

VisualESTATE – A Business Software for Real Estate (L) Management.

VisualESTATE is an integrated Business Software Package, designed to meet the business requirements of Real Estate Organizations dealing in Leasing of properties in the Middle East. It caters to the Financials, Estate Operations (Leasing), Maintenance & P.D.C. related activities and its sophisticated Management Information System, which generates a variety of reports designed to give management effective control on Real Estate business activities.

VisualESTATE has the following salient features:



- ❖ Client / Server Architecture.
 - Presentation Tier: Windows desktop.
 - Application Logic Tier: Windows server, COM/DCOM, Active Server Page (ASP) with VB Script & Java Script, Microsoft Transaction Server (MTS), ADO/OLEDB, Seagate Crystal Reports, etc.
 - Data / Resources Tier: Microsoft Access / SQLServer - preferred.
- ❖ Parameterised installation addressing a cross section of industry and environments.
- ❖ User customized Report/Menu headings with dynamic Menu display.
- ❖ User define Reports and Graphs using Crystal Reports.
- ❖ Report export capability to Microsoft Word, Excel, email, etc.
- ❖ Defined Data Cubes for adhoc reporting (Premium Series with SQL Server).
- ❖ On-line Transaction Processing (OLTP) & on-line Analytical Processing (OLAP) functionality.
- ❖ Complete Data Security by controlling user access via System Administration layer.
- ❖ Detailed User Profile creation with access rights control capability.
- ❖ Built-in Audit Trail facility.
- ❖ Fully menu-driven and user-friendly.
- ❖ On-line Transaction Processing (OLTP).
- ❖ Integrated Modules.
- ❖ Extensive Help facility.
- ❖ Free Hold Property Operations (Optional Module)
- ❖ WebESTATE - Web-based Estate Querying with Images (Optional Module).

VisualESTATE comprises of the following modules :

- ❖ Estate Operations (Leasing) & Maintenance Module
- ❖ Financials Module
- ❖ Post Dated Cheques Module
- ❖ System Administration Module

VisualESTATE operates on PC Networks (Local & Remote) in a true multi-user environment. It is currently available in two Series. The **Premium Series** has MS SQL SERVER as the RDBMS back-end and VISUAL BASIC as the front-end. The **Lite Series** has MSDE as the DBMS back-end and VISUAL BASIC as the front-end. The advantage this provides to Customers is that they can start off with the Lite Series - with a lower investment, and have an automatic migration path to the Premium Series at a later date - if their volumes justify additional investments. As far as the look & feel of the Application is concerned, they are identical. Another advantage is that Premium Series & Lite Series

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applications can coexist at the same Customer installation, even in an integrated mode, not forcing the Customer to go in for all Premium Series or all Lite Series.

The Data-Base maintains valuable information of Chart of Accounts, Developments/ Properties, Tenants, Tenant's Bankers, Tenant's complete history, Building details including building graphical images (pictures), Building Maintenance/Repairs details, Multiple units in one Contract, Unit booking/enquiry, etc. The Transaction Files cater to information of Tenancy Contracts, Renewal Reminders, Bank Receipts/Payments, Cash Receipts/Payments, Journal Vouchers, PDC Receipts.

While VisualESTATE generates a variety of reports - which can be viewed, printed & exported to popular Word Processing Packages, by using third party Software Tools like Crystal Reports, you can customise your own sets of reports which can also be **emailed** to users.

VisualESTATE generates a wide range of reports including Master Listing of Accounts, Developments/Properties, Banks, Profit & Loss and Balance Sheet Groupings, and also generates reports like Tenancy Contract Listing, Journal Voucher Listing, payment Listing, PDC Listing, Cash due Listing, Property Ledger, Deposit Ledger, PDCs on Hand by Due-Date & Property, Trial Balance, Profit & Loss, balance Sheet, Due Renewal, Account Due Payment List, Management Fee Report (Detailed & Summarized), Vacant Property Listing, Bad Debts.

The Query feature of VisualESTATE provides you on-line information of Master Databases, Transaction Files, Properties, Vacant Properties by location, by type, etc. Tenancy Contracts/Renewals, PDCs on Hand, Deposit Ledger, Cash Due, Vacant Property Listing, etc.

