



Release Notes

Real Estate Manager

Version 24R2.3



Document Information

Notices

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This guide is designed to help you to use the Real Estate Manager applications effectively and efficiently. All data shown in graphics are provided as examples only. The example companies and calculations herein are fictitious. No association with any real company or organization is intended or should be inferred.



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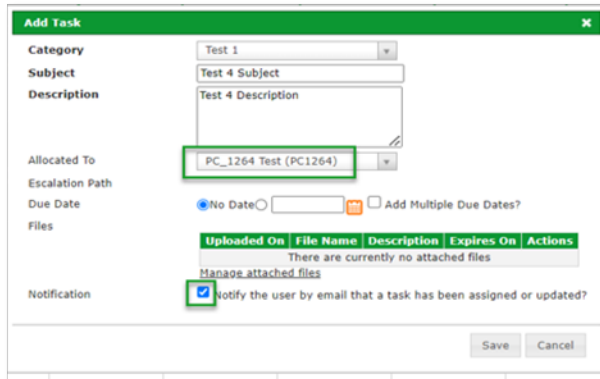


24R2.3 Release Notes

New Features

Email Notifications for Task Assignments in Real Estate Manager

Real Estate Manager has introduced a feature to notify users via email regarding task assignments. Users will receive notifications in the following scenarios:



- When a new task is assigned to a user.
- When an existing task is reassigned to a different user.
- When an existing task is deleted.
- When a task is updated or edited.

To receive email notifications, please ensure:

- The assignee of the task has valid access to Real Estate Manager.
- The user assigning the task has checked the notification checkbox.

The email will contain the following information:

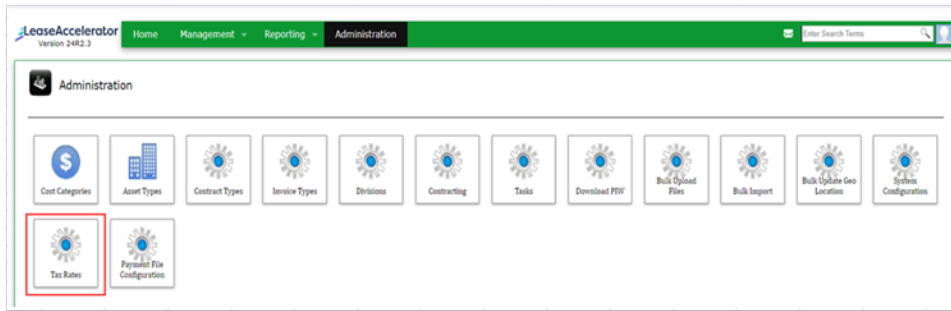
- Subject Line: The subject will indicate the nature of the notification (e.g., "A new task has been assigned", "An existing task has been edited or reassigned", etc.).
- Details Included:
 - Category
 - Subject
 - Description
 - Asset details
 - Assignor details

- URL to the task tab section (Please login to the application before you copy and paste the URL to the browser.)

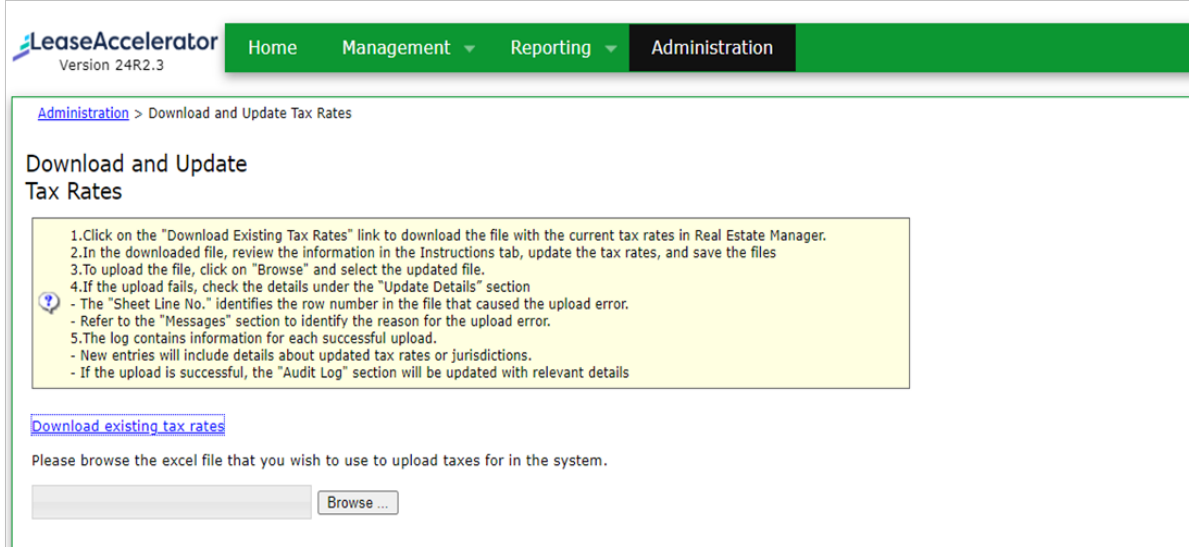
Users can unsubscribe from notifications by unchecking the notification box. For any existing task, users will need to manually check the notification box to receive updates. This feature ensures that users stay informed about their tasks and any changes, providing better task management within Real Estate Manager.

