (Large, Medium or Small)

## Real-Estate Features

- Definable **Buildings, Building Type, Building Grade, Building Category**
- Multiple Building **Locations**
- Multiple Building **Owners**
- Complete record of each Building, including **Cost, Depreciation, Net Value, Plot No, Drawing Details, Completion Date, Effective Date, Picture**
- **Automatic Depreciation** of Buildings at given rate
- Individual Tenant Account with full Details, including **Tenant Name, Company Details, Contact Details, Type & Category**
- Complete **Renewal Notice Control** : Automatic Issue of Renewal Notices for expiring contracts, and complete follow-up of full Notice Cycle (Notice Creation, Delivery, Rejection or Confirmation, Revisions) *see flowchart*
- **Automatic Renewal** of expiring Rent Contracts
- Building-wise/Property-wise/Contract-wise **Facilities control** (Parking, Swimming Pool, Gym, Furnishings, Kids play area etc)
- **Building-wise Income, Expense & Profitability Analysis**
- **Building-wise Trial Balance, Profit & Loss Account and Balance Sheet**
- **Building-wise Audit Trail & Statement of Account**
- Complete **Occupation Analysis** (By Building & Building Type/Grade/Category/Location, Property & Property Type/Category, e.g. Residential /Offices/Shops/Villas etc)
- Complete **Rent Revenue Analysis** (By Building & Building Type/Grade/Category/Location, Property & Property Type/Category, Tenant & Tenant Type/Category/Area, Sales Agents etc)
- Allocation of **Building Staff** (e.g. Plumber, Electrician, Carpenter, Watchman, AC technician etc)
- Entry, Control & Reporting of **Maintenance calls** from Tenants and allocation of work to maintenance staff, tracking of pending Maintenance Calls

- **Vacant Property Enquiry** for Sales (Present or between any future dates), by Property Type (Residential, Commercial etc), Location, Building, Facilities (No of Bedroom, Bathroom, Pool/Gym etc), Rent Range and so on...
- **Property Tree View** : Location > Buildings > Property (Showing Vacant in Green Colour, Occupied in Red Colour and To-be-vacant in Orange Colour)
- Control of **Post-dated Cheques**, deposit with banks for collection, discounting, automatic maturing entries etc.
- Control of Post-dated Cheques **Issued**
- Automatic allocation of **month-wise credit of accrued Rent Revenues** from Yearly Rent Contracts, as well as carry forward of **unaccrued Rent Revenues** to next years
- Complete Entry/Details/Control/Report of **Deposits** from Tenants (Security of other Deposits)
- **Graphical Occupation Analysis**
- **Graphical Revenue Analysis**
- **Rent Contract** Enquiry & Registers
- **Rent Receipt** Enquiry & Registers
- **Deposit** Enquiry & Registers
- **Tenant** Enquiry & Registers
- **Building/Property** Enquiry
- **Online Documents Printing**

## Accounts Features

- **Multiple Unlimited Levels of Accounts Groupings**, definable in easy-to-use tree-structure (like Microsoft File Explore)
- **General Ledger, Tenants Ledger** (Accounts Receivables), **Accounts Payables, Cash & Bank Ledgers, Post-dated Cheques** Received/Issued/Discounted/Deposited
- **Statement** of Account
- Tenant/Customer/Supplier **Outstanding** Report
- **Audit Trails** for any Transaction Type
- Automatic **integrated updation** from Real-Estate entries for Rent Contracts, Rent & Deposit Receipts, Rent & Deposit Refunds, Building Depreciation, Rent Accruals etc.

- Receipts, Payments, Purchases & Returns, Sales & Returns, Petty Cash Payments, Debit & Credit Notes, Journal Vouchers, Opening Balances, Post-dated Cheques Received/Issued Maturing, PDC for Collection, PDC Discounting
- **Financial Statement** : Trial Balance, Balance Sheet, Profit & Loss Account (Allow to zoom-in till the transaction level or back to top level, in simple tree-structure, Formats : Debit/Credit, MTD/YTD, Movement, between any Dates, upto any levels)
- Accounts Receivables/Payables **Age-Analysis**
- **Chart of Accounts**
- **PDC List** (Received, Issued, Discounted, Deposited, grouped by Bank, Tenant/Supplier)
- **Online Documents Printing**

## Utilities

- **User-Level Security & Access Control** on each menu option
- Entry & Edit-Delete **Password Controls**
- Compressed **Backup & Restoring** of Data, automatic Scheduling
- Company **Parameter** Setup
- **Calculator, Calendar** etc

## Other Features

- **Export** any Report to Microsoft Word or Excel and modify/print/e-mail
- **User-friendly report interface** : Easy navigation in report pages, zoom-in/out, scroll
- **Easy to install**, insert the CD, double-click 'Setup.exe' or 'Install.exe' and the software will install itself
- **Company Logo** in all reports
- **Icon Bar** for easy selection of various options
- **Control Bar** with each entry screen, allowing your to go *Top, Bottom, Next, Prior, List, Find, Edit, Add, Delete, Save, Cancel, Print and Exit*
- **Secured Database**