

## PROADVISOR review

# PropertyBoss®

Overall Rating 9.50

### Product Name

PropertyBoss® by  
PropertyBoss Solutions



### Reviewed By

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### Summary

Every once in a while something comes across your desk that you can become excited about, and PropertyBoss® is one product that totally WOWED me. PropertyBoss® is a fully automated property management application that manages the entire tenant lifecycle beginning with guest, prospect tracking, and leasing through rent and late fee posting, accounts receivable collection & security deposit tracking, work order management, tenant communications and consolidated management reporting.

With a built-in accounting interface, PropertyBoss® supports a direct connection between QuickBooks and PropertyBoss® eliminating double entry accounting, while still providing the appropriate level of accounting controls. Having had 10 years of prior real estate accounting experience, I was immediately sold by the strengths of this product and only wished it had been available while I was painstakingly performing these duties manually.

### Strengths

There are so many strengths to list; it is so difficult to even determine where to begin as I would hate to miss anything with this product. PropertyBoss® offers a property management solution that can be accessed in a standalone, networked or web-hosted environment. Property managers can select the deployment option that meets their needs today, and have the flexibility to migrate to a different environment should their needs change. PropertyBoss® core capabilities include tenant management, automated tenant communication, unit and lease management, work order and task management, vendor management, media support and management, collections and built-in QuickBooks connectivity. PropertyBoss® 2008 provides the ability to define customized reports, and supports unlimited configurable fields at the tenant, unit, lease and property level.

PropertyBoss® 2008 is able to easily manage properties ranging from small, single unit properties to thousand unit property portfolios. PropertyBoss® 2008 out of the box provides pre-configured functionality containing industry specific language and pre-configured reports; which will allow the end user to be up and running in a very short time. This product is so flexible; there are no limitations to the specific real estate community that it can support. It has been designed specifically for property managers in the residential, multifamily and Home Owners Association markets, but I believe it flexible to support just about any market within the real estate community.

### Limitations

NONE – THIS PRODUCT IS AMAZING!!!!!!!!!!!! Only the number of licenses purchased limits the users.

### Wish List

I can't think of a thing that I would ask for.

Product Ratings	Rating
<p><b>Setup and Installation:</b> Set up and installation was very easy. Documentation was perfect and I did not require any assistance. However, for those less technical, the software purchase price includes assistance in the setup of your application.</p>	9.5
<p><b>Interface:</b> The interface is completely seamless.</p>	9.5
<p><b>Features:</b> In addition to its core functionality, PropertyBoss® 2008 also provides property managers with a broad selection of advanced modules and functionality including Consolidated Reporting, Prospect Management, Applicant Screening, E-mail communication, Audit Trails, Utility Meter Tracking, Electronic Payments, Collections Management and Lock Box Collection.</p> <p>PropertyBoss® 2008 also gives property managers the option to utilize the Internet and have PropertyBoss® host the solution for them. Managers could utilize the software from wherever they have an Internet connection. This is a great solution for managers who are across the country and do not wish to invest in a significant infrastructure to tie all their properties to a central location for management. PropertyBoss® 2008's online functionality includes Prospect, Resident &amp; Vendor Portals, Online Applications, Payments &amp; Online Listings &amp; other Advanced Web Services.</p>	9.5
<p><b>Ease of Use/Service and Support</b> The product is easy to set up and use. The company has great documentation and online demos. PropertyBoss® has various support options including Web How To Guides, FAQ's, Annual Subscription Service, and Prepaid Telephone Support. Pricing plans are documented on the website.</p>	9.5
<p><b>Data Security / Privacy</b> Security is determined at both the PropertyBoss® and QuickBooks levels. The end-user will only be performing the functions or have access to the areas that have been defined by the system administrator. PropertyBoss® has a well documented Privacy Statement on their website.</p>	9.5
<p><b>Integration with QuickBooks</b></p> <p>PropertyBoss® retrieves the Chart of Accounts, Vendors, and Classes from QuickBooks.</p> <p>PropertyBoss® manages the entire resident relationship from recording the initial visit, the leasing process, accounts receivable and security deposit tracking, resident communications, and work order management. PropertyBoss® sends summary information to QuickBooks by class including Invoices for tracking summary receivables, payments for Payments from Residents, Journal entries to track pass through amounts to third-party property owners, Bills to Pay for Accounts Payable, Bills entered in PropertyBoss® and Checks for Deposit refunds.</p> <p>For clients who manage multiple sites, the PropertyBoss® integration with QuickBooks consolidates the site data and provides the reporting, reconciliation, on-line bill payment, and management-level reporting required at the regional or corporate office.</p> <p>The QuickBooks integration supports QuickBooks Pro and Premier Editions 2005 - 2008, QuickBooks Enterprise Solutions 5.0 - 8.0, and Canadian editions of QuickBooks 2005 - 2007.</p>	9.5

**Ratings Definitions**

**10.0 (Perfect):**  
This exceedingly rare score is reserved for a product that is as perfect as it could be.

**9.0 to 9.9 (Spectacular):**  
A product that receives a rating in this range succeeds at meeting all of its intended users' needs and has no meaningful drawbacks.

**8.0 to 8.9 (Excellent):**  
A product that receives a rating in this range is superior in so many ways that its relatively few drawbacks are not very important.

**7.0 to 7.9 (Very good):**  
While the strengths of a product scoring in this range certainly outweigh its weaknesses, it has some minor faults that certain users should be aware of.

**6.0 to 6.9 (Good):**  
This range represents a product that is above average. Its strengths slightly outweigh its weaknesses, making it good for most uses but not a standout.

**5.0 to 5.9 (Average):**  
A product that scores in this range is functional but unremarkable.

**4.0 to 4.9 (Mediocre):**  
Products in this range are below average. They fall in the middle of the pack for most features, but suffer from a few additional major flaws.

**3.0 to 3.9 (Poor):**  
A customer should probably not consider purchasing a product in this range or lower. There may be one or two specialized circumstances, however, that could justify the purchase of this product for a very low price for a specific demand.

**2.0 to 2.9 (Terrible):**  
A product that receives a rating in this range does not satisfy any of its intended users' needs and has no meaningful strengths.

**1.0 to 1.9 (Abysmal):**  
A product in this range should never have been produced. This product has no redeeming qualities and worse, may actually harm the user or the user's productivity.