Downloading and Uploading Tax Rates

Real Estate Manager now offers enhanced functionality for managing Tax Rates. To access this functionality, users need to navigate to the Administration workspace and click Tax Rates.



Users can download existing Tax Rates and edit them by uploading a template with updated rates. Real Estate Manager will automatically update the Tax Rates accordingly.



JurisdictionName	JurisdictionCode	TaxName	NewTaxName	TaxRate	StartDate	EndDate
Afghanistan	AFG	No Tax		0.000000		
Aland Islands	ALA	No Tax		0.000000		
Albania	ALB	No Tax		0.000000		
Algeria	DZA	No Tax		0.000000		
American Samoa	ASM	No Tax		0.000000		
Andorra	AND	No Tax		0.000000		
Angola	AGO	No Tax		0.000000		
Anguilla	AIA	No Tax		0.000000		
Antarctica	ATA	No Tax		0.000000		
Antigua and Barbuda	ATG	No Tax		0.000000		
Argentina	ARG	No Tax		0.000000		
Armenia	ARM	No Tax		0.000000		
Aruba	ABW	No Tax		0.000000		
Australia	AUS	GST		0.100000		12/31/2022
Australia	AUS	GST		0.120000	1/1/2023	12/31/2023
Australia	AUS	GST		0.130000	1/1/2024	
Australia	AUS	GST Exempt		0.000000		

This new feature also allows users to update existing Tax Rates, add new Jurisdictions or Tax Rates, and add multiple Tax Rates effective on different dates. A new **Upload Details** section has been added to highlight the status of each upload. If an upload error occurs or the upload fails, this section provides detailed information to help users identify and resolve the issue. Detailed instructions for updating the Tax Template are included in the download template.

[Download existing tax rates](#)

Please browse the excel file that you wish to use to upload taxes for in the system.

Upload details

Sheet Line No.	Status	Message	Jurisdiction	Code	Tax Rate Name
15	Errored	End date should be blank for this last multiplier or if its the only multiplier.	Australia	AUS	GST
0	Errored	New jurisdictions should have at least one 'No Tax' rate	Donotuse	don't	

Once an upload is successful, users can view the history of all successful uploads in the **Audit Log** section, ensuring complete transparency and traceability of Tax Rate updates.

[Download existing tax rates](#)

Please browse the excel file that you wish to use to upload taxes for in the system.

Upload details

Sheet Line No.	Status	Message	Jurisdiction	Code	Tax Rate Name
0	Successful	Successfully added/updated all taxes			

Page 1/1 (1/1 rows) Go to:

Tax Upload completed successfully.

Audit logs

Date Time	Change Type	Item	New Details	Username
13/08/2024 20:57	Add	Jurisdiction	New Contry	ksehgal2
13/08/2024 20:57	Add	Tax Rate	New Contry - No Tax	ksehgal2

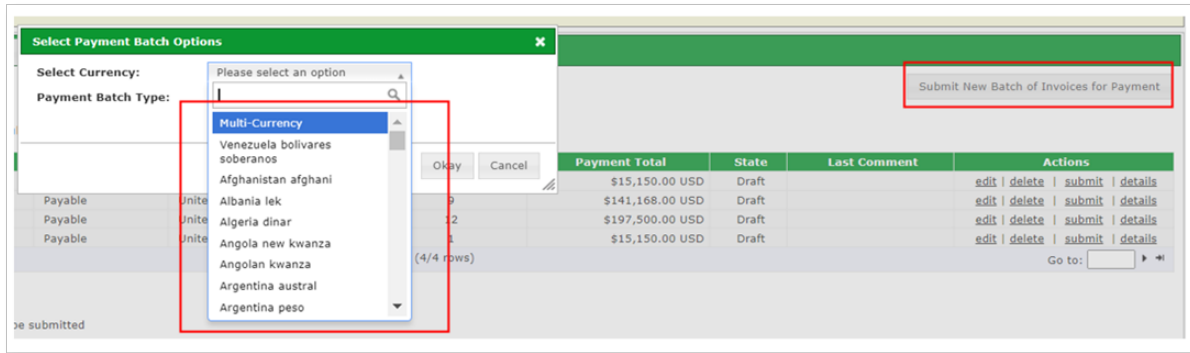
Note: If users are editing existing Tax Rates effective from a specific effective date, they must manually add reviews for every impacted contract. Custom reports will be available to help users identify impacted contracts due to changes in Tax Rates.

