



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



## INTRO

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**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

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- 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?

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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?**

**Given the choice, 50% of renters would prefer to renew their contracts online.**

Source: 2022 NMHC Renter Preferences Survey Report

## DID YOU KNOW?

73% of renters visit an ILS site when searching for an apartment.

Source: 2022 NMHC Renter Preferences Survey Report

### 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
- 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



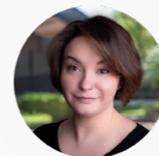
**My team loves it because people apply online. We get them screened, we get them moved in. Everything goes through the portal from first touch to move out. Yardi Breeze Premier has been essential to the growth of my business.**



**Robert Chiang**  
CEO, RC Real Estate Services Inc.



**Yardi Breeze Premier has streamlined property management. I easily keep track of renters, leases, maintenance requests, expenses and vendors. And the best part is that I can do it all from anywhere! Whether I'm in the office or the field, everything is in one place.**



**Danielle Drozdek**  
Office Manager, Barsky Property Management LLC

# Thanks for reading!

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

[yardibreeze.com](https://yardibreeze.com) | [sales@yardibreeze.com](mailto:sales@yardibreeze.com)

