JD Edwards EnterpriseOne Real Estate Management

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Investment and commercial real estate operations today need comprehensive, timely, and accurate data to be competitive and more profitable. You want better information to manage properties more efficiently and streamline your interactions with tenants, managers, lenders, and owners. JD Edwards EnterpriseOne Real Estate Management integrates your real estate operation so that you are more involved with managing investments rather than paper and electrons.

KEY FEATURES

- Pre-integrated for use with all JD Edwards EnterpriseOne applications
- Monitor occupancy and cash flow rates
- Complete tenant and lease administration
- Occupancy analysis
- Global lease updates
- Common area maintenance caps and exclusion rules
- Common area maintenance billings
- Robust Expense Participation functionality
- Sales forecasting and inquiries
- Sales overage billings
- Escalations (CPI) billings
- Manual and recurring billings
- Security deposits
- Tenant work orders
- Holdover processing
- Management fees and late fees
- FASB 13 accounting and reporting
- Access to UX One role-based pages for Property Manager

The Issue: Developing and Keeping a Competitive Edge in Real Estate

Investors and tenants are interested in making the right decisions regarding their investments. To attract investors and tenants, real estate organizations need a competitive edge. The right properties, appealing returns, and an efficient way to manage and maintain the most attractive facilities are the mechanisms at their disposal to be successful in this increasingly competitive market.

Many real estate organizations spend days consolidating data gathered from multiple systems. This time-consuming process of managing disparate databases and technologies results in executives spending time in managing data as opposed to managing their investments.

Current, accurate information is critical. And the quicker information can be accessed, the more beneficial it becomes for executives, managers, and owners. The ability to achieve a competitive advantage becomes stronger when you have the latest information on occupancy patterns, property data, and market information from a single data source. Most important, real-time visibility across your portfolio helps promote operational efficiencies and higher return on investment.

The Solution: Integrated Real Estate Data and Information in One Solution

Oracle's JD Edwards EnterpriseOne Real Estate Management integrates all critical information to effectively manage real property investments. Whether you are an owner, a landlord, or both, this solution lets you streamline your financial and operational processes, allowing you to manage investment properties more effectively.

Real Estate Management enables you to constantly monitor the factors that affect your portfolio, from accounts payable and receivable to lease origination and occupancy patterns. Integration with JD Edwards EnterpriseOne Service Billing and JD Edwards EnterpriseOne Accounts Receivable can help improve cash flow by reducing the time

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required to bill, collect, and record receivables.

Improving Cash Flow

Any time you can increase the speed and accuracy of the bill-to-pay process, cash flow will be stimulated. By automating the complex task of calculating all components associated with expense participation and rent, comprehensive tenant statements are prepared and delivered faster with greater accuracy, resulting in improved cash flow. JD Edwards EnterpriseOne Real Estate Management solution has many advanced features which streamline your cash management:

- Execute multiple types of billings, such as manual and recurring invoices
- Prorate any billing or calculate "catch up" billings
- Flexible, user-defined billing methods for areas such as expense participation or common area maintenance, escalations, percentage rent, and special concessions
- Exclude unique tenant contributions or calculate administration fees on total expenses before anchor and other exclusions
- Automate fee calculations, security deposit processing, late fees, and interest calculations

Expense Participation (EP) includes more than two dozen robust, feature-rich capabilities for setup and ongoing management of expense allocation. EP enhancements enable users to take advantage of deep functionality to handle complex expense scenarios, including distinguishing between physical and economic occupancy, handling adjustment factors, exclusions, redistribution calculations at class, account, and lease levels to accurately recognize intricate expense and lease level caps. Full audit capability has been added to facilitate understanding of the various aspects of calculations for expense participation generation with an easy-to-use drill-down capability. All the EP functionality is designed to make it easier for users to set up expense participation classes and to provide an abundance of information critical to ensuring higher accuracy and profitability.

Positioning for Growth

Because this is a scalable solution, Real Estate Management can handle significant growth in portfolio size with little effect on overhead costs and resource requirements. The solution helps you incorporate growth in the number of properties, leases, and billing transactions. Whether through the acquisition of existing space or the development of new properties, Real Estate Management can handle the volume of your growing portfolio with a single database.

Increasing Occupancy Rates

Being able to determine whether you have the right space at the right time is key to increasing occupancy rates. Prospective customers who are looking for space require quick and accurate answers.

Addressing your prospective customer requirements quickly and easily will help drive higher occupancy rates. Web access to space availability facilitates critical dynamic intelligence for the leasing community. Users can isolate vacancies by:

- Property
- Date range

- Square footage

Critical expiration date alerts enable property managers to proactively promote available space to maximize occupancy rates.

Improving Productivity

JD Edwards EnterpriseOne Real Estate Management uses collaborative portal technology to extend your enterprise over the web in real time. Key players, including tenants, lenders, owners, and facility managers, access property information any time.

As a further benefit, a single-source, integrated solution eliminates duplicate data entry, provides real-time access and reporting across the entire portfolio, and reduces time spent reconciling data from disparate systems.

You can also add JD Edwards EnterpriseOne Advanced Real Estate Forecasting. This product greatly expands the JD Edwards EnterpriseOne solution and dramatically reduces budgeting and forecasting cycles. Multiple economic scenarios can be easily modeled to investigate the effect on net operating income and property valuation. Budgeting and forecasting capabilities are seamlessly incorporated with core financial components of JD Edwards, ensuring information integrity.

Additionally, Property Managers can access UX One role-based pages to easily access, review, and act upon important information to analyze the occupancy patterns, property data, and market information, thereby managing real property investments effectively.

Solution Integration

This module is designed to be integrated with the following JD Edwards EnterpriseOne products and suites across your operations using common tools and a Pure Internet Architecture:

- JD Edwards EnterpriseOne Real Estate and Home Construction
    - Advance Real Estate Forecasting
- JD Edwards EnterpriseOne Financial Management
    - General Accounting, Accounts Payable, Accounts Receivable
- JD Edwards EnterpriseOne Project Management
    - Project Management
    - Service and Contract Billing
- JD Edwards EnterpriseOne Supply Chain Execution (Logistics)
    - Inventory Management
- JD Edwards EnterpriseOne Supply Management (Procurement)
    - Procurement and Subcontract Management

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Integrated Cloud Applications & Platform Services

Oracle is committed to developing practices and products that help protect the environment