VisualESTATE broadly comprises of the following :

ESTATE OPERATIONS (Leasing) & MAINTENANCE Module

❖ MASTERS :

- General Setup & Master Maintenance :
 - Region Master
 - Location Master
 - Sub-location Master
 - Property Type Master
 - Landlord Master
 - Property Facilities Master
 - Property Master
- Property Related Setup & Master Maintenance :
 - Unit View Master
 - Furniture Master
 - Facilities Master
 - Unit Category Master
 - Unit Type Master
 - Unit Master
- Tenant Related Setup & Master Maintenance :
 - Ethnic Origin Master
 - Profession Master
 - Religion Master

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- Bank Master
- Visa Type Master
- Tenant Master

- Sales Related Setup & Master Maintenance :
 - Agent Master
 - Salesman Master
 - Sub-Agent Master

- Maintenance Related Setup & Masters :
 - Complaints Category Master
 - Service Type Master
 - UOM Master
 - Workers Master
 - Maintenance Company Master
 - Item Master

❖ TRANSACTIONS :

- Tenancy Contracts - Open
- Tenancy Contracts - Regular
- Tenancy Contracts - Cancellation
- Tenancy Contracts – Vacate
- Tenancy Contracts - Renewal
- Deposit Transfer
- Prospect Inquiry Chronicle
- Unit Bookings
- Booking Cancellations
- Maintenance Contract
- Complaints Register
- Service Request
- Job Card / Work Order
- Items Receipts
- Item Issues.

❖ QUERY :

- Unit Inquiry
- Unit Tracking
- Refund Query
- Reminders Wizard

❖ FUNCTIONS :

- Void / Activate Unit(s)
- Batch Updation (Contracts)
- Batch Updation (Contracts Cancelled)
- Post Monthly Rental Income
- PDC Change

❖ UTILITY :

- Calculator
- Notepad
- General Reminders / To Do Notes

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❖ REPORTS :

- Master Listings :
 - General Setup Masters :
 - Region Master
 - Location Master
 - Sub-Location Master
 - Property Type Master
 - Landlord Master
 - Property Facilities Master
 - Property Master
 - Property Related Masters :
 - Unit View Master
 - Furniture Master
 - Facility Master
 - Unit Category Master
 - Unit Type Master
 - Unit Master
 - Tenant Related Masters :
 - Ethnic Origin Master
 - Profession Master
 - Religion Master
 - Visa Type Master
 - Tenant Master
 - Sales Related Masters :
 - Agent Master
 - Salesman Master
 - Sub Agent Master
 - Salesman Budget Master
 - Maintenance Related Masters :
 - Complaint Category Master
 - Service Type Master
 - Worker Master
 - Maintenance Company Master
 - Item Master

- Transaction Listings :
 - Tenancy Contracts
 - Cancelled Contracts
 - Vacated Contracts
 - Renewed Contracts
 - Maintenance Contracts
 - Complaint Listing
 - Service Request Listing
 - Items Receipt Listing
 - Items Issue Listing

- Tenant Related Reports :
 - Tenant Details
 - Move In Register
 - Move Out Register
 - Tenant Status Report

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- Property Related Reports :
 - Property Details Report
 - Occupancy Status Report
 - Unit Details Report
 - Vacant Unit Report
 - Type wise Unit Report
 - Unit(s) Void Report
 - Rental Income MIS Report
- Tenancy Contract Related Reports :
 - Lease Agreement Report
 - Running Lease Agreement Report
 - Running Lease Agreement Report (Renewed)
 - Cancelled Lease Agreement Report
 - Vacated Lease Agreement Report
 - Expired Lease Agreement Report
 - Lease Agreement Renewal Report
 - Discount Analysis
 - Unit Vacancy Analysis
- Maintenance Reports :
 - Period wise Maintenance Report
 - Maintenance Summary Report
 - Month wise Listing
 - Maintenance Company wise Report
 - Item Movement Report
- Correspondence :
 - Contract Renewal Notice
 - Unit Vacant Letter

FINANCIAL Module

❖ **MASTERS :**

- Group Master
- Accounts Master
- Property Master (A/c Level 1)
- Units Master (A/c Level 2)
- Tenancy Contract Master (A/c Level 3)
- Currency Master
- Opening Balance Master

❖ **TRANSACTIONS :**

- Petty Cash Voucher
- Cash Payment Voucher
- Bank Payment Voucher
- Cash Receipt Voucher
- Bank Receipt Voucher
- Journal Voucher
- Debit Note
- Credit Note
- Non-Item Purchase Voucher
- Non-Item Sales Invoice
- Sales Invoice

