

V I S U A L
A C E
REAL-ESTATE

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 **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...
- 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, up to any levels)
- Accounts Receivables/Payables **Age-Analysis**
- **Chart of Accounts**
- **PDC List** (Received, Issued, Discounted, Deposited, grouped by Bank, Tenant/Supplier)
- **Online Documents Printing**

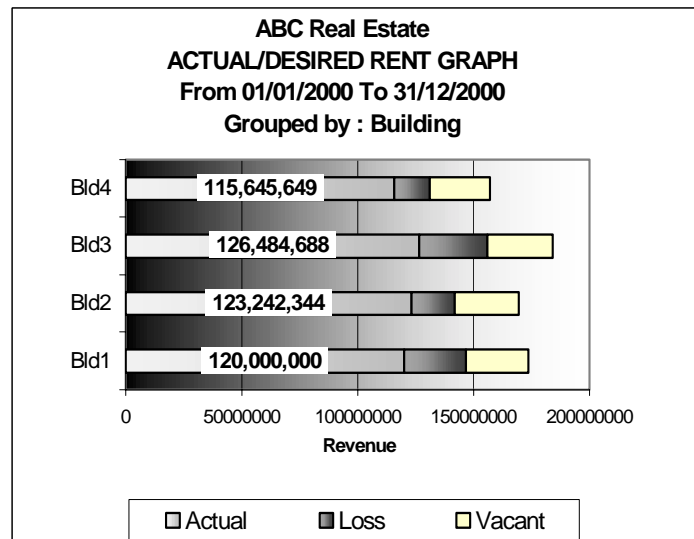
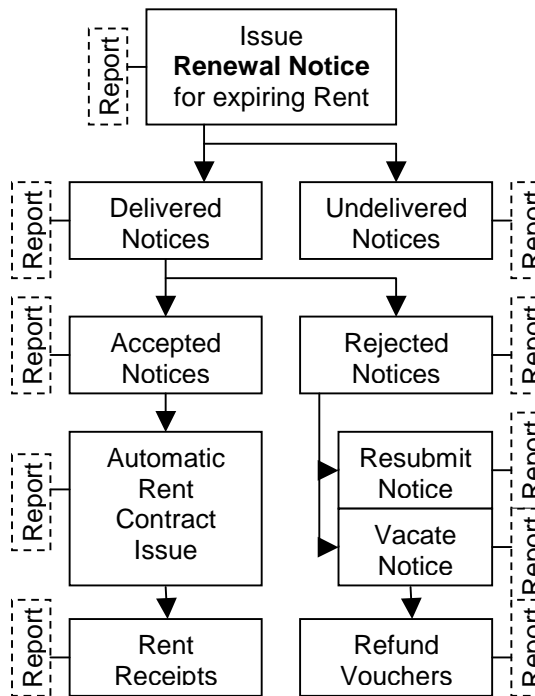
Utilities

- **User-Level Security & Access Control** on each menu option
- Entry & Edit-Delete **Password Controls**
- Compressed **Backup & Restoring** of Data, automatic Scheduling
- Company **Parameter** Set-up
- **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 up-down
- **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 to *Top, Bottom, Next, Prior, List, Find, Edit, Add, Delete, Save, Cancel, Print and Exit*
- **Secured Database**

Automatic Rent Contract Renewal Flow Chart



Visual ACE Real-Estate

Main Software Specifications:

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

Optional Modules: Payroll & Personnel Management, Employee Time Attendance Machine Solution, Fixed Assets Management, Inventory Control, Job-Costing/Maintenance etc

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 Ms SQL Server

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

Operating System: Microsoft Windows XP, 95/98/ME/NT/2000/2003

Hardware Requirements: Any Pentium III/IV PC running above operating system with 256 MB RAM and at least 1 GB free Hard-Disk Space and compatible Laser or Inkjet Printer, CD Rom Drive for installation, Modem for support

Installation: By self-installing CD

Contact now!

For Details / Demo / Deals!!

Developed, Supported & Marketed by

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