Logicbuilt — Manage-IT
800-465-6442
www.logicbuilt.com

Manage-IT is a fully integrated property management solution offered by Logicbuilt. The program is designed for use in a variety of environments with equal ease, which makes it suitable for the smallest or the largest residential or commercial management company.

EASE OF USE - 5 Stars

Manage-IT is extremely user friendly. A drop-down menu bar at the top of the screen provides access to system modules, and colorful function icons provide one-click access to frequently used functions. Clicking on Setup will access the options screen where user preferences, system security and user access, and audit log information is entered. An Add/Edit function is available to set up property and unit information, as well as GL accounts, bank accounts, budget information and tax information.

Manage-IT has a Lite version available for smaller companies, a multi-user version for mid-sized companies, and an Enterprise-level SQL-based version for large companies, suggesting that the program will grow as the business grows.

FEATURES - 5 Stars

If you're looking for a comprehensive tenant information system, look no further than Manage-IT. Virtually every activity that involves your tenants or tenant information can be entered or processed from the tenant screen. A task bar at the top of the tenant screen contains various features, including the ability to add photos, attach notes or correspondence, or scan leases, making for a true paperless office. From the tenant screen, you can post monthly rent and miscellaneous charges, CAM charges and add rent increases. You can also record tenant emergency contact information, employment information and roommate information, if applicable.

I found several other cutting-edge features in Manage-IT, including a web interface; a fully integrated accounting system, which includes budgeting capability; and an excellent applicant module that offers you the capability to find vacant/available/ready units. The work order function can record complete maintenance detail, including outside vendor information, work order status and inventory adjustments made for products used. Manage-IT also tracks vendor expenses, including payment history, liability insurance information and different pricing levels according to property.

INTEGRATION - 5 Stars

All of the functions in Manage-IT completely integrate to create a powerful system that is surprisingly easy to use. Notes, pictures and letters all integrate with the tenant file. Information can also be imported from Flex-Pay each pay period, or from CheckMark Software. Pre-defined links to both programs are included with Manage-IT. All system reports can be exported to Microsoft Excel, *.PDF files or HTML files. They can also be e-mailed to vendors, owners or tenants. Open database architecture ensures easy integration with third-party software products. As well, several add-on modules are available that integrate with Manage-IT, including a Payroll Link File module, a CAM module (which creates both manual and automatic CAM charges) and a Crystal Reports module.

REPORTING - 5 Stars

Over 200 standard reports are available in Manage-IT. Reports are divided into the following categories: People, Property, Receivables, Payables, Financial, Management, System and CAM. A terrific feature is the Letter Writer option, which will customize tenant, applicant, vendor and owner letters. I found running reports to be an easy task. The report query screen lets you choose filters such as property or tenant, a description such as address, lease start date, or liability expiration date. Other reporting options available include report consolidation; current, past or future activity; and subsidized units. You can also choose to memorize report parameters for future use. If you desire more in-depth reporting, the integrated Crystal Reports module can be purchased.

HISTORY & SUPPORT - 5 Stars

Logicbuilt develops industry-specific software applications for Real Estate, Construction and Maintenance environments. In business since 1998, Logicbuilt states that its software can be implemented in any size environment, ranging from a sole proprietor to enterprise-level corporations.

Support options include 30 days of free support. Support packages come in four different levels: Bronze, Silver, Gold and Platinum. Each level of support includes product updates and upgrades, e-mail support, telephone support and access to the knowledgebase. Pricing for the support packages range from $160 (Bronze) to $900 (Platinum).

RELATIVE VALUE - 5 Stars

Manage-IT Lite is reasonably priced at $1,175 for 500 units. Manage-IT Advanced handles unlimited units and costs $1,725. Additional user licenses are $300 each. With its easily navigated screens, capability to grow with your company, and easy integration capabilities, Manage-IT is an excellent fit for residential or commercial management companies of all sizes.

2005 OVERALL RATING: ★★★★★