# JD Edwards EnterpriseOne
# Real Estate Management

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**JD Edwards EnterpriseOne**

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 paperwork and data.

**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
- Straight-line rent accounting and reporting
- Revenue recognition
- Balance sheet lessee accounting for property and non-property assets

## The Issue: Developing and Keeping a Competitive Edge

Investors and tenants want to make smart 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 those facilities are required to be successful in this increasingly competitive market.

Many real estate organizations use time-consuming processes, including managing disparate databases and technologies, which results in executives spending time managing data instead of managing their investments.

Current, accurate, easily-accessible information is critical. Your 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 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, landlord, tenant/lessee, or all of the above, this solution lets you streamline your financial and operational processes, allowing you to manage 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 required to bill, collect, and record receivables. Integration with JD Edwards EnterpriseOne Fixed Assets enables you to account for lessee leases of both property and non-property assets.

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- Projected rents
- Critical date reporting
- Lease option and legal clause tracking
- Point-in-time reporting

## Improving Cash Flow

When you increase the speed and accuracy of the bill-to-pay process, you stimulate cash flow. By automating the complex task of calculating expense participation and rent, comprehensive tenant statements are prepared and delivered faster with greater accuracy, resulting in improved cash flow. The JD Edwards EnterpriseOne Real Estate Management solution streamlines your cash management by:

- Executing multiple types of billings, such as manual and recurring invoices.
- Prorating any billing or calculating "catch up" billings.
- Providing user-defined billing methods for expense participation or common area maintenance, escalations, percentage rent, and special concessions.
- Excluding unique tenant contributions or calculating administration fees on total expenses before anchor and other exclusions.
- Automating fee calculations, security deposit processing, late fees, and interest calculations.

Expense Participation (EP) provides robust capabilities for setup and management of expense allocation, enabling users to handle complex expense scenarios, including distinguishing between physical and economic occupancy. The system handles adjustment factors, exclusions, redistribution calculations at class, account, and lease levels to accurately recognize intricate expense and lease-level caps. Full audit and drill-down capabilities facilitate understanding of the various calculations for EP generation. EP features enable users to easily set up expense participation classes and provide critical information to ensure higher accuracy and profitability.

## Positioning for Growth

Real Estate Management is a scalable solution that can handle significant growth in portfolio size with little effect on overhead costs and resource requirements. The solution easily accommodates growth in the number of properties, leases, and billing transactions. Whether acquiring existing space or the developing new properties, the system can handle the volume of your growing portfolio with a single database.

## Increasing Occupancy Rates

Having 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. Quickly addressing your prospective customer requirements helps drive higher occupancy rates. Web access to space availability facilitates critical dynamic intelligence for the leasing community. Users can isolate vacancies by property, date ranges, and 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, enabling tenants, lenders, owners, and facility managers to access property information any time.

Additionally, 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.

Additional productivity features in the Real Estate Management system include:

- Easily import the terms and conditions of your leases from a csv (comma-separated value) flat file into EnterpriseOne using Z table processing.
- Automatically create asset master records from the Real Estate Management Unit Master for balance sheet accounting purposes.
- Use dashboard capabilities of UX One landing pages for several Real Estate Management roles.
- Minimized errors by specifying default values for leases and billing records.
- Produce accurate financial reports using Revenue Recognition and Straight-line Rent (FASB 13).
- Streamline lease administration and balance sheet lessee accounting for both property and non-property assets.
- Shorten month-end close process with automatic monthly adjusting balance sheet journal entries that generate an audit trail. Additionally, use an alternate set of amortization schedules to report financial information to an entity, such as a parent company, that reports financial information under a different standard (US GAAP vs. IFRS).
- Minimize errors using features that automate updates to recurring payments, amortization schedules, and financial accounts, when the terms of a lease change.
- Improve operational efficiency for lessees of assets using the simplified lessee Lease Master forms, grids, and Café One personalizations.

## Solution Integration

This module is designed to integrate with these JD Edwards EnterpriseOne products and suites across your operations using common tools and a Pure Internet Architecture:
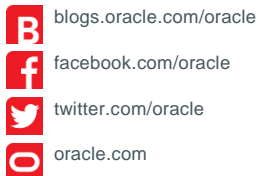
- JD Edwards EnterpriseOne Advanced Real Estate Forecasting
- JD Edwards EnterpriseOne Financial Management system, including General Accounting, Accounts Payable, and Accounts Receivable
- JD Edwards EnterpriseOne Fixed Assets
- JD Edwards EnterpriseOne Project Management
- JD Edwards EnterpriseOne Service and Contract Billing
- JD Edwards EnterpriseOne Inventory Management
- JD Edwards EnterpriseOne Procurement Management
- JD Edwards EnterpriseOne Subcontract Management

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**Integrated Cloud** Applications & Platform Services

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