Creating Payment Batch with Multiple Currencies

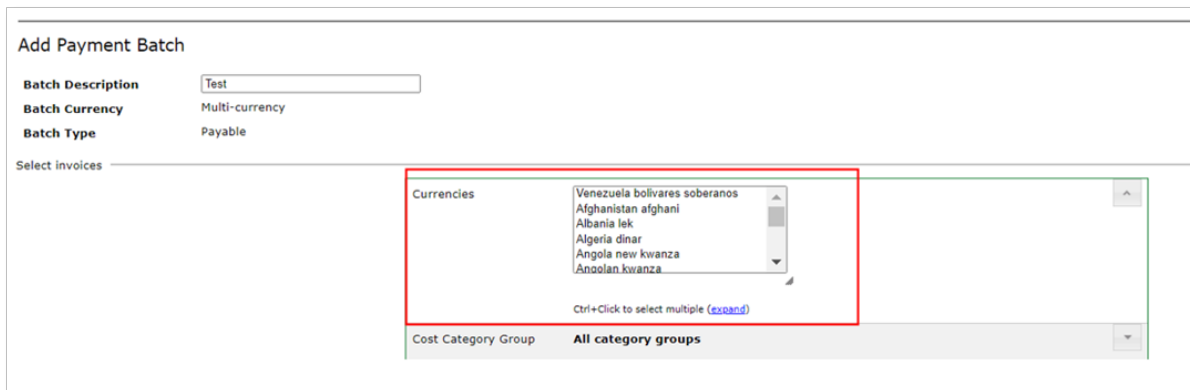
Real Estate Manager has introduced a new feature that allows users to create payment batches with multiple currencies. Previously, users had to process multiple payment batches to pay vendors in different currencies for the selected period. With this release, users can now create a single payment batch for multiple currencies, simplifying the payment process and increasing efficiency.

The **Select invoices to Add** pop-up, which appears when creating a draft payment batch, will now display the currency for each invoice. When the user initiates the payment process, the system will accurately process payments in all included currencies, ensuring a seamless and error-free payment process.

When a user clicks on **Submit New Batch of Invoices for Payment**, they can select **Multi-Currency** or a particular currency from the drop-down.



If the user selects **Multi-Currency**, then they should specify the currencies to be included in the batch, otherwise all the currencies will be selected.



Currency details are added to the amount related headers.

Invoice #	Date	Vendor	Group	Description	Assets	Cost Categories	Base Total	Tax Total	Invoice Total	State	Actions
<input type="checkbox"/> RMTSTFND-799-20240801	01/08/2024	REM TESTING FUNDER	Basic Invoice	RENT	• Duplicate_Invoices_1 (Duplicate_Invoices_1)	• Rent (Rent)	\$11,025.00 USD	\$0.00 USD	\$11,025.00 USD (Monthly)	Unpaid	view edit
<input type="checkbox"/> RMTSTFND-764-20240801	01/08/2024	REM TESTING FUNDER	Invoice Group 2	Rent 2	• Invoice-Test-2 (Invoice-Test-2)	• Rent (Rent)	\$12,120.00 USD	\$0.00 USD	\$12,120.00 USD (Monthly)	Unpaid	view edit
<input type="checkbox"/> RMTSTFND-575-20240801	01/08/2024	REM TESTING FUNDER	Basic Invoice	Pro rata rent	• KS_764_7 (KS_764_7)	• Rent (Rent)	\$11,000.00 USD	\$0.00 USD	\$11,000.00 USD (Monthly)	Unpaid	view edit
<input type="checkbox"/> RMTSTFND-801-20240801	01/08/2024	REM TESTING FUNDER	Basic Invoice	KS-2 Invoice	• KS-2 (KS-2)	• Rent (Rent)	\$10,000.00 USD	\$0.00 USD	\$10,000.00 USD (Monthly)	Unpaid	view edit
<input type="checkbox"/> RMTSTFND-803-20240801	01/08/2024	REM TESTING FUNDER	Basic Invoice	KS-4 Invoice	• KS-4 (KS-4)	• Rent (Rent)	\$10,000.00 USD	\$0.00 USD	\$10,000.00 USD (Monthly)	Unpaid	view edit
<input type="checkbox"/> RMTSTFND-1056-20240801	01/08/2024	REM TESTING FUNDER	Basic Invoice	rent	• One-time-Invoice_1	• Rent (Rent)	\$13,125.00 USD	\$0.00 USD	\$13,125.00 USD (Monthly)	Unpaid	view edit

Improvements

Display of Tax Rate Multiplier

The tax rate multiplier is now visible to users in the Tax Rate field within the Costs pop-up. When the user adds a cost and selects the Tax Jurisdiction and Tax Rate, the tax rate multiplier will be displayed in brackets as a percentage. This enhancement helps users identify the applicable Tax Rate and understand how tax amounts are calculated in Real Estate Manager.

