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*From the January-March 2007 [Review](#)
of [Property Management Systems](#)*

PropertyBoss 2006 is a property management software product geared toward residential and multi-family management companies, as well as specialty markets, such as affordable housing, HOAs and condos, and university housing. PropertyBoss can be deployed as a standalone product, in a client/server network environment, or as a web-hosted application.

INTERFACE/EASE OF USE — 5 Stars

PropertyBoss can use separate databases for each property type. Database types include apartment, residential (single family homes), association, commercial and affordable housing. The main navigation screen manages to squeeze a lot of options onto the page without it becoming confusing or overcrowded. The main screen displays scheduled transactions for the day (such as number of move-ins or move-outs), late fees, an occupancy chart, and lists the number of pending work orders, along with the number of prospects and delinquencies.

A vertical menu to the left of the screen provides access to accounting and management functions such as entering transactions, deposit batch processing, prospect processing, and unit and leasing entry and editing. Both the commercial and residential databases are similar in appearance. Navigating PropertyBoss is easy, requiring users to simply click on the function they wish to access, and then click on one of the buttons below to change, update, enter, process or add transactions. Information can also be e-mailed or exported to an Excel spreadsheet directly from this screen. Data-entry screens are easily manipulated, with additional options to the right of the entry fields. Property locations

and units are easily added, with an option to enter directions to the property,

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rental payments. The base product comes with applicant screening, lease management, third-party fee management, work order management and seamless integration with QuickBooks. PropertyBoss also offers numerous add-on modules used for functions such as meter reading, mass e-mailing, and credit card and check processing. The PropertyLog module allows for the tracking of all system changes by user, date and change type. PropertyConvert can quickly transfer prior data from another software product into PropertyBoss. As an extremely scalable product, PropertyBoss offers PropertyBooks, which is suited for those managing less than 50 units. Users can easily upgrade from PropertyBooks to PropertyBoss when the number of managed units increases. PropertyBoss can also be used in a network environment or accessed via the web with PropertyBoss hosting the application.

INTEGRATION — 5 Stars

Along with providing seamless integration with QuickBooks, PropertyBoss can also integrate with various third-party accounting products such as Great Plains, Solomon and Peachtree. All leasing, unit, tenant and financial information can be e-mailed from the screen to the owners or investors. System information can also be easily exported directly to Excel. System letters can be processed and then exported to Word for further editing. As well, the new PropertyWeb function allows easy integration with a variety of system functions.

REPORTING — 5 Stars

PropertyBoss contains over 100 standard reports that can be customized as needed. Reports can be accessed by category, such as batch, owner, property/unit or tenant. The Merlin Report Wizard allows custom reporting in rent roll, owner, prospect, tenant, vendor and work order fields, taking users step-by-step through the customization process. Reports can be previewed on-screen, e-mailed directly to recipients or exported to Excel.

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PropertyBooks, for up to 50 units, costs \$349. Although PropertyBoss can be used for both commercial and residential properties, its true strength lies in residential and specialty management such as universities and military housing. The long list of add-on modules makes PropertyBoss an attractive option for residential property managers.

2007 Overall Rating: 5 Stars

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