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- Sales Returns

❖ FUNCTIONS :

- External Bill Matching
- Deferred Rental

❖ REPORTS :

- Master Checklists :
 - Group Master Checklist
 - Accounts Master :
 - Accounts Master Labels
 - Accounts Master Checklist
 - Accounts Master without Group Checklist
 - Mailing List
 - Opening Balance Master Checklist
 - Currency Master Checklist
 - Property Master Checklist
 - Units Master Checklist
 - Tenancy Contract Master Checklist
- Transaction Checklists :
 - Petty Cash Checklist
 - Cash Payment Checklist
 - Bank Payment Checklist
 - Cash Receipt Checklist
 - Bank Receipt Checklist
 - Journal Voucher Checklist
 - Debit Note Checklist
 - Credit Note Checklist
 - Non-Item Purchase Checklist
 - Non-Item Sales Invoice Checklist
 - Sales Invoice Checklist
 - Sales Returns Checklist
- Day Books :
 - Cash Book
 - Bank Book
- General Ledger :
 - Consolidated General Ledger
 - Consolidated Debtors / Creditors Ledger
 - Sub-code wise General Ledger
 - Sub-code wise Debtors / Creditors Ledger
 - Property wise Ledger
 - Unit wise Ledger
 - Tenancy Contract wise Ledger
- Statutory Reports :
 - Consolidated Trial Balance
 - To-date Consolidated Trial Balance
 - Debtors Consolidated Trial Balance
 - Creditors Consolidated Trial Balance

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- A/c + S/c wise Trial Balance
 - To-date A/c + S/c wise Trial Balance
 - Debtors A/c + S/c wise Trial Balance
 - Creditors A/c + S/c wise Trial Balance
- Detailed Trial Balance
- Profit & Loss A/c
- Profit & Loss A/s with Schedule
- Balance Sheet
- Balance Sheet with Schedule

- Accounts Receivable :
 - AR Ageing Analysis
 - AR Outstanding Ledger
 - AR Consolidated Ledger
 - Statement of Accounts / Reminders

- Accounts Payable :
 - AP Ageing Analysis
 - AP Outstanding Ledger
 - AP Consolidated Ledger

POST DATED CHEQUES Module

❖ TRANSACTIONS :

- PDC Issue Voucher
- PDC Receipt Voucher
- PDC Issue Cleared Voucher
- PDC Receipt Cleared Voucher
- PDC Issue Clearing Voucher
- PDC Receipt Clearing Voucher
- PDC Dishonoured Voucher

❖ REPORTS :

- PDC Issue / Receipt Checklist
- PDC Issue / Receipt Cleared Checklist
- PDC Issued / Receipt on-hand Report
- PDC Issued on-hand Supplier wise Report
- PDC Receipt on-hand Customer wise Report

SYSTEM ADMINISTRATION Module

❖ FUNCTION :

- Role Definition
- Access Rights Definition
- Manage Users
- Manage Module Captions
- Parameter Settings
- New Year Creation
- Transfer of Balances

❖ REPORTS :

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- Audit Trail Report
- User wise Report
- Unauthorised Access Report
- Module wise Audit Report

DESIGNED BY PROFESSIONALS - Designed by Chartered Accountants and Business Professionals in the Real Estate & Property Management industry, a wealth of business experience has been invested to develop VisualESTATE. The results are fast and precise control on every aspect of your Real Estate business.

SUPPORTED BY AUTHORS – VisualESTATE is developed by Blue Chip Computers LLC - a leading international Software Consulting Company with operations in UAE, USA and Africa. As Authors, you are assured of local training & support.

NO COMPUTER EXPERIENCE REQUIRED- Nor, is it Necessary. It has been designed with an accent on ease of use, yet it provides the degree of sophistication that you demand.

YOURS TO CONTROL- Access to any part of VisualESTATE is available simply by selection of the appropriate options displayed on the menu.

IMMEDIATELY IDENTIFIES ERRORS - Any invalid entry is politely pointed out to you. Correction is a simple matter of overtyping.

FULL DATA SECURITY – VisualESTATE has in built password facilities, which restrict unauthorized access and meets office confidentially norms.

IT IS FLEXIBLE - The data management and filing are taken care automatically.

COST-EFFECTIVE SOLUTION – VisualESTATE is a reasonably priced licensed Business Software Package. It relieves you of routine Information Management activities. Any support is just a phone call away.

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