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From the January 2006 [Review of Property Management Software](#)

MANAGEMENT Plus provides a comprehensive property management system, with functions

for managing all phases, from tenant prospects, to move-in/move-out, managing security deposits, tracking tenant and property histories, and service and work order capabilities. The system includes some accounting features and also offers integration with outside accounting packages. Pricing is based upon property units being managed and the number of computers on which the system will be installed. A package supporting up to 100 units costs about \$1,100, including support and system updates. The program is scalable to virtually any size company and number of properties/units.

INTERFACE/EASE-OF-USE – 4 Stars

The MANAGEMENT Plus primary interface provides traditional pull-down menus and

an icon toolbar across the top, both providing access to the system's features. The system includes several wizards that assist in setting up the program and creating property and tenant records, as well as assisting with various tasks, such as move-ins and move-outs. These wizards and "setup interviews" further guide users through tasks such as setting up contracts, subsidized housing and system preferences. A tenants list is readily available and displayed as a spreadsheet that shows various lease and tenant information along with lease status.

Above the list, the system provides buttons for accessing the Tenant Ledger, which is used for recording tenant interactions or performing lease transfers.

Other buttons include options for scheduling charges, escalations, managing

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assessment, transaction processing and receipt production. The system can also track and maintain client correspondence electronically. Limited receivables management is also built in, but the program is intended to work in concert with a company's accounting system. In addition to the maintenance and service features, MANAGEMENT Plus includes a technician/vendor list that details which workers are assigned to each particular unit and can be used for preventive maintenance scheduling.

Several optional add-ons are also available, including advanced work order and service management modules and an applicant processing system for monitoring

marketing efforts and tracking prospective tenants. Other add-ons include ACS Compliance for managing multiple funding layers, including tax credits, project and tenant-based HUD subsidies, TRACS, HOME and Bond compliance; Meter Reading

for calculating and allocation of multi-tenant utility bills; a Military privatized housing application; the Waiting List; Demographics; and the LockBox. The company

does not offer a module for accepting electronic payments and credit cards.

INTEGRATION – 4.5 Stars

MANAGEMENT Plus integrates with QuickBooks, Peachtree, MAS 90, Microsoft Small

Business Manager, Great Plains and BusinessWorks. An optional PDA interface allows remote entry of tenant and property data, with the information synched back into the main system upon return to the office. Data can also be imported from outside systems and exported into various formats.

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support subscription packages are available, in addition to per-incident support. Numerous training and workshops are offered.

SUMMARY

MANAGEMENT Plus is one of the few property management applications on the market

that does not include a full GL and accounting system integrated into the program. This may be to the advantage of companies satisfied with their current accounting application and not wishing to invest the retraining effort of a new system, but it might pose challenges for users of less functional accounting packages or those with which MANAGEMENT Plus does not integrate. The system is best suited

to property management groups with smaller real estate holdings.

2006 Overall Rating – 4 Stars

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