

# JD EDWARDS ENTERPRISEONE REAL ESTATE MANAGEMENT



*Improve productivity.*

*Increase occupancy  
and cash flow rates.*

*Effectively manage  
growth.*

## **The Issue: Accurate, Timely Information**

Many real estate organizations spend days consolidating data gathered from multiple systems. This often time-consuming process of managing disparate databases and technologies can result in diminished visibility and control of properties.

Current, accurate information is power. And the quicker information can be accessed, the more beneficial it becomes for executives, managers, and owners. The ability to achieve a competitive advantage becomes stronger when you have the latest information on occupancy patterns, property data, and market information. Most important, real-time visibility across your portfolio helps promote operational efficiencies.

## **The Solution: Real Estate Management**

Used by some of the largest real estate companies in the world, Oracle's JD Edwards EnterpriseOne Real Estate Management integrates virtually all the information you have about your properties. Whether you are an owner, a leaseholder, or both, this single-source solution can help you streamline your financial and operations processes, enhancing your ability to manage your entire portfolio cost effectively.

Real Estate Management enables you to constantly monitor the factors that affect your portfolio, from accounts payable and receivable to lease origination and occupancy patterns. Integration with Oracle's JD Edwards EnterpriseOne Service Billing and Accounts Receivable can help improve cash flow by reducing the time required to bill, collect, and record receivables. And, having up-to-date information readily available helps improve customer service.

## **Positioning for Growth**

A highly scalable solution, Real Estate Management helps enable you to absorb significant growth in portfolio size while incurring minimum increases in overhead costs. The solution helps you incorporate growth in the number of leases, number of billing transactions, and frequency of processing transactions. Whether through the acquisition of existing space or through the development of new properties, Real Estate Management will be able to handle the volume of your growing portfolio from a single-source database.

### **Increasing Occupancy Rates**

Prospective customers who are looking for space need quick answers when it comes to availability. Being able to determine whether you have the right amount of space at the right time is key to increasing your occupancy rates.

Through the occupancy inquiry capability, you can see what space is available and when. You can isolate vacancies by property, date range, or square footage while having visibility to gross lease occupancy area and gross leasable area values for all units — by month and by date range. Addressing your prospective customer requirements quickly and easily will help drive higher occupancy rates.

As a property manager, being alerted to upcoming critical dates, like lease expiration dates, will remind you to assess any space or location changes your current tenants may have. By providing a proactive service to your tenants, customer satisfaction levels increase, leading to better customer retention and lower occupancy turnover.

### **Improving Cash Flow**

Any time you can increase the speed and accuracy of the bill-to-pay process, cash flow will be stimulated. By automating the complex task of calculating all the components for your tenant billings, receivables tend to increase due to efficiencies in preparing and forwarding invoices and statements. The ability to perform multiple types of billings, such as manual and recurring, are easily accomplished. You can also prorate any billing or calculate “catch up” billings for unique tenant situations. Defining your own billing methods for areas such as expense participation or common area maintenance, escalations, percentage rent, and special concessions will allow you to meet the demands of tenants in your growing portfolio. For example, you can define common area maintenance denominators that can include or exclude selected unit groupings. Additionally, Real Estate Management gives you the ability to exclude certain tenant contributions or calculate administration fees on total expenses before anchor and other exclusions. Automation of security deposit processing, late fees, and interest calculations can further streamline your cash management process.

### **Improving Productivity**

Because the solution is web enabled, you have access anytime and anywhere the internet is available. Real Estate Management uses PeopleSoft EnterpriseOne Collaborative Portal to extend your enterprise over the web in real time. Key players — including your tenants, lenders, owners, and property managers — are allowed access to portfolio information around the clock, whether in the office or on the road. The ability to view occupancy by property, lease changes, rent roll, operating statements, and accounts receivable information, in addition to other information, will help keep you well informed of the dynamics in your portfolio. Plus, as more and more companies go global, Real Estate Management lets users view the same data in their language preference on a single software instance.

As a further benefit, a single-source, integrated solution:

- Eliminates duplicate data entry
- Provides real-time access and reporting across the entire portfolio
- Reduces time spent reconciling data from disparate systems

### **A Strategic Partner for Your Long-Term Needs**

A solution is only as good as the company that stands behind it. That is why Oracle's JD Edwards is committed to innovation, superior value, and customer satisfaction. Our singular goal is to help make you stronger, enabling you to solve your most important business challenges. We make you stronger by dedicating ourselves to continually enhancing the value of our solutions, not only with software research and development but also with superior consulting, education, and training support. As your long-term business partner, we will work with you to help ensure that our solutions grow and change with your business — making your technology investment an asset that increases in value over time.

### **Feature/Function Highlights**

- Tenant and lease administration.
- Occupancy analysis
- Highly scalable
- Global lease updates
- Common area maintenance (CAM) caps and exclusion rules
- CAM billings
- Sales forecasting
- Sales inquiry
- Sales overage billings
- Escalations (CPI) billings
- Manual and recurring billings
- Security deposits
- Tenant work orders
- Holdover processing
- Management fees and late fees
- FASB 13 accounting and reporting
- Projected rents
- Critical date reporting
- Lease option and legal clause tracking
- Point-in-time reporting

**Solution Integration**

- General Accounting
- Accounts Payable
- Accounts Receivable
- Project Management
- Procurement and Subcontract Management
- Service Billing
- Contract Billing
- Project Management
- Inventory Management
- Collaborative Portal

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