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The PROMAS Landlord Software Center — PROMAS Landmaster

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*From the Jan./Mar. 2008 Review
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 has been completed. Users can also track the repair history of the appliance or the unit that has requested work. Users can also keep track of any existing warranties on appliances, including product serial numbers. The Mailings module allows users to quickly produce various statement formats, late notices, and customized owner and tenant letters.

MODULES/SCALABILITY — 4.5 Stars

PROMAS Landmaster is a completely integrated accounting and property management 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 Support

Plans. The cost of the yearly plan is dependent on the number of units that have been purchased. Other plan options include main system updates and annual upgrades on CD. Additional blocks of support time can also be purchased at a cost of \$200 for an additional 12 hours of support. Per-incident support is also available. PROMAS Landmaster also includes an excellent Help feature, and a comprehensive training manual is provided to all new users. As well, a demonstration database is included with the software for training purposes.

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

Article

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