



Your guide for choosing
all-in-one property management software



INTRO


If you're reading this, you're probably looking for property management software that fits your business, budget and goals.

The residential industry has embraced tech and its benefits, but the result has been an explosion of new providers all claiming to be the leading solution to solve your business problems. This can be overwhelming, but we don't think it should be.

In this guide, we've outlined key things to consider when looking for the right provider and system to market, lease and manage your properties. Whatever your unique needs, we're here to help you find the right solution. Our goal is to help you make a smart decision quickly.

WHAT YOU'LL LEARN

- **Why all-in-one solutions matter**
- **Which software features you need**
- **How to find the right provider**



What does it mean to be
all-in-one & why does it matter?



Property Management



Marketing & Leasing



Rent Collection



Accounting



Resident Screening



Maintenance



Renters Insurance




Investment Management

You'll often hear tech companies talk about single stack solutions. So what are those exactly?

Single stack is a way of saying all-in-one. It means the software is designed to be the only solution you need to run your business. For residential property managers, a single stack solution is capable of handling everything from marketing and leasing to accounting, operations and reporting. Leading property management solutions are cloud-based to reduce your IT burden and give you greater flexibility, letting you:

- Address labor challenges
- Work from anywhere
- Enhance data security and accuracy
- Save time on duplicate data entry and reduce costs
- Train staff on a single platform
- Simplify your workflow with a single sign-on



What features should
I be looking for?

The property management solution you adopt will impact every aspect of your business, from how efficiently your team can work to your renters' overall experience.

It's crucial to choose software that fits your organization. Keep reading to discover some of the most popular software features property managers use to meet the demands of modern renters.

DID YOU KNOW?

Over 90% of Canadian renters prefer an app, use it to make payments.

Source: 2024 simplyDBS Canadian Multi-Residential Marketing & Leasing Insights

DID YOU KNOW?

92% of renters preferred property specific websites as an online touchpoint, however ILS sites are still important to 76% of renters.

Source: 2024 simplyDBS Canadian Multi-Residential Marketing & Leasing Insights

Marketing & Leasing

- Showcase available units on popular listing sites
- Communicate with prospects and residents via text and email
- Provide virtual tours on custom-built property websites
- Leverage biometrics to authenticate identities before an in-person tour
- Answer every renter question, every time with an AI-powered chatbot
- Complete applications, screening, renters insurance, leases and renewals online

Operations

- Automate rent collection
- See your daily, weekly and monthly task and activity calendar
- Provide online portals for resident services
- Track online maintenance requests in one convenient place
- Limit data access for staff based on need and security clearance
- Save time and money with comprehensive utility billing
- Win at customer service with a 24/7 maintenance call center
- Centralize communications with prospects, residents, owners and investors

Owner Tools

- Create report packets by owner or property
- Onboard multiple owners quickly
- Generate reports in seconds, saving you hours
- Guarantee accuracy and reliability
- Track investor capital commitments, contributions and distributions in one place

Accounting

- Get comprehensive real estate accounting including full GL, AP and AR
- Organize data and reduce entry mistakes
- Simplify financial reporting
- Spend less time and money processing invoices
- Prepare and e-file 1099s in record time
- Process bulk batches of personal, corporate, bill pay and cashier's checks, as well as money orders

DID YOU KNOW?

On average, it costs \$3 & takes 5 minutes to import & key a single invoice.

What makes for a great technology provider?

It's important that your tech provider is willing to partner with you before, during and after the sale. Mature businesses with proven track records in both client support and cutting-edge technology tend to make the best providers. They offer multiple platforms to support any portfolio size or makeup, and they have a history of leading the industry in innovation and education. Once you narrow your search, find out which one(s) have been around the longest, why they made it this far and whether they're likely to be here years from now.

Not sure which software is right for you? We can help you figure it out. Just request a personal consultation with one of our experts.



What clients say about Yardi Breeze



Yardi Breeze Premier lets our staff gather more dynamic information, and it links up to our bank account. We are now very attentive to the smallest details that we're entering. This is good because sometimes the hardest part in property management is accounts payable.



Manuele Mizzi
Regional Manager, North44 Properties



With Yardi Breeze Premier, we were able to double our portfolio size even while limiting out number of administrators. Automating our reporting has also turned 30-40 minutes of work into the click of a button. This is a game changer.



Greg Condon
President, Rimrock Property Management LTD

Thanks for reading!

If you're ready to see Breeze Premier in action, reach out and request a personalized demo.

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