



Unlock The Future Of Self Storage: Your Guide To The Best Software Features

If you're looking for facility management software that fits your self storage business, budget and goals, this guide is for you. Despite recent advances in property management software and real estate technology, most self storage operators have not embraced the latest options. While there are many new software providers, all claiming to be the leading solution to solve your business problems, few truly cater to the specific needs of self storage facilities. Even fewer can offer true all-in-one software.

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

WHAT TO LOOK FOR IN SELF STORAGE TECH

The solution you adopt will impact every aspect of your business, from how efficiently your team can work to your tenants' overall experience. It's crucial to choose software that fits your organization.



Get the features you need

Here are some of the most popular software features facility managers are looking for to effectively run their business and meet the demands of self storage renters:

- Streamlined internet listing service
- Online applications, stored goods protection plans, leases and renewals
- Comprehensive real estate accounting including full GL, AP and AR
- Unit type and amenity tracking, including RV and boat storage
- Retail sales, discounts and auction management
- Automated rent collection
- Text and email communications
- Tenant portals for customer services
- Online maintenance requests
- Job cost tracking
- Owner tools, including owner reports via email or secure portal



Save time & reduce costs

A lot of time gets spent on small, repetitive tasks in our industry. It may not take long to process a single payment or work order, but multiply those processes by dozens, hundreds or even thousands, and it's easy to spend the bulk of your time on paperwork (especially with a small staff). Single stack solutions that deliver automation and centralization are so efficient and easy to use, you'll find yourself seamlessly switching between tasks.



Address labor & financial challenges

There is an evolving set of challenges the self storage industry faces today (supply chain issues, inflation and labor shortages, for example). This is an area where built-in software automation and services can help. Offerings such as online leasing, payments and maintenance request submissions through tenant portals and corporate websites, along with automated tasks like full-service check and invoice processing, can help you and your team save time.



Enhance data security & accuracy

Cloud technology providers depend on the trust of their clients to stay in business. To that end, leading cloud providers usually implement significantly more powerful security measures than most businesses employ on their own. In part, that's because cloud storage companies invest in the latest software protection, and they hire IT professionals whose only job is to protect customer data.



Work from anywhere

Cloud-based facility management software is on the leading edge of industry technology. Work from home, on-site or anywhere else with an internet connection. This also cuts back significantly on your IT burden. Partnering with a reputable cloud service provider means no more server maintenance, manual upgrades or stress associated with the management of sensitive data.



All-in-one software is preferred by most small businesses

You'll often hear tech companies talk about all-in-one solutions. It means the software is designed to be the only solution you need to run your business. In our industry, it's one integrated solution capable of handling everything from facility marketing and leasing to accounting, operations and reporting. Leading all-in-one, cloud-based solutions reduce your IT burden, streamline workflows, make implementation easy and give your team more time and flexibility.



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 and privately held businesses with proven track records in client support and cutting-edge technology tend to make the best providers. Consider providers that offer multiple platforms to support any portfolio size or makeup in case your needs change in the future. These providers should have a history of leading the industry in innovation, education and support. Once you narrow your search, find out which have been around the longest, why they're successful and whether they're likely to be here years from now.

CLIENT QUOTE

"Reflecting on earlier methods, tasks like collecting rent, handling maintenance requests and managing tenant transitions are significantly simplified."

Cindy Espolt

Property Manager & Broker
Canyon Wren Property Management, LLC

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

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