Note: Please remember to click on the calculator button in the Payment field which will ensure the system calculates the tax amount accurately.

• Configure invoice costs below. New costs may be added with the 'Add Cost' button.
 • Costs with a category that has data fields associated with it will display a 'Fields' action. Click this to open the entry form for those fields.
 • Costs with a non-zero balance may be apportioned using the 'apportion' action. New costs must have an asset, category, and non-zero balance set to enable this action.
 • Assets marked with a "*" have been archived. Where possible the asset reference is shown in brackets after the asset name.
 • It is recommended that multiple costs assigned to the same asset and category be given a unique description to distinguish each cost.
 • Tax and Total amount are calculated using Payment Amount and Tax Rate for the Incurred Start Date, if Incurred Start Date is changed, click the calculate button beside Payment Amount to recalculate the

Description	Asset	Archived	Category	Jurisdiction	Tax Rate	Payment	Tax Amount	Total	Incurred
REM-1722-24-Inv1	REM-1722-24 (REM-1722-24)		Rent (Rent)	Australia	Please s...	100.00	0.00	0.00	16/07/2024 - 16/07/2024

Add Cost
 adding new in

New Unit of Measurement Fields Added

Site Area (m²):
 Lettable Area (sqm):
 Address
 Line 1: 03-24-21-01
 Line 2:
 City: Sydney
 Country: Australia

Please select an o...
 Acres
 Hectares
Ping
 Pyeong
 Square Feet
 Square Metres
 Tsubo

Users can now select additional area units of measure when adding custom measurement fields in Real Estate Manager. When the custom field type is set to **Measurement** and the area Unit of Measure (UoM) is chosen, the following units are now available:

- Tsubo
- Ping
- Pyeong

Measurement Field Conversion

Users may now convert measurement fields in reports to a standard unit of measure. If a custom field is configured as linear, UoM options include feet or meters. For area measurements, UoM options are acres, hectares, square feet, square meters, tsubo, ping, and pyeong.

This new feature allows users to select a conversion UoM via a drop-down, enabling more comprehensive data analysis by reporting on both the original and converted measurement units.

Measurement UOM

Include columns for measurement type

Perform Aggregation

Include converted measurement field

Convert to: Feet

Confirm
Cancel

The user creates a custom report and selects the custom field related to measurement field. There will be a pop-up where the user can select an option to include column in the custom report with the converted measurement field. If the box is checked, the user needs to verify the converted measurement field and then click **Confirm**. The custom report when generated will include the converted measurement field.

Asset Measurement UOM	Asset Measurement UOM Unit Code	Asset Measurement UOM (ft)	Asset Measurement UOM Unit Code (ft)
112.10	m	367.80	ft
112.10	m	367.80	ft
112.10	m	367.80	ft
112.10	m	367.80	ft
112.10	m	367.80	ft
112.10	m	367.80	ft
112.10	m	367.80	ft

Adding State of Option in Custom Reports

Real Estate Manager has introduced additional fields in custom reports, allowing users to create detailed reports that include information on renewal options and their status.

To generate these reports, users need to add the following fields:

- Contract Option Name
- Contract Option: Term/Option State

The screenshot shows the 'Custom Report Creator' interface in LeaseAccelerator. The 'Contract' and 'Contract Option' filters are active. The 'Report Columns' list includes several fields, with 'Contract Option: Term/Option State' highlighted in red. The interface also shows 'Available Fields' on the left and various report configuration options like 'Align', 'Autofit', and 'Sort' on the right.

Reference Number	Description	Name	Term/Option State
Contract1	Contract1	Initial Term	Exercised
Contract1	Contract1	RC 1	Reasonably Certain To Be Exercised
Contract1	Contract1	RC 2	Reasonably Certain Not To Be Exercised

Sync Improvements

Real Estate Manager has resolved an issue where leases starting at the end of the month were set up incorrectly when synchronized with Lease Accounting Manager. This created incorrect payment schedules and caused payment adjustment synchronizations to either fail or double the payment amount for a given month. This issue occurred in scenarios where contract payment dates were on the 30th or 31st of the month and payments were made in advance.

