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of Property Mgmt. Systems*

PROMAS Landmaster is one of several products offered by The PROMAS Landlord Software Center. Designed for professional property managers, association management companies and self-managed associations, PROMAS Landmaster is a completely integrated accounting and property management software solution.

#### **INTERFACE/EASE OF USE — 4.5 Stars**

PROMAS Landmaster is easily installed and offers a minimalist approach, with a drop-down menu at the top of the screen. Directly below is a row of icons that offers one-click access to frequently used program areas. Below these icons are tabs that provide access to system modules. Icons update when a different module is accessed.

To set up property, manager, unit and tenant information, users will need to access the Profiles module. Adding and editing data is easy, with tabs available at the bottom of each screen. PROMAS Landmaster does not contain an applicant module, so new tenants are entered directly into the tenant file. All data-entry screens contain tabs at the bottom that allow additional information to be entered. Pop-up speed bars are available in all data-entry screens and provide quick access to system functions and allow the viewing of system data visually.

PROMAS Landmaster can handle an unlimited number of owners, properties, units and tenants. And because the program is licensed by number of units, users will receive the same system functionality whether they license 100 units or 1,000 units. The PROMAS Landmaster Maintenance module allows for the tracking of any

work order requests, with areas to approve work, start date, and when the work

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software program and offers GL, AP, and AR modules, along with property management

modules such as Profiles, where all property/unit/owner specific information is entered. PROMAS also offers an excellent Maintenance module, along with Reports and Mailings modules. PROMAS Landmaster is priced by unit, and users can get started with as little as 50 units. PROMAS Landmaster grows as the business does, and it can manage both unlimited rental units and unlimited databases. Several add-on modules are also available, including a commercial management module, an Internet Publishing module and a Tax Collection module. Also available is an Association Management module.

#### **INTEGRATION — 4 Stars**

As previously noted, PROMAS is a completely integrated product. All standard modules, as well as add-ons, are designed to work together. Tenant letters and statements can be exported to a Word file for easier processing. The Export Utility allows for the export of specific data types such as owner, tenant, unit and vendor files directly to portable hand-held devices.

#### **REPORTING — 4.5 Stars**

Over 200 standard system reports are provided, including management, owner, property, unit and tenant reports. Tickler reports such as reminders and specific events (such as lease expiration dates) are also available. Although reporting choices are excellent, there report customization capabilities are limited within the program, although users can export data to Crystal Reports for more detailed reporting. Reports can be exported to a variety of formats, including \*.PDF, Excel and Word.

#### **SUPPORT — 5 Stars**

PROMAS Landmaster offers numerous support plans, including Pre-Paid Yearly

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### SUMMARY

PROMAS Landmaster is an excellent software product for smaller property management companies managing fewer than 1000 rental units that have a limited budget, but who still desire a comprehensive product that includes a complete accounting solution. Prices depend on number of units managed and range from \$395 for 50 units to \$1,995 for unlimited units.

**2008 Overall Rating: 4.5 Stars**

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